

STATEMENT OF ENVIRONMENTAL EFFECTS

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PROPOSED ALTERATIONS AND ADDITIONS

2 ALMA STREET, CLONTARF NSW 2093

PREPARED FOR

Mr Brad Spence

SEPTEMBER 2020

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1.0 INTRODUCTION

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1.1 Application

This application is made to Northern Beaches Council for the development of the site located at 2 Alma Street, Clontarf. The site is currently occupied by a double-storey, four bedroom house used as a private residence. Application is made by Jaclyn Smith Architectural Design, acting as agent for Mr and Mrs Spence, present site owners.

The Application has been prepared in accordance with (former) Manly Council's Local Environment Plan (MLEP) 2013 and the Development Control Plan (DCP). The application has considered and implemented the objectives and performance criteria as set out in both Instruments.

This statement is to be read in conjunction with the drawings prepared by Jaclyn Smith Architectural Design, namely:

Dwg No:	A.01.1	- Site Plan
	A.01.2	- Existing Site Conditions
	A.01.2b	- Proposed Site Conditions
	A.01.3	- Site Analysis
	A.01.4	- Existing Ground Plan
	A.01.5	- Existing First Floor Plan
	A.01.6	- Proposed Ground Floor Plan
	A.01.7	- Proposed First Floor Plan
	A.01.8	- Materials and Finishes
	A.01.9	- Shadow Diagrams – EXISTING
	A.01.10	- Shadow Diagrams - PROPOSED
	A.02.1	- East and South Elevations
	A.02.2	- West and North Elevations
	A.03.1	- Building Sections 01 and 02
	B.01.1	- Notification Plan



The site has an area of 583.3m².

The property on the site is a double-storey, 4-bedroom, free-standing home with a pitched, tiled roof. The dwelling is situated on a sloped site on the corner of Woodland Street and Alma Street. Both vehicular and pedestrian access to the site is from Woodland Street, on the long boundary side of the block.

The dwelling is generally orientated to the North and South. The site area is 583.3m², in Zone R2 Low Density Residential. It is not in a Bushfire or Flood Prone Area. There is a Heritage Item (Listing number 140) located behind the rear boundary at 1 Woodland Street. No development is proposed to 2 Alma Street at this end of the site.

1.2 Proposed development

Proposed alterations and additions to the existing dwelling include:

- New double carport on the Eastern (long) boundary to allow for 2 off-street car parking spaces.
- Extension of driveway slab to allow better access to undercroft storage area.
- New deck area to rear yard with integrated spa and privacy pergola.
- Extension of First Floor terrace and connecting stairs to yard.
- New terrace roof, built in BBQ and log fireplace. Operable privacy screens to East and West.
- Replace existing boundary fence and install new remote controlled vehicular gate.
- No internal alterations or additions are proposed at the subject address.

2.0 COMPLIANCE WITH MANLY LEP 2013

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2.1 Zoning

The subject site is zoned R2 Low Density Residential.

2.2 Height of Buildings

The proposed development does not exceed the maximum building height (8.5m) established in the Height of Buildings Map for the subject Lot. The proposed development, therefore, complies with the principal development standard for height.

2.3 Floor Space Ratio

The maximum allowable FSR at the subject address is 0.4:1. The existing Gross Floor Area is 232.17m² and currently complies with the relevant Control with a FSR of 0.39:1. There is no proposed change to the existing FSR as the terrace extension is to remain open with operable privacy screens, in lieu of walls. All walls associated with the proposed unenclosed terrace will be no higher than 1.4m. The proposed development, therefore, complies with the principal development standard for Floor Space Ratio.

2.4 Heritage



Heritage Item 140 at 1 Woodland Street.

The subject site is not individually listed as an heritage item. It is located adjacent to Heritage Item 140, 1 Woodland Street, Balgowlah Hts.

All proposed work at 2 Alma Street, Clontarf is on the opposite side of the house to the neighbouring Heritage Item. We feel, therefore, that no impact to the listing itself will occur.

2.5 Acid Sulfate Soils

The subject site is categorised as being in Acid Sulfate Soil Class 5. As such nothing further is required.

2.6 Foreshore Scenic Protection Area

The site is located within the Foreshore Scenic Protection Area. The proposed development will cause no detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore.

The type, location and design and its relationship with and impact on the foreshore, is suitable and, therefore, meets the objective to protect visual aesthetic amenity and views to and from the foreshore in Manly.

3.0 COMPLIANCE WITH MANLY DCP

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3.1 Local Character and Streetscape

Development on site will complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality; ensure the bulk and design of development does not detract from the scenic amenity of the area when viewed from surrounding private land; maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment; address and compliment the built form and style of the adjacent heritage item to preserve the integrity of the item and its setting; visually improve existing streetscapes through innovative design solutions; and incorporate building materials and finishes complementing those dominant in the locality.

3.2 Building Setbacks

Front setbacks: Conventionally, the 'front' setback is the setback which faces the street. Due to the unconventional nature of the corner block, the orientation of the dwelling towards the 'front', the considerable setback of the dwelling on site towards the 'back' of the site and the entrance to the dwelling being on the long boundary or 'side' boundary, we consider the 'front' setback, in this instance, to be the Alma Street boundary to the South. The proposed 'front' setback at the property relates to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity. Being a corner block, there is only one neighbouring property by which to base the prevailing building line. The setback at this property is 11.7m.

Based on the building line of the neighbouring property, the proposed un-enclosed terrace extension to the South will not project into the 'front' setback. The proposed setback of the unenclosed balcony is 13m ie: greater than neighbouring setback. Regardless, projections into the front setback may be accepted for unenclosed balconies. Due to proposed operable screening on this boundary line, there will be no adverse impact on the adjoining property or the streetscape.

Because the orientation of the dwelling is the way it is, what would conventionally be considered the rear yard is the area which faces the street and, therefore, might be considered the 'front' of the block. The proposed new deck, spa and pergola area does encroach on the average front setback, established by the neighbours. However, due to the low level of these elements which will be screened from the street by the proposed new fence, we don't believe any adverse impact will be felt on the streetscape or by the neighbours and would be more accurately considered in keeping with the objectives of the rear setback Controls.

Side setbacks: The proposed un-enclosed terrace extension to the South will project into the side setback. Projections into the side setback may be accepted, however, for unenclosed balconies. Due to proposed operable screening on this boundary line, there will be no adverse impact on the adjoining property by way of privacy.

3.3 Open Space and Landscaped Area

The property has been identified within the Open Space Area OS4 and has a minimum requirement of 60% Total Open Space and of that Total Open Space, 40% is to be Landscaped Area. The Total Open Space is currently 360.m2 or 60% of the site area. Of that Total Open Space, the total Landscaped Area is currently 212m2 or 59%. The proposed Total Open Space, with the extension of the First Floor terrace and the addition of the double carport, reduces to 338.41m2 or 56% of the site and of that Total Open Space, with the addition of the new permeable paving, the Landscaped Area accounts for 149.97m2 or 44%. The proposal, therefore, falls slightly short of the development standard for Open Space (56%) but not Landscaped Area (44%).

The proposed carport is responsible for the reduction in Open Space. However, because the shortfall in Open space is only 4% and the addition of the carport is within the allowable off-street parking allocation, we believe the minor non-compliance should be overlooked. Even with the addition of the carport, we believe the proposed development will maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area. Extra landscaping has been proposed to make up for the minor shortfall in the Open Space.

3.4 Access and Parking

The design and location of the proposed double carport will be minimal in terms of its visual impact on the streetscape and neighbouring properties, and will maintain the desired character of the locality. Being on a corner block and the entrance point to the dwelling being on the long boundary, defining the 'front' of the building line is obscure in this instance. The carport structure is proposed to be designed and sited so as not to dominate the street frontage. It will be open on both sides and at the front and have a width of not more than 6.2m.

3.5 Amenity

Solar access and overshadowing -

A study of both the existing and proposed shadows (refer drawings A.01.09 and A.01.10) shows a minimal increase in shadows. However, zero additional overshadowing will occur to the adjacent property at any time.

Privacy – Visual and Acoustic

The proposed alterations and additions have been considerably designed so as not to impact on the visual privacy of the neighbouring properties. The proposed terrace extension will feature operable privacy screens on the boundary shared with the neighbour as well as the boundary looking over the street. No impact, therefore, should be experienced by neighbours in the way of visual or acoustic privacy.

3.6 Stormwater

In support of the purposes of LEP clause 6.4(3), the proposed development will comply with the Council's 'Stormwater Control Policy'. Stormwater management measures will be implemented and maintained in accordance with the Specification for Stormwater Management.

All new downpipes will connect to the existing stormwater system on site and be gravity fed to the street.

3.7 Spa

The proposed spa would be built on or in the ground, not elevated more than 1m above natural ground level and the distance to the waterline from the setback is at least 1.5m. As the spa is proposed to be located within the front setback i.e. between the front boundary of the lot and the building line, we seek consideration of an exception to the proposed location on the grounds that the subject spa and associated privacy pergola will not detract from the amenity or character of the neighbourhood. The location of the spa will be on the low side of the sloped site, behind the proposed new boundary fence which will provide adequate screening, in addition to the privacy pergola.

3.8 Boundary fence

The proposal involves the replacement of the existing boundary fence along the Woodland Street boundary line. This fence, currently, provides little to no privacy for the principal private open space at the property and it is our intention that this is rectified with the proposed new fence. Maximum height allowable on a sloping site, where 30% of the fence is open above the height of 1m from existing ground level, is 1.5m.

4.0 CONCLUSION

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In conclusion, it is our opinion that the proposed alterations and additions to the property at 2 Alma St, Clontarf are both considerate and sympathetic to the street and local area.

We believe that all the relevant Development Standards and Controls have been met and that there will be no compromise to the amenity of the adjoining dwellings.

As such, we believe the proposed development will both compliment, and enhance the existing character and amenity of this neighbourhood.