DORN

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS TO NORTHERN BEACHES COUNCIL

Alterations and Additions to Existing Residence

Prepared on behalf of
Andrew Formica

January 2019

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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Northern Beaches Council. It outlines the Development Application (DA) of proposed alterations and additions to an existing dwelling house at 7 Carlton Street Manly.

The report has been prepared by Brad Dorn, on behalf of the applicant and landowner, Andrew Formica.

This statement contains information to assist council in the assessment and determination of the application having regard to relevant matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

The SEE describes the site, the dwelling locality and the Development Application proposal.

It should be read in conjunction with the following information submitted to council as part of the DA:

- Site Analysis Plan, Site Plan, Architectural Plans, Shadow Analysis Diagrams by *Dorn*

The following documentation is appended to this SEE:
Appendix A Site Survey Plan, by *C.M.S Surveyors*
Appendix B BASIX Certificate (A316719)
Appendix C Heritage Impact Statement, by *Lynch Heritage Consulting*
Appendix D Shadow Diagrams, by *Dorn*
Appendix E Drainage Concept Plan& Sedimentation Control Plan by *Nitma Consulting*
Appendix F Waste Management Plan

Figure 1 Site Location

Figure 2 Aerial photo of the site

2.0 Locality Analysis & Description

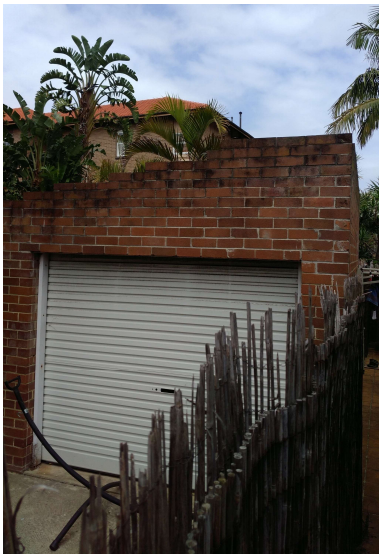
Location	7 Carlton Street Manly
Real property description	Lot 2 D.P. 583113
Site area	180.5m2
Manly LEP 2013 Zoning	R1 General Residential
Manly LEP2013 Min. Lot Size	Area 'C' (250sqm)
Manly DCP 2013 **-Residential Density Area** -**Residential Open Space Area**	 Density Area D3 Open Space Area OS3
Boundaries	5.165m frontage to Carlton Street (north) 33.635m side boundary (east) 34.86m side boundary (west) 5.575m rear boundary (south)
Existing use	Single-storey semi-detached residential dwelling house, brick construction with masonry tile and profiled metal roof. The existing dwelling has a maximum roof ridge height of RL 12.76 with overall building height includes a chimney at RL 13.71.
Topography	The site is generally flat with very subtle falls towards the rear boundary. The lowest existing ground level is approx. RL 6.00. (Refer to Site Survey, **Appendix A**).
Vegetation	There is very limited extent of existing vegetation to the site with the rear & side access of the property fully paved. To the front of the house, the ground surface is predominantly paved.
Adjoining uses	East: No.7A Carlton Street, which is occupied by a two-storey brick unit block with tile roof (ridge height RL 14.81). Single-storey brick garage lies in close proxomity to boundary. West: No.9 Carlton Street, which is occupied by a single-storey semi-detached brick house with tile roof (ridge height RL 12.77). This property lies within the same Deposited plan & shares a common wall with the property. North: Detached dwellings and small apartment building, opposite side of Carlton Street. South: directly south of the property is a single-storey garage that serves the apartments on No.71 Pittwater Road.

Surrounding development	The site is located within a predominantly residential precinct with some nearby small retail use along Pittwater Road. There are a number of similar scaled semi-detached dwellings to that of the proposal along Pittwater Road, Carlton and Smith Streets. A number of these original houses have had second storey conversions and/or significant renovations within this precinct.
Recreation	The site is well connected to the city centre of Manly and nearby recreation areas of North Steyne beach and Sydney Harbour foreshore. Nearby parks such as Kangaroo Park, Ivanhoe Park, Lagoon & Kierle Park and Graham Reserve are within close proximity.
Public Transport	The site is well connected with public transport links to Sydney CBD with the Ferry Wharf and major connecting bus stops within 10mins walk. Buses towards Warringah Mall and areas within the northern beaches are from Pittwater Road.

Figure 3 View of the front of the site from Carlton Street.

Figure 4 View of the rear court & dwelling

Figure 5 View of rear garden and adjoining property



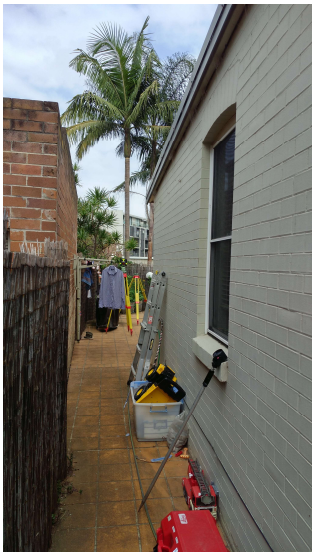


Figure 6 View of the adjacent garage to the east

Figure 7 View of adj. property to East (No.7A)

Figure 8 View of property from Pittwater Rd

3.0 Description of Proposal

3.1 Overview

The proposal comprises:

Demolition of:

– Partial demolition of the rear of the house containing the kitchen, living area, bathroom and laundry.

– Demolition of existing brick front fence & masonary entry feature portal

Construction of:

Internal Works

- Partial rebuild of the ground floor living area to the rear of the existing building including the kitchen.
- Alterations to an existing bathroom.

External Works

– Construction of a new second storey addition containing bedroom and attic room, robe and 2x small bathrooms with a new stair for access.

– New covered deck to rear of new ground floor addition.

– Associated landscaping to rear garden including a small garden store.

– Construction of a new front fence and landscaped front courtyard.

3.2 Gross Floor Area

Table 1 provides a schedule of existing and proposed uses and areas. It demonstrates that the development has a total gross floor area (**GFA**) of 150m2. [1.]
Based upon the site area of 180.5m2, the proposal has a total floor space ratio (**FSR**) of 0.83:1. [2.]

3.3 Building Height

The proposal will retain the existing roof ridge height of RL 12.78 AHD. The new rear addition upmost height is proposed to be RL 12.78 to align with both this existing height and the parapet of rear addition to No.9 Carlton Street The new rear addition is setback 5.1m from the existing roof ridge.

1. Manly LEP 2013 definition for **Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and
(b) habitable rooms in a basement or attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic;

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) carparking to meet any requirements of the consent authority (including access to that carparking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

2. Manly LEP 2013 definition for **Floor Space Ratio** (FSR). The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area**.**

3.4 Setbacks

Table 2 outlines the existing and proposed building setbacks.

Table 1 Schedule of proposed uses, existing and proposed GFA

Level	Proposed Use	Existing GFA(m2)/FSR	Proposed GFA(m2)/FSR
Ground Floor	Entry, 2 bedrooms, bathroom, ensuite & laundry, living, kitchen	92.7	95
Level 01	Master bedroom, ensuite, attic	nil	55
Total GFA FSR (Site area 180.5m2)		**92.7** 0.51:1	**150** 0.83:1

Table 2 Existing and proposed building setbacks from boundaries

Boundary	Manly DCP 2013 Amendment 11 min. building setbacks (m)	Existing(m)	Proposed(m)
Front (North)	To relate to neighbouring properties	2.7m min.	Unchanged
Rear (South) Ground	8.0m	8.0m	Matches existing
(South) Level 01	8.0m	N/A	10.5m
Side (East) Ground	Not less than 1/3 the height of the adjacent external wall of the proposed building.	Part 1.15m & part nil setback	Part 1.15m & part nil setback
(East) Level 01		N/A	1.3m
Side (West) Ground	N/A (common party wall)	Nil	Nil
(West) Level 01		N/A	Nil

4.0 Statement of Environmental Effects

An assessment of the proposal's compliance with the relevant matters referred to in Section 79C(1) of the EP&A Act follows.

4.1 Statutory considerations

The following environmental planning instruments and development control plans are relevant to the proposal:

i) State Environmental Planning Policies:
– State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (**BASIX**)
ii) Local Environmental Plan:
– Manly Local Environmental Plan 2013 (**MLEP 2013**)
iii) Development Control Plans:
– Manly Council DCP 2013 Amendment 11 (**MDCP**)

Basix

BASIX applies to the proposal, therefore the *Environmental Planning and Assessment Regulation 2000* requires a BASIX Certificate to accompany the DA.

A BASIX Certificate (A316719) is included at **Appendix B**.
The proposed alterations and additions will be constructed in accordance with the commitments set out in this certificate.

Manly Local Environmental Plan 2013 (MLEP 2013)

Consistency with policy in relation to development

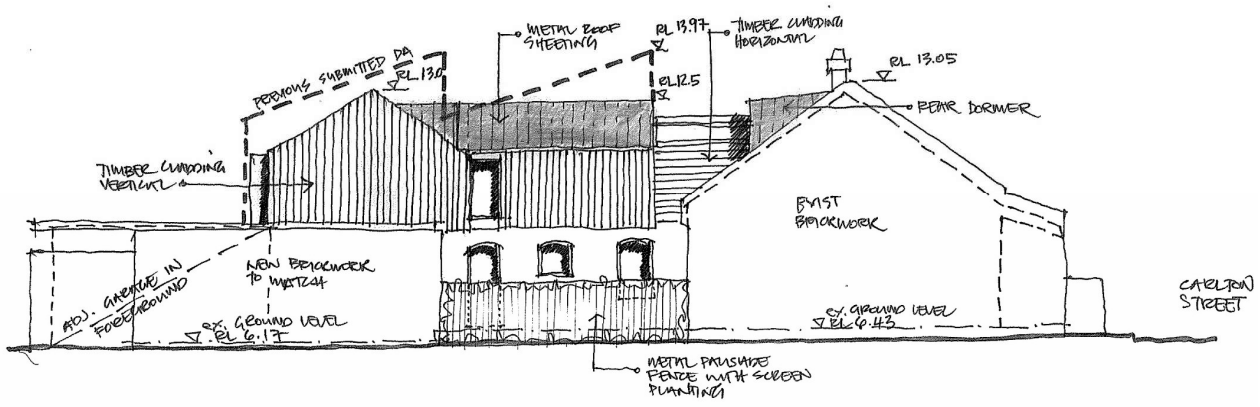
The Manly LEP2013 clause 1.2 Aims of Plan 2 (iv) states: *to ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population.*

The proposed addition to the semi-detached dwelling is consistent with these objectives. The proposal's scale, form and materials are sympathetic to its local context and the location on its site revitalises an existing dwelling house without degrading the amenity of the surrounding residences.

Consistency with policy in relation to heritage conservation area

The Manly LEP 2013 identifies the proposal's site is located within the Pittwater Road Conservation Area. A Statement of Heritage Impact accompanies the SEE in **appendix C.**
The objectives of clause 5.10 Heritage conservation 1.(b) are: *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and view.*

The proposal's scale, materiality & roof form have been highly considered during the design process due to the property's location within the Pittwater Rd Conservation Area. During design of this project, we have engaged with the heritage officer at Northern Beaches Council to ensure an appropriate solution could be achieved. Architectural features including roof form and materials reflect the heritage context and DCP principles of the heritage conservation area. Multiple options were explored and following sketch of east elevation supported.



The scheme's gable roof form & height that is consistent with existing building; timber weatherboard material; and alignment of new windows to those of the lower level were all items identified as contributing factors for support of this scheme.
The proposed alterations to No.7 Carlton will enhance the streetscape by rejuvenating an ageing dwelling yet retain its built form and visual continuity of the adjacent row houses.
New addition to the rear will be setback significantly from the existing roof ridge (5.1m) to ensure it is not visually dominant when viewed from Carlton Street.
The materials are consistent with other buildings in the conservation area and the existing brickwork to the end wall elevation will be retained. The proposed new front fence will be of sandstone construction to match that of No.9 Carlton Street.

Manly Council DCP 2013 amendment 11 (MDCP)

An assessment of the proposal's compliance with the development standards of the Manly Council Development Control Plan (MDCP) follows in Table 3.
As demonstrated by **Table 3**, the proposal complies with the majority of objectives of the MDCP. Justification for the proposed departures from the development standards follows.

Floor space ratio:

In clause 4.1.3.1 Exceptions to FSR for Undersized Lots in MDCP 2013, it states:
"Note: On existing sites in Residential LEP Zones (including E3 & E4) with a site area less than the minimum lot size required on the LEP Lot Size (LSZ) Map, Council may consider exceptions to the

maximum FSR under LEP clause 4.6 when both the relevant LEP objectives and the provisions of this DCP are satisfied.
The undersized nature of a lot is a matter that Council may consider in determining whether 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' and 'there is sufficient environment planning grounds to justify contravening the development standard' under LEP clause 4.6(3)".

a) The extent of any exception to the LEP FSR development standard pursuant to LEP clause 4.6 in this plan is to be no greater than the achievable FSR for the lot size indicated in Figure 30 - Extent of FSR Variation for Undersized Lots.

As per figure 30, the site is located in area Area 'C' on the LEP LSZ map and therefore could have an FSR based on 250 sqm lot size if the sufficient planning grounds were justifiable.

The maximum allowable floor space ratio, as per MLEP 2013, is 0.60:1, therefore the allowable gross floor area subject to satisfying these conditions could be a maximum of 150sqm.

The proposal achieves a maximum GFA of 150sqm.
Justification for the proposed departures from the FSR control to the new addition is reasonable for the following reasons:

i. Protect the amenity of existing and future residents. The additions, including the location of the upper level, limits overshadowing of any adjacent property's private open space. (refer to shadow diagrams in Appendix D. for further information);
ii. Conserves the natural and cultural environment of the Local Government Area through the proposal's appropriate scale, height, proportion, roof form and materials;
iii. Has no impact to any property in relation to any view sharing;
iv. Resulting design is of architectural merit that interprets and complements characteristics of the surrounding built and natural environment;
v. Encourage the preservation of buildings in conservation areas through appropriate use of built form and new materials that is sympathetic to its surroundings;

vi. Retains and adapts an existing dwelling in a conservation area with an upper level addition that will be largely unchanged as viewed from street;
vii. Minor alterations and improvements to the front of the dwelling vastly improves the building's aesthetic and presentation to the street.
viii. Introduces significant percentage of deep soil landscaping to rear garden that replaces the current paved area to reduce run-off from surface water.
ix. Retains & enhances the amenity of the residence by not decreasing the size of the existing private open space area;
x. Promotes environmental sustainable development through passive design principles of increased natural light and ventilation to minimise energy consumption in heating and cooling.

Maximum permissible residential density and minimum allotment size:

As per the site survey (Refer to Appendix A) the existing site area is indicated as 180.5m2. This site area does not meet the maximum permissible residential density (250 sqm of site area required per dwelling) as identified in the Density Area D3 in which the proposal dwelling is located.

Justification for this departure is reasonable, as the existing site area does not meet this requirement. The proposal does not aim to alter the number of dwellings.

Side boundary setbacks:

In clause 4.1.4.3 Variations to Side Setback in Residential Density Areas D3 in MDCP 2013 states:

a) Council may consider an exception to the side setback control to enable windows at 90 degrees to the
boundary to provide some flexibility in the siting and design of buildings which assist in satisfying setback
objectives relating to privacy subject to the following:

i). The average distance to the boundary over the length of the wall is to be no less than the required setback control. In relation to the average distance to boundary, the area of building protruding into the minimum setback must be no greater that the area of land at the side boundary that is setback more than what is required by the minimum setback line.
ii). The wall protruding into the minimum setback must not provide windows facing the side boundary.
iii). The subject side elevation must provide a window(s) at some 90 degrees to the boundary.

b) Walls located within 0.9m of any one of the side boundaries may be considered but must:
i)contain no windows;
ii)be constructed to one side boundary only;
iii) limit height to 3m;

iv). limit length to 35 percent of the adjoining site boundary;
v). submit a standard of finish and materials for external surfaces which complement the external architectural finishes of adjacent properties and/or the townscape character;
vi). obtain a right-of-way to provide access for maintenance
vii). satisfy the objectives for setback in this plan and the applicant can demonstrate no disadvantage to the adjacent allotment through increased overshadowing, or loss of view and no impediment to property maintenance

The proposal reduces the side setbacks to nil to take advantage of an under-utilised portion of the site adjacent to an existing brick garage to the east with a similar nil setback. Justification for the proposed departure from the side setback control for the new alteration and addition is reasonable for the following reasons:

(a) The height of the single-storey addition of the proposal aligns with the height of the garage.
(b) There are no windows proposed facing the boundary.
(c) Minor impacts to adjoining property to the east effect the garage and driveway of unit block, not private open space or garden areas.
(d) New windows in the proposal are oriented away from, rebated or screened to side boundary to minimise overlooking of adjacent property ensuring visual privacy.
(e) Drying court is retained to articulate the side elevation and reduce the length of wall along boundary
(f) Physical building separation between wall of existing unit development and the proposal reduces by only 1.1m.
(g) There is no view loss from adjacent property as a result of the proposal.
(h) No loss in amenity to private open space or living area windows from increased overshadowing.
(i) Facebrick material of the addition will have no maintenance access requirements and replicates the existing end-wall condition in relation to maintenance. Hence no on-going disadvantage to adjacent property.
(j) Facebrick material proposed is visually consistent with the existing brick end-wall of gable ensuring cohesive and attractive elevation as viewed from the adjoining neighbours property.
(k) Facebrick material compliments the local architectural character of the heritage conservation area precinct as well as the brick material used in the unit development at 7A Carlton Street.

(l) Construction of the brick wall can be managed from within the site boundary and does not rely on access or permission from adjacent landowner.

Rear boundary setbacks:

Clause 4.1.4.4 Rear Setbacks in MDCP 2013 states:

The distance between any part of a building and the rear boundary must not be less than 8m.

The proposal is generally consistent with the objectives of this control by retaining the existing rear building alignment. The proposed pergola to the rear sits within the 8m setback. Justification for the proposed departure from the rear ssetback control to the new alteration and is reasonable for the following reasons:

(a) The proposal will not have any impact on solar access to adjoining property as a result of the pergola. (refer to Appendix C for detail.)

(b) Aligns with the adjacent awning at No.9 Carlton Street to retain consistent rear building.

(c) The pergola is of an open, light construction with glass in-fill so to not have a significant visual presence and is in proportion to the scale and bulk of the proposal.

(d) Additional light from glazing, when compared to one of solid construction, will assist plant & lawn growth.

(e) Increases amenity to the occupants of the dwelling by providing usable open space immediately adjacent to living areas with a covered external terrace.

Open Space:

Clause 4.1.5.1 Minimum Residential Total Open Space Requirements states:

Open Space must be provided on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground:
- at least 55% of site area [Total Open Space (minimum percentage of site area)]
- at least 35% of open space [Landscaped Area (minimum percentage of Total Open Space)]

As per the site survey (Refer to Appendix A) and the DCP definition of open space, the existing open space area is 38.3m2 (21% of the site area) and therefore does not meet the minimum permissible open space requirements as per Residential Open Space Areas at

DCP Schedule 1. Justification for the proposed departure from the open space control for the new alteration and is reasonable for the following reasons:

(a) The proposed alterations and additions to the house will not reduce the existing open space figure any further from the existing calculation.

(b) The proposed design introduces soft landscaping (29sqm) to the open space in the form of lawn and gardens to the rear by demolishing the existing concreted terrace.

(c) Landscape area calculation of 29sqm (or 75% of open area) by far exceeds the minimum requirement of 35%.

(d) Planting to rear garden will include 1x native tree as per MDCP requirements.

(e) The size of the existing open space is consistent with, equal or better than the adjoining property open space calculation therefore has no negative impact on adjoining property or adjoining private open space.

(f) The proposal will minimise stormwater runoff by introduction of deep soil planting.

Table 4 Assessment of compliance with the relevant development standards in Part 4.1 Residential Development Controls of the Manly Council DCP 2013 Amendment 11.

	Existing	Proposed	Manly DCP 2013	Complies
cl. 4.1.1.1 Residential Density and Dwelling Size	180.5m2	180.5m2	Residential Density Area D3: 250m2 1 dwelling /250m2	N/a No change from the existing residential density. Existing is under the 1dwelling /250m2 minimum site area.
cl. 4.1.2 Height of Buildings	7m (side wall)	6.72m	8.5m	√
cl. 4.1.2.1 Wall Height	4.1m	5.7m	6.5m	√
cl. 4.1.2.2 Number of Storeys	1-storey	2-storeys	2-storeys	√
cl. 4.1.2.3 Roof Height	3.4m existing dwelling at front of property	1.1m proposed to new rear addition	no higher than 2.5m above the actual wall height	√

Roof Pitch	35degrees	21degrees to new rear addition	maximum roof pitch must be generally no steeper than 35 degrees	√
cl. 4.1.3 Floor Space Ratio	0.51:1	0.83:1	The extent of any exception to the LEP FSR development standard pursuant to LEP clause 4.6 in this plan is to be no greater than the achievable FSR for the lot size indicated in Figure 30 - Extent of FSR Variation for Undersized Lots. (250sqm lot size @ 0.60:1 = 150sqm)	√ Refer to justification above.
cl. 4.1.4.1 Street Front setbacks	2.7m min.	2.7m min.	Prevailing street setback	√
cl. 4.1.4.2 Side setbacks	Part nil & part 1.15m	nil setback at ground for a length of 8.5m. 1.3m at Level 01	1/3 of adjacent wall height	X Existing setback does not comply. New Level 01 addition will align to existing min. setback at ground. Length of wall with nil setback adjacent to garage and drive of neighbouring property.
		2.75m to upper level bathroom facing east boundary	All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries	√ Majority of new windows face 90 degrees to side boundary. Windows facing side boundary are screend for privacy.
cl. 4.1.4.3 Variations to Side Setback in Residential Density Areas D3 to D9			a). Council may consider an exception to the side setback control to enable windows at 90 degrees to the boundary subject to the following: i). area of building protruding into the minimum setback must be no greater that the area of land at the side boundary that is setback more than what is required by the minimum setback line ii). The wall protruding into the minimum setback must not provide windows facing the side boundary.	Refer to justification of variation to standard above √ √

			iii). The subject side elevation must provide a window(s) at some 90 degrees to the boundary.	√
			b). Walls located within 0.9m of any one of the side boundaries may be considered but must: i). contain no windows; ii).be constructed to one side boundary only;	No windows are proposed to walls facing side boundary. Existing building has zero setback on each boundary. New ground floor addition on boundary is located against an existing brick garage and new wall is visible for a length of 4.8m.
			iii). limit height to 3m; iv). limit length to 35 percent of the adjoining site boundary;	√ New wall height matches the adjacent garage hence reducing visible impact. Addition visible wall length beyond garage against neighbouring garage is 4.8m.
			v). submit a standard of finish and materials for external surfaces which complement the external architectural finishes of adjacent properties and/or the townscape character;	√ Masonary facebrick construction & finish to be consistent with the existing building and will compliment the street character
			vi). obtain a right-of-way to provide access for maintenance;	√ New addition materials are facebrick masonary therefore robust, with no maintenance. New construction reflects the existing conditions of the exposed nil setback brickwork to the side wall.
			vii). satisfy the objectives for setback in this plan and the applicant can demonstrate no disadvantage to the adjacent allotment through increased overshadowing, or loss of view and no impediment to property maintenance.	√ Minimal impact from overshadowing. Windows located within setback face 90 degrees to boundary and include screens to ensure privacy from overlooking. Minimal maintenance requirements due to masonary construction.
cl. 4.1.4.4 Rear Setbacks	8.0m	8.0m to façade line at ground.	a). Not less than 8.0m	√ Matches existing condition

		10.48m at Level 01.	b). Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. d). Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss	√ New deep soil planting introduced. √ Aligns with adjoining development to west.
cl. 4.1.5.1 Minimum Residential Total Open Space Requirements	38.3m2(21%)	38.3m2(21%)	a). Open Space Area: OS3 At least 55% of site area (99.2m2)	X Current size of open space does not comply. No additional loss in existing extent of open space.
cl. 4.1.5.2 Landscaped Area	Nil (0%)	29m2(75% of open area)	a). Landscaped Area: At least 35% of open space (13.4m2)	√ Increase of 29m2 of landscape area demonstrates a significant improvement from existing conditions
c) Minimum number of native trees required	Nil	1	c). i) 'Area C' Site Area up to 500sqm Minimum number of native trees listed in Schedule 4 Part B: 1 tree c). ii). new native trees planted at a pot/container size to be at least 25 litres capacity and being a species selected in accordance with Schedule 4 Part B - Native Tree Selection.	√ Proposal is to include planting of NSW Christmas Bush (Ceratopetalum gummiferum) Min. 25litre pot size
cl. 4.1.5.3 Private Open Space	71.8m2	58m2	Minimum area of principal private open space for a dwelling house is 18sqm	√

cl. 4.1.7.1 First Floor Additions	N/A	N/A	a). First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues. b). The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.	√ √
cl. 4.1.7.2 Habitable Rooms in the Roof Structure	N/A	N/A	Habitable rooms will be permitted in a roof structure subject to compliance with all other controls in this plan and the LEP including height and FSR in the LEP	√ Proposal is consistent with the controls & provisions in MDCP. Proposed rear dormer does not detract from the character or integrity of the roof structure and does not adversely impact on the amenity of adjacent and nearby properties and the streetscape.
cl. 4.1.10.1 Exceptions to maximum height of Fences	1.8m	1.8m	b). In relation to open/ transparent fences, height may be increased up to 1.5m where at least 30 percent of the fence is open/ transparent for at least that part of the fence higher than 1m.	√ Front fence to be consistent height with adjoining semi-detached dwelling. Proposed 30% open area above 1m in height.
cl. 4.2 Security and Privacy	N/a	N/a	When building close to boundaries, windows shall	√ Privacy screening to the boundary fence is provided

			be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy	to prevent direct viewing of adjoining property. High levels windows restrict overviewing of adjoining property.
cl. 3.4.1.1 Overshadowing Adjoining Open Space	N/a	N/a	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)	√ Refer to shadow diagrams for detail
cl. 3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties	N/a	N/a	b). for adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June)	√ Refer to shadow diagrams for detail
			c). for all adjacent buildings (with either orientation) no reduction in solar access is permitted to any window where existing windows enjoy less than the minimum number of sunlight hours specified above.	√
cl. 3.4.2.1 Window Design and Orientation	N/a	N/a	a). Use narrow, translucent or obscured glass windows to maximise privacy where necessary. b). When building close to boundaries, windows must be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.	√ Proposed windows to upper level are narrow and oriented to the northeast away from adjacent property and will include privacy screens. Window that does face eastern boundary is setback 3m and will include a fixed external privacy screen.
cl. 3.4.3 Maintenance of Views	N/a	N/a	The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring	√ No view loss is evident to any surrounding development

			and nearby dwellings and from public spaces.	
3.10.2 Security (Casual Surveillance)	N/a	N/a	a). orientating some rooms to the street; b). providing sight lines to the street frontage from the window(s) of at least one habitable room unobscured by trees or any other object; c). ensuring the design of fences, walls and landscaping minimise opportunities for concealment and encourage social interaction;	√ Front bedroom is oriented to street √ Sightlines are achieved fromfront bedroom at ground level & from narrow northeast facing windows at upper level. √ Fence will be designed to be 1.8m high with 30% open area above 1m.
cl. 4.3 Maintenance of Views	N/a	N/a	Views between and over buildings are to be maximised and variations to side boundary setbacks, including zero setback will not be considered if they contribute to loss of primary views from living areas.	√ There are no impacts to views from the proposed development.
			Buildings and fences should be designed to complement and/or visually improve existing streetscapes through innovative design solutions.	√ The proposal's new fence is in keeping with the streetscape by aligning with the existing height and material and general design.
Fences, Walls and Enclosures			Fencing and wall materials shall be compatible with the overall landscape character and the general appearance of the building and streetscape. Materials complementing the architectural style and period of the dwelling are to be used.	√ Fence material is in keeping with the existing masonry character of the streetscape
			Modifications to the front fence and garden of a heritage item or buildings within a conservation area shall be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the streetscape	√ Fence design and material is in keeping with the existing historic style of the building character and streetscape. (Refer to Statement of Heritage Impact)

4.2 Impact on the Environment

Visual Impact

As viewed from the rear of the property, the proposal will have:
– A modest height, bulk and scale and an elegant form that sits comfortably between its neighbours and within the surrounding urban environment.
– The new building component of the proposal reflects contemporary residential design whilst utilising traditional building materials.
– A contemporary form, consistent with dwellings in the Manly area.
– Vastly improve the existing dwelling's aging appearance.
– The neutral tone and natural texture to the palette of materials has been selected to reflect the building's coastal and urban context.
– Building facades are articulated through subtle changes in the built form that respond to site geometry and internal use. The use of timber screening creates depth of transparency whilst maintaining privacy for the inhabitants.
– Areas of planting will soften the building edges.

As viewed from the front of the property, the proposal will:
– Enhance the existing streetscape through appropriate design and use of materials that are sympathetic to its local context.
– Have consistent scale, form and architectural language that is compatible with adjoining properties
– Reinvigorate an ageing building and remove uncharacteristic details at the entry such as the masonary portal.
– Upper level roof form of the addition reflects that of the existing gable wall and roof design.
– Meet the objectives of the Pittwater Road Conservation Area

Overshadowing

The proposal indicates some minor additional overshadowing as a result of the new additions. There is no indication this disadvantages the amenity of adjacent property in relation to daylight access to private open space or living spaces.
The roof form of the upper level addition has been modestly design with lowest part of roof located to the rear with rear awning which is to be glazed to allow for light penetration. Both of these built form decisions will assist daylight access to adjacent rear garden areas for both the proposal and its immediate neighbours.

Privacy

The following measures ensure that there will be no unreasonable loss of privacy for adjoining residents:
– Majority of windows near the side east boundary are oriented away from adjacent property and will include fixed privacy screening.
– A window facing the boundary is setback 2.75m (upper level bathroom) and is also screened through a louvre type system to ensure privacy is maintained to adjacent property. Other windows are narrow and rebated back from external elevation to facilitate improved privacy.
– Openable windows proposed at ground level and are oriented away from boundaries to restrict transfer of noise to adjacent property from living areas of the proposal.

Views

There very limited views across the site from surrounding property. The new additions have no decrease in view amenity for adjacent development.

Construction

The method of construction will be fast and efficient being mostly light-weight traditional domestic framing construction. This will minimise the effect on neighbouring properties.

Any demolition of the existing structure will be conducted within appropriate work hours and time scheduling and will be undertaken in a responsible manner to prevent excessive spread of dust or building material.

Erosion and sediment management, waste minimisation, site fencing and security, works in the public domain and traffic management during construction may be addressed by standard conditions of development consent.

ESD

A number of key environmentally sustainable development initiatives have been implemented in the design of the proposal.
The house is of an open plan design, naturally light with large extents of shaded glazing including skylights to provide abundant daylight in summer whilst allowing low-level winter sun to brighten and passively warm the house in winter. The windows are oriented to catch seabreezes in summer to encourage cross-ventilation and passive cooling of the house.
The proposal will be insulated to meet minimum design standards to negate or minimise heating and cooling requirements.
The adaptation and re-use of an existing building has major advantages to the environment through conserving resources and reducing demolition waste. Building re-use also limits embodied energy consumption in the project reducing the reliance on production of new materials including transportation.
The proposal has also significantly increased the amount of deep soil planting by demolishing the rear paved courtyard and replaced with lawn and gardens. This will assist the absorbsion of rainwater and reduce run-off.

Waste Collection

Normal domestic waste and recycling facilities will be provided for the proposed dwelling and will be serviced by Council's weekly pick up.

5.0 Conclusion

The proposal for the alterations and additions to the existing residence at 7 Carlton Street is reasonable and offers the following benefits:

– The proposal's retention, preservation and adaptation of an existing dwelling conserves the cultural heritage of the existing building within the locality.
– Compliance with the majority of the development standards and other relevant provisions in Manly LEP and the subsequent Development Control Plans.
– Protection of the amenity of adjoining properties with minimal and reasonable impacts on adjoining residents in terms of privacy, views and overshadowing.
– A high quality architectural design which is consistent, in built form and materials, with neighbouring dwellings and the streetscape.
– Respectful and sympathetic design solution utilising traditional materials that respects the cultural heritage within the Pittwater Road Conservation Area.

In view of its merits and the absence of any significant adverse effects, the proposal is considered worthy of approval.

Appendices

A Site Survey Plan by *C.M.S Surveyors*

B BASIX Certificate (#A316719)

C Statement of Heritage Impact, by *Lynch Heritage Consulting*

D Shadow Diagrams, by *Dorn*

E Drainage Concept Plan & Sedimentation Control Plan, by *Nitma Consulting*

F Waste Management Plan