

STATEMENT OF ENVIRONMENTAL EFFECTS

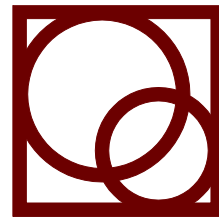
Proposed Alterations and Additions

38 Ponsonby Parade Seaforth



Prepared by:

Paul Morgan
Equity by Design
17 Sladden Road
Yarrawarrah
NSW 2233
Ph: 0425 248 595
paul@equitybydesign.sydney



EQUITY BY DESIGN
WEALTH CREATING, SUSTAINABLE ARCHITECTURE

October 2020

Introduction

This Statement of Environmental Effects ('SEE') accompanies a Development Application ('DA') for alterations and additions to an existing residence at 38 Ponsonby Parade, Seaforth.

The purpose of this report is to describe the design and planning approach of this project and to provide an SEE in accordance with the Environmental Planning and Assessment Act (1979) ('EP&AA'), to address the impact of the proposed development on the surrounding area and to detail compliance with the provisions of the Manly Development Control Plan 2013 ('DCP').

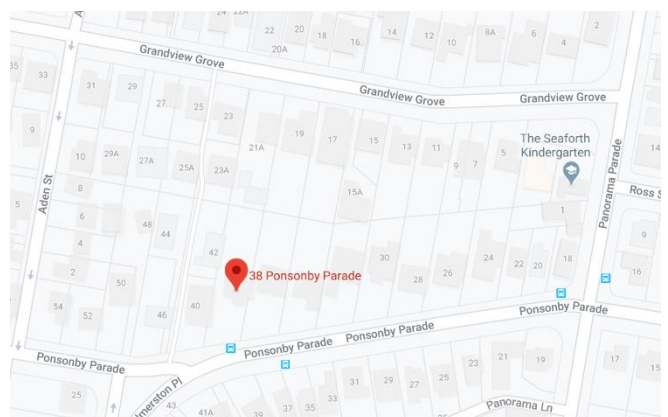
This statement addresses, where relevant, the Matters for Consideration listed in Section 79C of the EP&AA and responds to the Manly Local Environmental Plan 2013 ('LEP') and the DCP.

Site Description and Location

The Site and current dwelling

The property is known as Lot 201, DP 4889 at 38 Ponsonby Parade, Seaforth NSW 2092

The site has a surveyed area of 1,577 sqm and features a two and three storey brick dwelling with tile roofing. An aerial photograph showing the built form characteristics of the site and its relationship to adjoining development is shown below. In the last few years, the rear of the property has been developed under the Complying Development provisions to include a new poolside cabana, BBQ and recreation areas and new landscaping to the garden and pool areas. The early days of this work have been captured in the aerial image below.



© Google Maps

The current dwelling was constructed around 1950. Like its near neighbours, it features some Art Deco inspired characteristics despite not being of the period. It presents a dominant street presence courtesy of its elevated position; however the façade lacks a consistency and does not capitalise sufficiently on the impressive 270 degree views from Chatswood, and then across the Sydney CBD and harbour to Manly.

Internally, the current dwelling provides compromised accommodation with many rooms of modest proportion; the predominantly full brick construction restricts the extent to which practical alterations can be made to the current floor plan and therefore most elements of the application relate to alterations and additions to the front and rear elevations.

As noted above, and shown below, a contemporary rear cabana was constructed recently under the Complying Development provisions. The proposed alterations to the main dwelling seek to harmonise the architectural styles of the house and cabana.



New rear cabana recently completed (author)

The Locality

The property fronts to a reasonably quiet residential street, Ponsonby Parade. As shown above, the property appears to occupy the largest parcel of land which has not undergone subdivision. Most lots west of the property until Aden Street appear to have been subdivided or feature a secondary dwelling. All properties to the east appear to be single residential dwellings on lots which become progressively smaller towards Panorama Parade.

As a result, there is a mix of housing styles including large single dwellings with Art Deco influences and brand new 'kit home' projects. The mix of one and two dwelling blocks means there is also a mix of building lines along the street. Almost all dwellings feature balconies or similar on their street-facing (south) elevations to take advantage of the outstanding city and water views.

On either side of the property there is currently:

Lot 202, DP 4889 - 36 Ponsonby Parade – a two storey brick house with a tile and metal roof, and

Lots B and C, DP 323925 – 40 and 42 Ponsonby Parade – a two storey rendered house with tiled roof and a two storey brick house with tiled roof respectively.

The following images have all been taken (by the author) from the rear garden of the subject property to indicate the relationship to the neighbouring properties:



36 Ponsonby Parade



40 Ponsonby Parade



42 Ponsonby Parade

Summary of Project

The scope of works proposed by this DA includes:

A two storey addition to the rear elevation with living space on ground floor and bedrooms and balconies above

Alterations and Additions to the front elevation, including a ground floor outdoor terrace with modified garage beneath, enlarged master bedroom, new balcony and entertainment terrace to the first floor

Small ground floor addition to the west elevation for a butler's pantry.

A new 'flat' metal roof for the entire dwelling, hidden behind a contemporary parapet

New contemporary windows and glazed doors throughout with improved energy efficiency

Planning Regulations

With reference to the LEP and Council Maps, the following regulations apply to the property:

Zoning	R2 – Low Density Residential
Acid Sulphate Soils	Class 5
Bushfire Prone Land	N/A
Flood Prone Land	N/A
Heritage	N/A

Compliance with Development Standards

Control	Required	Compliance
Floor Space Ratio	0.45:1	Yes
Building Height	8.5m	Yes
Landscape Ratio (DCP)	35%	Yes
Total Open Space	55%	Yes

Having reviewed the LEP in detail, we contend that the proposal **meets** the aims and objectives of the LEP and **may** be approved at council's discretion.

Specifically, we contend that the proposal supports the aim 'to promote a high standard of urban design that responds to the existing or desired future character of areas' and that it 'appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population'.

We are seeking consent for a roof fascia/parapet which falls outside of the provisions of the DCP; however, we contend that the proposed parapet meets the aims and objectives of the LEP and **may** be approved at council's discretion. Specifically, the proposed roof reduces the roof ridge and helps meet the LEP objectives detailed in section 4.3 'Height of buildings' including:

- (a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,
- (b) to control the bulk and scale of buildings.
- (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings.

We also note that council has not adopted section 5.6 'Architectural roof features' which suggests a willingness to consider roof designs on their individual merit.

With reference to the DCP Section 4.1 – Residential Development Controls, we contend that the proposal generally **meets** the objectives for dwelling houses as follows:

4.1.1 Dwelling Density, Dwelling Size and Subdivision

The property is in Density Area D6, requiring a minimum of 600 sqm per dwelling. The site area is 1577 sqm and only contains one dwelling.

The proposed five bed, four bath dwelling has an internal area of approx. 367 sqm. The minimum internal area for a five bed, four bath dwelling is 129 sqm.

The proposal does not include a subdivision.

4.1.2 Height of Building, Wall Height, No. of Storeys, Roof Height

The Height of Building control is 8.5m

The existing building is part two storey and part three storey due to the garage and basement storage level.

The two storey habitable space has **current** height of 8.2m measured from Ground Floor FFL to roof ridge.

The three storey part of the home has a total **current** height of 10.6m measured from Garage FFL to roof ridge.

The proposed alterations include a new roof which has a ridge approx. 1240mm lower than the current ridge. Therefore, the proposed two storey sections will measure approx. 6.93m from Ground Floor FFL to new roof ridge which **complies** with development standards. The proposed three storey section will measure approx. 9.38m from Garage FFL to new roof ridge. The proposal **meets** the requirement of Clause 4.1.2 (b) 'Exceptions to Height' as the existing building exceeds the maximum height controls however the proposal does not increase (and in fact reduces) the overall height of the existing building.

Wall Height

The Maximum wall height in the two storey parts of the building is approx. 5.8m which **meets** the development standard. The maximum wall height in the three storey part of the dwelling is approx. 8.28m which as discussed above is existing and is not increased by this proposal.

Storeys

The existing dwelling includes a garage and storage area which constitutes a third storey. The proposal seeks to create a more functional tandem garage by bringing the current garage

forward by approx. 3.0m. As this garage extension is forward of the main building and with open space terraces and balconies above it, the three storey part of the building is not increased in a detrimental way.

Roof Height

The existing pitched roof structure is approx. 2.6m above actual wall height and adds an undesirable bulk to the dwelling. This proposal seeks to replace the roof with a 'flat' metal tray roof with an approx. fall of 4 degrees which will reduce the roof ridge by approx. 1240mm and significantly improve the visual scale and bulk of the dwelling.

The proposal seeks to hide the roof behind an 1100mm high parapet/fascia around the full perimeter. This exceeds the maximum parapet height specified in the DCP (600mm), however we feel the variation is appropriate, as follows:

1. The LEP does not adopt any aims in relation to 'architectural roof features' (Clause 5.6) and therefore the proposed roof styling **may** be approved
2. A key architectural design objective of the proposal is to harmonise the dwelling with the newly constructed rear cabana. As shown in the images above, the cabana design includes an approx. 600mm parapet which presents a striking aesthetic which we are seeking to replicate in the main dwelling
3. A 600mm high parapet/fascia is not sufficient to fully hide the proposed roof structure. Given the size of the roof, even the proposed roof pitched at a modest 4° requires a parapet of 1100mm to fully hide the roof structure
4. The parapet will present a clean, crisp aesthetic and will significantly reduce the bulk and scale of the building, compared to the current roof.
5. The roof ridge (ie the top of the parapet) will be approx. 1240 mm lower than the current roof ridge, again reducing the bulk and scale of the building.
6. The dwelling is set well back from the street and is in an elevated position, both of which further reduce the visual bulk and scale.
7. 3D renders of the front and rear elevation are included in the drawing set (A3 19) which show that the 1100 parapet is in proportion with the balconies and other design elements.

A dotted outline of the current roof is shown on the proposed elevations and demonstrates how the proposal reduces the overall bulk and scale of the dwelling.

4.1.3 Floor Space Ratio

The property falls within Zone C of the Manly FSR Map and therefore is constrained to a maximum FSR of 0.45:1.

The existing property, including the recently constructed cabana, has a gross floor area of approx. 350 sqm and therefore a FSR of approx. 0.22:1

The proposal will increase the total GFA to approx. 508 sqm to the FSR to 0.32:1 which **complies** with the development standard

4.1.4 Setbacks and Building Separation

Under this proposal, the front setback will be a minimum of approx. 15.4m which **complies** with the DCP as the front building line of neighbouring properties is variable, see aerial image above.

The **East side** setback will be unchanged at a minimum of approx. 1660mm

The proposed first floor addition to the master bedroom will create a total wall height of approx. 5780 mm which, with reference to DCP clause 4.1.4.2 a) requires a setback of at least 1930mm. As such, the proposal **does not comply** with the side setback requirement as the current setback is approx. 1700mm.

The Proposed First Floor Plan includes a dotted outline of the required 1930 side setback and shows the very minor areas of numeric non-compliance.

We contend that the proposal (and this variation) is reasonable because:

1. The proposal only seeks to extend an existing wall, which is already slightly non-compliant with the setback control.
2. The non-compliance is minor, being approx. 230mm.
3. The wall extension sits well forward (over 10.0m) of the neighbouring dwelling and will have no adverse impact on the privacy or amenity enjoyed by that dwelling.

The **West side** setback will be a minimum of approx. 1960mm

The proposed two storey addition to the north and west will create a total wall height of approx. 5780 mm which **complies** with DCP clause 4.1.4.2 a) which requires a setback of at least 1930mm. Again, this is shown by the dotted outline on the Proposed First Floor Plan.

The rear setback will be a minimum of approx. 37.0m and **complies**.

Windows

DCP clause 4.1.4.2 c) requires new windows facing a side boundary to be 3.0m from the boundary. Under this proposal, all glazed doors and windows that are being retained will be upgraded both for visual conformity and for improved thermal efficiency. Most of the doors and windows which are simple replacements within existing wall voids are more than 3.0m from the boundary and therefore **comply**.

On the east elevation, W4 is a wholly new window as part of the proposed addition to the master suite. As it is within 3.0m of the boundary, it **does not comply** with DCP clause 4.1.4.2 however we believe that the proposal and this variation is reasonable as follows:

1. The proposed window is effectively to replace the current one which occupies the SE corner of the bedroom, facing East, which will be filled in. The proposed window seeks to retain the benefits of morning light and cross ventilation.
2. The proposed window is more than 10m forward of the neighbouring dwelling and does not adversely impact that dwelling in any way.
3. A key architectural styling of the proposal is to feature L shaped glazed doors and windows with minimal wall nibs in many corners of the building. This is designed to give the building a light aesthetic and the proposed window is an important part of that aesthetic.

4.1.5 Open Space and Landscaping

The property falls within Area OS3 and requires at least 868 sqm to be Open Space, being 55% of the site area. Of that Open Space, 35% (equating to 303 sqm) must be given over to landscaped areas.

Open Space means landscaped areas, open space above ground and principal private open space areas with a minimum dimension of 3.0m and a minimum unbroken area of 12 sqm.

The LEP defines 'private open space' as areas external to a building - including land, terraces, balconies and decks - that are used for private outdoor purposes.

The alterations and additions detailed in this proposal would result in the following areas of Open Space (sqm) which **complies** with the DCP:

Grass and soft landscaping	490
Decks, terraces and balconies (house)	190
Pool and decking, other terraces (garden)	202
Total	882 sqm

The landscaped area represents 56% of the minimum required total Open Space (and 56% of the *actual* Open Space) and therefore comfortably **complies** with the DCP.

Note: The pool and associated concourse area **may** be included in the calculations above as, with reference to DCP clause 4.1.9.3 it does not comprise more than 30% of the total Open Space.

Note: The 190 sqm of decks, terraces and balconies within or adjacent to the house **meet the requirements** for a minimum of 18 sqm of principal private open space as required by DCP clause 4.1.5.3 a).

Tree plantings

We note the requirement of DCP clause 4.1.5.2 c) that the site must contain a minimum of four native trees, either new or existing, at the completion of work.

Landscape Plan

There are no plans for any substantial landscaping works under this proposal. The recent work in the rear garden to construct the poolside cabana also included landscaping work including turf, leisure areas and other hard and soft landscaping and all this work is unaffected by the proposed work to the main dwelling. At the front of the house, the only intended minor landscaping work will be planter walls and boxes to border the new entry steps.

As the scope of landscaping work is very minor and not yet fully determined, a landscape plan is not provided with this DA. As detailed above, we note that the current landscaping comfortably exceeds the DCP requirement for same.

4.1.6 Parking and Vehicular Access

The proposal includes alterations to the existing garage area to enable it to function as a two car tandem garage and therefore enable two vehicles to park off street.

The design and location of the garage has included due consideration of the objectives of the DCP to minimise its visual impact and maintain the desired character of the locality.

The front of the garage has been brought forward by the minimum amount necessary (approx. 3.0m) to provide the minimum depth of parking recommended by Australian Standards and will still be set back over 15m from the front boundary.

Locating a terrace area with hard and soft landscaping on top of the garage will soften its visual appearance.

With reference to DCP clause 4.1.6.1 c) the proposed garage **complies** with the requirements for maximum percentage of front elevation (50%) and the maximum permitted width (6.2m)

The proposal provides two parking spaces and **complies** with this requirement of the DCP.

No changes are proposed to the existing driveway, kerb crossing or vehicular access arrangements.

4.1.7 First Floor and Roof Additions

The first floor additions have been designed with due consideration of the objectives of the DCP. Most of the new work is to the rear of the property and the work to the front elevation does not adversely impact neighbouring properties due to the stepped nature of the existing front building lines. It is not possible to retain the existing roof form and indeed on this occasion we do not believe that doing so would be the best outcome. Altering the roof to be a 'flat' roof concealed behind a parapet enables the home to be extended while reducing the roof ridge by approx. 1240mm. This will reduce the bulk of the property considerably, particularly given the elongated 'low profile' effect of the architectural lines and the extensive areas of glazing and open space on the front elevation.

The proposal does not include any habitable rooms in the roof structure.

With regard to DCP clause 4.4.2 'Alterations and Additions', the proposal retains and adapts to the existing building to a high degree. External demolition is kept to a minimum, an outcome that we note is promoted by Council.

4.1.8 Development on Sloping Sites

The proposal responds to the current slope of the site which allows for the three storey part of the dwelling at the front elevation. The proposal maintains the finished floor levels to the garage, ground floor and first floor levels that exist currently.

Excavation work on this project is minor and is limited to the preparation of footings and slabs for the garage and rear extensions, which already have RLs similar to the finished floor levels. No significant 'cut and fill' is anticipated.

4.1.9 Swimming Pools, Spas and Water Features

No changes are proposed to the existing pool, concourse or cabana areas. The 'other matters' regarding the pool, set out in DCP clause 4.1.9.4 are noted.

4.1.10 Fencing

No changes are proposed to the fencing at the front boundary.

LEP Clause 6.4 Stormwater Management

As discussed above, the proposal includes a new roof to the dwelling. This will be designed to utilise the existing stormwater system, by which most stormwater is fed via gutters and down pipes into stormwater pipes with a portion being diverted to existing rainwater tanks for use in the laundry.

The increased roof area means that stormwater that currently falls onto impermeable paved areas will now be collected and diverted to stormwater pipes, thereby reducing runoff. In addition, the front and rear gardens will continue to feature extensive landscaped areas to maximise water retention.

Collectively, these measures meet the objectives of the LEP 'to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters' and 'avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact'.

Summary of BCA Compliance

A summary of BCA compliance is attached elsewhere in this application which addresses the general BCA clauses and Australian Standards to which the proposed work will be completed.

Summary

With due reference to the LEP and DCP, this SEE demonstrates that this proposal **may** be approved by Council as it complies with the objectives of the DCP and can be constructed in accordance with the BCA. Provisional structural engineering plans have been prepared to determine that the proposal can be constructed as drawn, and of course full structural plans and additional details will be provided in the Construction Certificate. As a planning matter, however, we contend that the application meets all planning objectives and provides improved amenity for the occupants.

We hope Council will support our proposal to add a dramatic and architecturally superior dwelling to the local area and we look forward to its approval of this DA and its thoughtful conditions of consent.