



**BAXTER &  
JACOBSON**  
ARCHITECTS

## Statement of Environmental Effects

21 Herbert St, Manly NSW 2095

For

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## Statement of Environmental Effects

21 Herbert St Manly

Proposed Garage, driveway & gutter crossing

Proposed alteration to sunroom roof and balcony over

Proposed addition to 1<sup>st</sup> fl rear living room and kitchen including altering windows

### Introduction

This application is for the construction of a new driveway from Herbert Street on to No. 21 to access a new basement garage under the existing house.

Excavation is required to construct the driveway and garage and a new kerb crossing is necessary.

The property runs roughly north - south and the site slopes up away from Herbert St towards the back of the site to the south.

Currently there is quite a step up to the road verge from the street gutter of approx. 0.35m plus a retaining wall along the front boundary; average height of 0.5m.

An existing brick and sandstone bungalow house is situated towards the middle of the block.

The house was extended by previous owners, adding a framed 1<sup>st</sup> fl level (DA334/2003), with a S96 in 2004 and a subsequent CDC in 2007 to extend the top level. Living rooms were relocated from the ground level to the 1<sup>st</sup> floor, including a balcony.

No onsite parking had been provided previously; no doubt due to the large Callistemon or Agonis flexuosa (Willow Myrtle) tree that was growing on the road verge. This tree has since died and was removed by Council. Consequently, there is opportunity to put in a driveway and parking.

The proposed garage will be excavated under the front of the house and located within the footprint of the house - behind the existing front setback line.

The existing top floor balcony is not well integrated into the building form. It is proposed to alter the shape of the balcony and replace the flat roof of the gr. fl. sunroom with a pitched roof. This will improve proportions, responding to the asymmetry of the original façade locating a bay for the balcony above - symmetrical to the sunroom.

The 1<sup>st</sup> floor is currently set back approximately 3.4m from the ground floor rear elevation. A 15m<sup>2</sup> extension is proposed at 1<sup>st</sup> floor level at the rear, maintaining a setback of between 0.8 -1.5m from the rear wall below. The existing gable roof will be extended plus a bay window added to reduce the scale and articulate the rear elevation. A new lower roof to the gr fl level replacing the skillion, will wrap around to unify the new structure with the original house.

New windows at the rear are located to maximise privacy and minimise overlooking to and from neighbours, whilst improving cross ventilation and natural lighting into the 1<sup>st</sup> floor living areas.

No additional windows are proposed in the side elevations.

An additional window is proposed to the existing ground floor rear ensuite which currently has no windows- only a skylight.

## Council Planning Codes

### Local Environmental Plan\_ Manly

	<b>Control</b>	<b>Comment</b>
Site area	260.9 m2	-
Zone_R1	General Residential	COMPLIES
FSR_F	0.6:1 i.e. 156.54m2 enclosed floor space allowable	Existing enclosed floor area = 137m2 FSR = 0.53:1 Additional enclosed floor area = 15.3m2 Total proposed enclosed floor area = 152m2 Resultant FSR = 0.58:1 FSR not applicable to garages & excludes balconies
Height_I	8.5m H (see DCP: wall height = 6.5mH)	COMPLIES. No increase in building height. Front wall of garage at façade of sunroom will be approx. 5.2m H. Garage will be excavated below existing ground level
Heritage	NA	
Acid Sulphate Soils	Class 5	Lowest risk category- no Geotech report required
Lot sizeC	250m2 minimum	COMPLIES
Foreshore Scenic Protection	NA	
Biodiversity + Wetlands	NA	

### Development Control Plan\_ Residential

Density D3	1 unit/250m2	COMPLIES
Open Space _OS3	Total open Space to = 55% of whole site area = 143.5m2 Landscaped Area = 35% x TOS = 50.2m2 minimum planted area	COMPLIES Existing Back yard planted area = 42m2 approx Front yard proposed planted area = 28m2
Wall height	6.5m	Existing - rear= 5.78mH COMPLIES Existing - front = 6.0mH COMPLIES Rear extension = 5.78mH COMPLIES
No. of storeys	2 + basement Basement garage will be excavated below the existing house	Variation to the maximum number of storeys requested: to allow an additional understorey, where that storey satisfies the meaning of basements in the LEP.

Roof Height	2.5m	No Change to main roof. COMPLIES
Front Setback	Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.	COMPLIES. Street Front setback is maintained. Garage is under the building.
Side setbacks	0.9m or 1/3 height of building	Existing 1 <sup>st</sup> floor does not comply. New 1 <sup>st</sup> fl extension = existing east side setback: 5.9mH@ 1.45m = west side setback: 5.9mH@ 0.88m  Garage contained under existing building: East Setback of garage = approx. 3.5m West Setback = approx. 1.34m

### Site conditions

The house is elevated above the street at the front and the site slopes down from the back SW corner to the front NE corner. There is 0.7m to 1.2mH clear sub-floor height under the front rooms currently.

The ground level at the front of the sunroom is 1.2m below floor level then drops away to the front boundary with a steeper drop off to the street gutter. The total rise from the gutter to ground level at the base of the house is 1.5m H and 3.0m H from the Ground Floor Level to the street gutter.

Therefore, to achieve a basement garage with sufficient head height of 2.6m H, excavation between 1.5 to 2.0m depth is required under the house.

### Structural conditions

The brick house is founded on sandstone block subfloor walls.

A geotechnical investigation has been done and a report prepared confirming the location and depth of solid bedrock on this site.

Preliminary Structural engineering advice has also been received confirming the feasibility of excavating under and supporting the existing house above.

Some internal stone base walls will be removed as part of the works and adjacent stone walls will be underpinned and upgraded as necessary.

Steel framing will be necessary to support the masonry and timber structure above and transfer loading with details provided for CC stage.

### Excavation & Retaining walls

The extent of excavation will necessitate retaining walls both under the house and also in front of the house for the driveway.

Excavation will be in rock and the impacts of noise, dust and vibration for adjacent neighbours will be managed. Accredited geotechnical engineers will prepare the excavation management plan.

It is proposed that retaining walls will be masonry block walls using recycled/excavated sandstone from the site as well as sandstone facing to concrete block walls.

In order to reduce the height of the retaining walls for aesthetics and to avoid the need for safety balustrades, garden walls will be less than 1.0m H and terraced gardens will be incorporated parallel to the driveway.

### **Driveway and footpath levels**

In order to keep the gradient of the re-formed footpath evenly graded and compliant, plus minimise excavation depths and remedial levelling of the road reserve and garden, the driveway will ramp up to the boundary from the street and down to garage door.

The driveway has been located to minimise loss of on street parking. One on-street space will be replaced with one off-street garage space. 2 vehicles can park between this proposed driveway and the existing driveway next door at No.23 whilst 2 cars can park between No.21 and No.17 driveway. There is not driveway at No 19.

### **Stormwater Management**

The driveway adds 17.25m<sup>2</sup> paved area inside the property.

Building footprint and total roof area does not increase (the increase in 1<sup>st</sup> floor area is offset by reduction in Gr. fl roof area) .

No other paving onsite is proposed.

All roof water drains via gravity to the street gutter. The stormwater pipe collecting roofwater from the house downpipes to the street gutter outlet will be replaced as a result of the excavation for the garage.

A grated drain at the front of the garage and stormwater pipe will drain surface water to the street road gutter by gravity.

### **Garage design**

Maximum available area is limited by the footprint of the existing house, access for excavation and required retaining walls. The proposed garage is 5.7mL x 3.3mW plus a side storage bay of 2.2mW x 3.35mL.

### **Balcony**

The top floor balcony spans the width of the house and currently does not respond to the architectural form or features of the original house. By changing the roof of the sunroom and extending a bay balcony, the asymmetrical façade proportions are improved.

### **Setback**

The existing house setbacks are maintained or increased.

The street front setback of 5-7m variable is maintained with the new garage completely contained under the building within the footprint of the sunroom and front bedrooms.

The balcony extension is contained within the sunroom roof plan

The rear extension at 1<sup>st</sup> fl equals the existing side setback and increases the rear setback to control bulk and scale.

The side setback of the existing 1<sup>st</sup> floor does not comply with the wall height between 5.8 - 6.8mH on the eastern side with a required setback of 1.9 – 2.27mW. The existing east side setback is 1.405m. The west side wall is 5.9 – 6.8mH with existing setback of .885m.

Whilst the proposed extension continues the non-compliance, a concession is requested on the basis that the impact is negligible and increasing the setback for such a small length will not substantially alter the impact and will look awkward.

## **Landscaping**

No changes are proposed in the back yard. Landscaping is proposed to soften the excavated levels at the front of the house, for streetscape and property aesthetics.

The boundary frontage to Herbert St is 10.105m L and the available open space area forward of house building line is at least 60m<sup>2</sup>.

The new paved driveway will be 17.25m<sup>2</sup>. The existing path = 8.5m<sup>2</sup>  
Front yard proposed soft planted area; lawn + ground cover + one tree = 28m<sup>2</sup>

The use of sandstone edging and walls/facing ties in well with the age and style of the house. Endemic planting will include ground cover, one feature tree or shrubs.

Two over-mature bottle brush trees, a bougainvillea and an overgrown mulberry tree which overhangs the footpath will be removed from the side boundary and replaced with a Ivory Curl (to 6m H) *Buckinghamia celsissima*.



## **Streetscape**

The importance of a quality contribution to streetscape is acknowledged and the proposal will improve the proportion and appearance of the house.

Setbacks are maintained plus landscape planting with sandstone detailing + new fencing will minimise visual impact of the driveway, retaining walls and the garage door.

Improvements to the front façade will benefit Streetscape.

## **Privacy, views and amenity**

The wider part of the balcony above the sunroom will encourage sitting in the mid zone- away from the ends of the balcony. This preserves privacy for No. 19 and No. 23. Overlooking is mitigated by the stepped offset in building siting.

No.23 is subject of an approved DA for a second storey addition. No outdoor living areas are proposed adjacent to No.21 balcony and it seems as though the staircase is adjacent, not private bedrooms. It is unlikely that the minor changes proposed for No.21 will impact No.23.

Windows in the rear 1<sup>st</sup> floor extension look onto No.21 garden only. No new side windows are proposed.

There will be no impact on access to district views. The balcony extension is small and unenclosed. The rear neighbour at No. 24 Arthur St is substantially higher up the hill and will be unaffected by the new work.

Amenity for neighbours (after excavation) is unaffected as only one on-street car space is lost, the driveway is set back from both side boundaries, the footpath will be reinstated and overhanging tree removed plus the front fence and planting replaced.

## **Shadow Diagrams**

Shadow diagrams for the mid-winter solstice have been prepared to show impact of the proposed rear addition on adjoining neighbours. Refer to drawing No.

Impact on solar access as the garage will be completely within the existing footprint.

## **Summary**

The proposal will provide much needed off street parking car parking for the applicant. Street parking is in demand in Herbert St which is narrow and congested. The proposal results in the loss of only one on-street car space due to the careful siting of the driveway and kerb crossing.

The balcony adjustment responds to the asymmetrical features of the original house façade to better integrate the 2007 top floor extension and improve streetscape.

Impacts are minimal and Approval is recommended.

*Leith Schmidt Architect*  
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