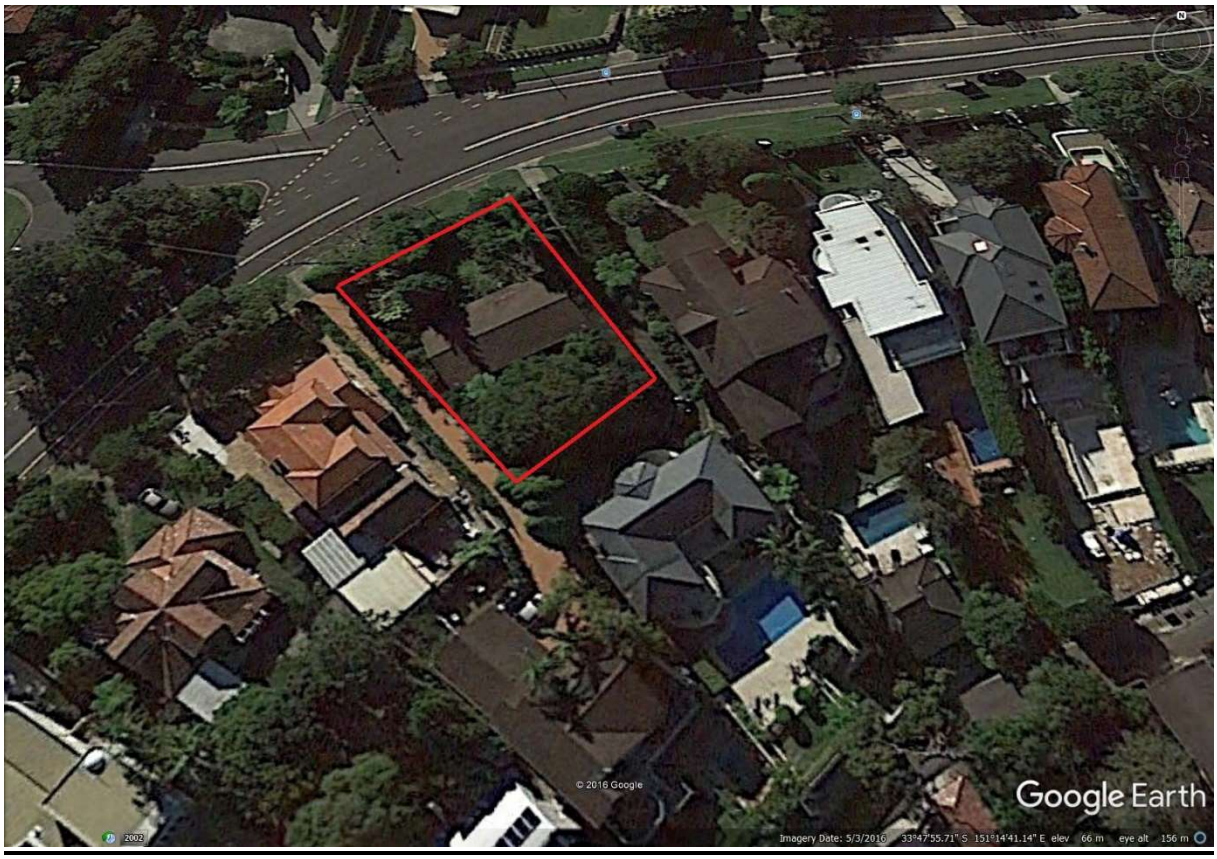
Northern Beaches Council

Planning & Development

STATEMENT OF ENVIRONMENTAL EFFECTS.

PROPOSED ALTERATIONS & ADDITIONS

41A PONSONBY PARADE, SEAFORTH



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STATEMENT OF ENVIRONMENTAL EFFECTS.
41A PONSONBY PARADE, SEAFORTH

1. INTRODUCTION

The following document is to be read in conjunction with plans, specifications and associated documentation prepared by:

Planning 2 Build
Design & Drafting
BDAA - Accreditation Number: 6405

For Alterations & Additions at 41A Ponsonby Parade Seaforth

2. TYPE OF DEVELOPMENT

The owners of the property wish to apply for a Development Approval for the following scope of works:

Alterations and Additions to accommodate the following:

- Extension of the existing living area.
- Tiled roofed terrace.

3. SITE DESCRIPTION

- The existing home sits on Lot 1 DP 579560
- The zoning controls are – R2 Low Density Residential.
- The existing dwelling is a two-storey texture coated residential dwelling with a tiled roof and a single garage.
- The property is on a level site and contains established lawns and gardens.
- The property is fully fenced and has a reinforced concrete vehicular driveway.

4. CONTROLS & ASSESSMENTS

This statement has been prepared to analyse and respond to the relevant objectives, planning controls and to adhere to the desired future character of the local environment contained within the:

MANLY LOCAL ENVIRONMENT PLAN

Zone R2 Low Density Residential

Objectives of the zone

• To provide for the housing needs of the community within a low-density residential environment.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Assessment

- The proposed development is allowable under the objectives of the zone.
- The proposal provides good amenity for the occupants within a landscaped setting which characterises the local environment.

Manly Development Control Plan 2013

Objectives of the DCP

The General Aims of this plan are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of our streetscapes and townscapes.
- Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining DAs.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the heritage and character of the surrounding area.

Assessment

- The proposal remains within the architectural style of the existing residence and the visual character and scale of the adjoining homes set within the locality.
- The proposal is in an area of single residential dwellings and the adjoining properties are of similar size and scale.
- The proposed development does not dominate and will maintain the integrity of the existing streetscape.
- The development is not excessive and is consistent with the existing character of the area.

Part 1 – Introduction - NA
Part 2 – Process - NA
Part 3 - General Principles of Development

3.1 Streetscapes and Townscapes

Control	Requirement	Comments	Comp-liance
3.1.1 Streetscape (Residential areas)	i) complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;	The proposal remains within the architectural style of the existing residence and the visual character and scale of the adjoining homes set within the locality.	Yes
3.1.1.1 Complementary Design and Visual Improvement	ii) ensure the bulk and design of development does not detract from the scenic amenity of the area when viewed from surrounding public and private land;	The proposal is single storey in height with a low roof pitch and does not detract from the scenic amenity.	Yes
	iii) maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys;	The development complies with all current guidelines regarding the LEP height and street frontage	Yes
	iv) Avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like.	NA	
	v) Address and compliment the built form and style any heritage property in the vicinity to	NA	

	preserve the integrity of the item and its setting.		
	vi) visually improve existing streetscapes through innovative design solutions; and	The design compliments the existing structure	Yes
	vii) Incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged.	The proposal uses materials and finishes which are dominant in the locality.	Yes
3.1.1.2 Front Fences and Gates	c) Front fences and gates must be constructed in materials that complement the architectural style and period of the dwelling and improve the streetscape. In particular, fencing adjacent to a public road or place must not be constructed in metal cladding, powder coated or otherwise. d) Gates must not encroach on public land when opening or closing.	Existing side fences will be retained. Existing front fence & gates are to be retained.	Yes
3.1.1.4 Garages, Carports and Hardstand Areas	a) Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by: i) its roof form, material choice and detailing by being subservient to the associated dwelling; and ii) Being compatible with the streetscape and the location in relation to front setback criteria.	The existing garage accommodates two vehicles and is sited within the current footprint and does not dominate the streetscape.	Yes

3.2 Heritage Considerations – NA

3.3 Landscaping

Control	Requirement	Comments	Comp-liance
3.3.1 Landscaping Design	Objective 1) To encourage appropriate tree planting and maintenance of existing vegetation. Objective 2) To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.	The site is landscaped and contains an abundance of existing trees, shrubs and plants which will be retained post construction.	Yes
3.3.2 Landscape/Tree Preservation	Objective 1) To ensure that development protects and conserves the natural environment.	There are no trees to be removed in this development	Yes
	Objective 2) To protect and preserve urban bushland areas in recognition of their: • value as part of the natural heritage; • aesthetic value; and • value as a recreational, educational and scientific resource.	The proposal is not adjacent natural urban bushland.	Yes
	Objective 3) To protect and prevent clearing of remnant and or rehabilitated riparian land value as a recreational, educational and scientific resource.	NA	

3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)

Control	Requirement	Comments	Compl -liance
3.4.1 Sunlight-Access and Overshadowing	Objective 1) To provide equitable access to light and sunshine.	The proposal allows for adequate sunlight to penetrate open spaces and habitable rooms of both the premises and adjoining properties The proposal adheres to the minimum requirements regarding building bulk and setbacks to encourage solar access for adjoining properties to the south.	Yes
	Objective 2) To allow adequate sunlight to penetrate: • private open spaces within the development site; and • private open spaces and windows to the living spaces/ habitable rooms of both the development and the adjoining properties.		
	Objective 3) To maximise the penetration of sunlight including mid-winter sunlight to the windows, living rooms and to principal outdoor areas by: • encouraging modulation of building bulk to facilitate sunlight penetration into the development site and adjacent properties; and • maximising setbacks on the southern side of developments to encourage solar penetration into properties to the south.		Yes
3.4.1.1 Overshadowing Adjoining-Open Space	In relation to sunlight to private open space of adjacent properties: a) New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) ; or	The proposal does not affect adjoining properties in relation to overshadowing adjoining open spaces..	Yes
	b) Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.		
3.4.2 Privacy and Security	Objective 1) To minimise loss of privacy to adjacent and nearby development by: • appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; • mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.	The proposal has driveways adjacent on both sides and contains no windows which would have an impact upon the privacy of adjoining properties	Yes
	Objective 2) To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.		

3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)

Control	Requirement	Comments	Comp-liance
3.5.1 Solar Access	The purpose of this paragraph is to provide passive solar design principles and measures to optimise solar access through: • Building Form, Design and Orientation; • Solar Shading Devices.	The accompanying BASIX Certificate has been submitted and demonstrates the performance of the building in relation to its: 1. Fixtures and Systems 2. Insulation requirements 3. Roofing colour 4. Glazing requirements	Yes
3.5.1.1 Building Form, Design and Orientation	The building and site layout is to maximise northern orientation to optimise solar access. Achieving passive solar energy efficiency is an important consideration in design, but it must be balanced with responding to desired streetscape character; promoting amenity for both the proposed development and neighbouring properties (including views, overshadowing and noise considerations), retaining trees and responding to topography.		
3.5.1.2 Solar Shading Devices	Whilst the design of buildings should take advantage of winter sun, there is an equal need to provide protection from the severity of summer sun. There is a need to control summer sun penetration and prevent the overheating of the building. This can be achieved using appropriate solar shading devices. The most effective way of controlling overheating of a dwelling is to prevent summer sun from reaching glazed areas.	The building design has used fundamental principles to achieve energy efficiency and shows the proposal meets the required guidelines.	Yes
3.5.7 Building Construction and Design	Building design is to apply fundamental principles in achieving energy efficiency in terms of the following: • environmentally sound building materials; • thermal mass; • glazing; • wall and roof colour; and • insulation.		Yes

3.6 Accessibility – NA

3.7 Stormwater Management

Control	Requirement	Comments	Comp-liance
3.7 Stormwater Management	a) In support of the purposes of LEP clause 6.4(3), all developments must comply with the Council's 'Stormwater Control Policy" (see Council Policy Reference S190). The standards to achieve the controls contained in the Stormwater Control Policy are provided in Council's "Specification for On-site Stormwater Management 2003" and "Specification for Stormwater Drainage". Stormwater management measures are to be implemented and maintained in accordance with the Specification for Stormwater Management;	The new roof and stormwater will be piped to the existing service. A hydraulic plan has been provided to assist in the assessment of this proposal. The existing service is to be inspected and upgraded if required	Yes
	b) Stormwater disposal systems must provide for natural drainage flows to be maintained;		Yes

3.7 Stormwater Management	c) Pervious surfaces and paving will be used for driveways, pathways and courtyards where practical	New paved areas are to be graded and piped to the existing stormwater service	Yes
	d) Notwithstanding the prevailing BASIX water conservation targets, the collection of rainwater/run-off for non-potable uses exceeding the target is encouraged; and	NA	
	e) A qualified drainage/hydraulic engineer will design all stormwater controls, devices and water storage systems; and	NA	

3.8 Waste Management

Control	Requirement	Comments	Comp-liance
3.8.2 Demolition and Construction Waste Management	a) Footpaths, public reserves, street gutters are not used as places to store demolition waste or materials of any kind without Council approval;	A waste management plan is attached to the DA and relates to the use of good site management to control waste. All waste is to be sorted on site and recycled where possible. All other waste is to be removed from site ASAP and sent to approved land fill facility	Yes
	b) Any material moved off-site is to be transported in accordance with the requirements of the Protection of the Environment Operations Act 1998;		
	c) Demolition and construction waste dockets demonstrating lawful disposal of waste must be retained onsite and kept readily accessible for inspection by regulatory authorities such as Council, the Environmental Planning Authority or Work Cover NSW;		
	d) Waste is only to be disposed of at an appropriately licensed facility;	The existing building is to be checked for asbestos / hazardous waste and removed according to WH&S and EPA guidelines.	**Yes**
	e) Production, storage and disposal of hazardous waste are only conducted in accordance with any applicable Environmental Planning Authority guidelines.		

4 - Development Controls and Development Types

4.1 Residential Development Controls

Control	Requirement	Comments	Comp-liance
4.1.2 Height of Buildings	Height of Buildings Map Sheet HOB_002 = 8.5m	The proposed height from ground level to top of the parapet walling is 3.180m which complies.	Yes
4.1.2.1 Wall Height	Wall Height in relation to the LEP Height of Buildings Map = 6.5m	The proposed height from ground level to top of the parapet walling is 3.180m which complies.	Yes
4.1.2.2 Number of Storeys	a) Buildings must not exceed 2 storeys, except on land in areas 'L' and 'N1' on the LEP Height of Building Map and notwithstanding the wall and roof height controls in this plan.	The building is single storey in heights which complies.	Yes

4.1.2.3 Roof Height	a) Pitched roof structures must be no higher than 2.5m above the actual wall height *, calculated in accordance with Figure 29.	The roof structure is a skillion roof behind a parapet wall which complies.	Yes
	c) The maximum roof pitch must be generally no steeper than 35 degrees.	The roof pitch is 5 degrees which complies	Yes
4.1.3 Floor Space Ratio	Floor Space Ratio Map Sheet FSR_002 = 0.45	The total proposed floor space ratio is 42 % which complies	Yes
4.1.4.1 Street Front setbacks	a) Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.	The front setback is 6m from the boundary and complies.	Yes
	b) Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.	NA	
4.1.4.2 Side setbacks and secondary street frontages	a) Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.	The southern side setback varies and has a minimum setback of 2.5m which complies with the DCP	Yes
	b) Projections into the side setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, and the like, if it can demonstrate there will be no adverse impact on adjoining properties including loss of privacy from a deck or balcony.	There are no projections into the side setbacks.	Yes
	c) All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;	The are no windows on the south boundary posing no impact on privacy to the adjoining property	Yes
	e) Side setbacks must provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties.	Minimum side setbacks are 900mm existing and allow for maintenance.	Yes
4.1.4.4 Rear Setbacks	a) The distance between any part of a building and the rear boundary must not be less than 8m.	The building has a minimum of 5.600m to 6.700m from the existing wall to the rear boundary which are more than adequate and the objectives of the DCP for rear setbacks have been met by providing adequate spacial relief to ensure privacy.	No
	b) Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained.	The proposed addition is sited over a previously paved area and Existing yards and gardens are to be retained. There are no trees to be removed for this proposal.	Yes
4.1.5 Open Space and Landscaping	Objective 1) To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna. Objective 2) To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland.	The proposal has a built upon area of 292.6 sqm which represents. 44% of the site The proposal retains the existing yards and gardens.	Yes

	Objective 3) To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.	All trees and shrubs are to be retained and maintained to enhance the amenity. The proposal has a landscaped area of 264sqm which is 48% of the site area. Open space is provided in the form of a rear paved area of 22.6sqm and a landscaped yard of 125sqm which is in excess of 3.0m in any direction The existing landscaping on the property is to be retained and the proposal complies with these guidelines.	
4.1.5.1 Minimum Residential Total Open Space Requirements	Total Open Space must adhere to the following minimum specifications: i) horizontal dimension of at least 3m in any direction; and ii) a minimum unbroken area of 12sqm.		Yes
4.1.5.3 Private Open Space	Principal Private Open Space a) Principal private open space is to be provided in accordance with the following minimum specifications: i) Minimum area of principal private open space for a dwelling house is 18sqm;		Yes

4.1.9 Swimming Pools, Spas and Water Features	To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties and to minimise the impact of filter noise on neighbouring properties; To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality; To integrate landscaping; and To become an emergency water resource in bush fire prone areas.	The proposed pool is designed to integrate with the existing landscaping within the front boundary of the property. The existing boundary fencing and associated landscaping ensures the pool location does not impact the streetscape or neighbouring properties. The pool proposal has sought to meet the main objectives of the DCP.	Yes
4.1.9.1 Height above ground	Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level. Consideration of any exception to exceed the height above ground must demonstrate that any swimming pools and/or spa and their curtilage and/or concourse more than 1m above natural ground level: Would not detract from the amenity or character of the neighbourhood; and Is a minimum distance from any side boundary equivalent to the height of the swimming pools and/or spa and their curtilage and/or concourse at any point above existing ground level.	The pool is to be constructed completely in-ground and will not detract from the amenity or character of the neighbourhood.	Yes
4.1.9.2 Location and Setbacks	Swimming pools and spas must not be located within the front setback i.e. between the front boundary of the lot and the building line. Consideration of any exception to the required location must demonstrate that any swimming pools and/or spa and their curtilage and/or concourse: Does not detract from the amenity or character of the neighbourhood; and	The pool is located in front of the front building line and behind the front boundary. The pool is positioned in the front yard due to the retention of the existing native trees in the rear yard. The pool is totally obscured from the street via a landscaped boundary fence which serves to diffuse noise and is visually hidden from the streetscape and does not detract from the amenity or character of the neighbourhood.	No Yes

	Is a minimum distance from the front boundary equivalent to at least twice the height of the swimming pools and/or spa and their curtilage and/or concourse at any point above existing ground level. The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary.	The side boundaries adjoin right of ways on both sides which obscures the pool from sight using the existing landscaping and boundary walling. The location of the 1.2m pool safety fencing and use of the boundary walling of not less than 1.8m high as per Clause 2.2.3 of AS 1926.1 – 2012 will enable the retention of the existing screen planting. The outer edge of the paved surrounds is over 2.0m from the southern boundary, whilst the waterline is over 3.0m from the southern boundary.	Yes
4.1.9.3 Proportion of Total Open Space	Swimming pools and associated concourse areas must not comprise more than 30 percent of the total open space.	The pool location serves as a proportion of private open space however does compromise the existing open space within the rear yard.	Yes
4.1.9.4 Other matters	All swimming pools and spas must be connected to the sewerage system. Pumps and filters must be located, enclosed and acoustically controlled to limit noise to the appropriate standard A separate rainwater tank, of adequate capacity, must be installed to recharge the pool when required; and Swimming pools should be covered with a secure “pool blanket”, or similar device, when not in use to minimise water loss by evaporation and to conserve energy in heated pools.	The pool will be connected to the sewerage system. All equipment is to be housed in a sound insulated, purpose-built enclosure to limit any pump and filter noise. An existing rainwater tank is located on the south wall and has a capacity to recharge the pool when required and complies with the BASIX requirements for this proposal. The pool will be covered during extended periods of non-use to conserve water and energy when heated.	Yes

5. CONCLUSION

The proposed development has considered the relevant guidelines contained in the;

- *Manly Local Environment plan 2013*
- *Manly Development Control Plan 2013*

It is thought the development will have minimal impact on its surrounding natural and built environment, streetscape and general visual character and has sought to comply with the guidelines provided.

Statement Prepared by
A.W.O’Brien
Design & Construction
tony@planning2build/com.au