

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS AND A STUDIO TO AN EXISTING RESIDENCE **AT**

133 UPPER CLONTARF ST, SEAFORTH

DP 11162
LOT 191

Prepared By JJDrafting Australia P/L

MARCH 2022

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting P/L, Job Number 970/21, Drawing numbers DA.01 – DA.21 dated MARCH 2022 to detail proposed alterations and additions to an existing residence at 133 UPPER CLONTARF ST., Seaforth.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Manly Local Environmental Plan 2013

Manly Development Control Plan 2013

Northern beaches mapping

2) Site characteristics and description

The subject allotment is described as 133 Upper Clontarf St., Seaforth with a site area of 534.3sqm.

It is located in R2 Low-Density Residential.

The site is not listed as heritage or in a conservation area.

It is not located in flood-prone area.

It is not located in a biodiversity land.

It is not located in a bushfire area.

It is not located in the slip zone.

On this property sits a two-story timber dwelling with a colorbond roof.

The dwelling consists of a pitched roof, deck to the rear with a pitch, and skillion roof.

Vehicular access is currently available from Upper Clontarf street, with a driveway located along the south side boundary to an existing narrow single carport.

The front of the site is relatively flat, the site then descends from the middle to the rear (west) boundary of approximately 2.7 meters.

Vegetation consists of mixed endemic and introduced species that surround the buildings. There are areas of lawn to the front and rear of the site.

Several medium-sized palms and other small trees are located to the rear of the property, with a hedge planted in the front and south boundary of the property.

Dwellings that surround the site and streetscape are predominately represented by a mix of developments comprising of varying sizes and styles, and 1 and 2 stories in height.

Front, side, and rear setbacks are similar throughout the streetscape and that of adjoining dwellings.



3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to the existing residence at 133 Upper Clontarf St.

The proposed additions are as follows:

Ground Floor Level

Currently the existing single carport is too small. Therefore it is proposed this area to be enclosed and formed into a study/gym. New windows to be installed to the front and side

A new double car parking space is provided to the front of the dwelling above an existing driveway, an additional concrete slab to be laid to extend the parking.

a new entry and entry portico is provided to the front of the house allowing it to be more visible from the street.

portion of the front window to be framed up.

First Floor Level

An addition to the rear north of the first floor is proposed.
The proposed addition will consist of another bedroom.

existing bathroom to be removed and relocated to the new addition allowing for a new hallway

Bedroom 4 to be reduced to allow for a walk-in robe

The existing gable roof is to be removed and replaced with a new colorbond hip roof ,

Studio

A 4x5m Studio is proposed to the rear of the site located on the southern side of the site.

There will be no effect on neighboring properties due to the proposed alterations and additions.

The existing streetscape will not be negatively affected. The proposed will be consistent with the bulk and scale of other houses on the street and is aligned with the style and character of the existing dwelling.

4) General Principles of the Development Control

RESIDENTIAL DENSITY AND SUBDIVISION – Clause 4.1.1

In Manly Councils DCP 2013, this site is located in the density area D5 – 1 dwelling per 500sqm.

The existing site and dimension are unchanged.

WALL HEIGHT and BUILDING HEIGHT – Clause 4.1.2 -----COMPLIES

The max. wall height is 8m

The proposed wall height is 5.4m

The max. building height is 8.5m

The proposed wall height is 7.5m

FLOOR SPACE RATIO (FSR) – Clause 4.1.3 -----COMPLIES

Site area - 534.3sqm

Maximum Floor space ratio requirement	0.5:1	- 50%	- 267.15sqm
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Existing Floor area	0.29:1	- 29%	- 159.47sqm
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Proposed new floor area	0.41	- 41%	- 221.21 sqm	-COMPLIES
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SETBACKS (FRONT, SIDE AND REAR) Clause 4.1.4 -----COMPLIES

Side setback

Control is 1/3 of the wall height. The proposed wall height is 5.4, therefore the required side setback is 1.8m.

North side setback existing ground floor	1.07m	NO CHANGES
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North side setback existing first floor	1.51m	NO CHANGES
North side setback to proposed addition	1.51m (requirement 1.8m)	

It is requested that this slight non compliance be supported as it follows the established external wall of the existing first floor level. It will not affect adjoining properties in solar loss, privacy or shadowing

South side setback existing ground floor	0.9m	NO CHANGES
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South side setback existing first floor	1.4m	NO CHANGES
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Rear setback requirement is 8m

Rear setback existing ground floor varies between	18m – 18.7m	NO CHANGES
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Rear setback proposed first floor varies between	22m - 22.9m	-COMPLIES
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Rear setback proposed studio	0.9m	
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It is requested that the non compliance be supported for the multipurpose hobby studio as it will not affect adjoining properties. The area of the small outbuilding is 20sqm

Front Setback requirement is 6m

Front setback existing ground floor varies between	6m – 7.3m
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Front setback to proposed gym/study varies between	5.5m – 6m
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It is requested that this slight non compliance be supported as it will not affect adjoining properties or the streetscape

Front setback to existing first floor varies between	9.2m - 11.3m	NO CHANGES
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OPEN SPACE AREA AND LANDSCAPING Clause 4.1.5 ----- **-COMPLIES**

OPEN SPACE AREA

The requirement is OS 3 – 55% of the site area to be open space area and 35% of the open space area to be soft landscaping. 25% of the open space can be above ground.

Site area – 534.3sqm

Total open space area control	55%	293.87sqm	
Total hard open space	10%	53.93 sqm	
Total soft open space	54.9%	293.64sqm	
TOTAL NEW OPEN SPACE	65%	347.57sqm	COMPLIES

LANDSCAPED AREA CALCULATION

The requirement is OS 3 – 35% of the site area to be landscaped area. The minimum area counted is 0.5m

Total Landscape control	35%	102.85sqm	
Total new landscape area	56%	299.76sqm	COMPLIES

Parking Clause 4.1.6

Control – 2 parking space **COMPLIES**

SUNLIGHT CONTROL AND OVERSHADOWING – Clause 3.4.1

No significant loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. Refer to shadow diagrams in DA.18-DA.20

VIEWS – Clause 3.4.3

Neighbors views will not be affected by the proposed alterations and additions.

PRIVACY – Clause 3.4.2

There will be no loss of privacy, due to the proposed alterations and additions.

5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Manly Development Control Plan 2013 and the general principles of MLEP 2013.

It is considered that the proposed design respects the desired character objectives of the Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance were raised in regard to the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the MLEP 2013 and MDCP 2013.

5.6) The suitability of the site for the development

The subject land is in the general residential R1 and the proposed development is permissible as

category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.



PROPOSED



EXISTING



EXISTING



PROPOSED

ABOVE: EXISTING AND PROPOSED, REAR AND FRONT VIEWS.



ABOVE: VIEW FROM UPPER CLONTARF ST



ABOVE: FRONT VIEW OF EXISTING DWELLING



ABOVE: VIEW TOWARDS THE AEST SIDE OF THE PROPERTY.



ABOVE: FRONT VIEW OF DWELLING – EXISTING CARPORT TO THE LEFT TO BE ENCLOSED
NEW FRONT ENTRY AND ENTRY PORTICO TO REPLACE EXISITNG FRONT WINDOW



ABOVE: VIEW LOOKING EAST TOWARDS THE REAR OF THE DWELLING



ABOVE: NEIGHBOURING PROPERTY TO THE SOUTH SIDE, SIMILAR STYLE TWO STOREY DWELLING



VIEW OF EXISTING SMALL CARPORT AND ENTRY AREA- THIS AREA TO BE ENCLOSED TO FORM A STUDY/GYM ROOM AND ENTRY TO BE RELOCATED.

SCHEDULE OF EXTERIOR FINISHES

133 UPPER CLONTARF ST SEAFORTH

ROOF	Colorbond roof, mid color to match existing - Grey
GUTTERS	Colour to match existing – grey to match existing
NEW EXTERIOR WALLS	Timber structure with weatherboard timber cladding – grey to match existing
NEW WINDOW AND DOOR FRAMES	- White to match existing
NEW EXTERIOR TRIM + FEATURES	- White to match existing