

Statement of Environmental Effects

for

The Alteration and Additions of an Existing Residential Property,

At

Lot No. A, DP 334786 No. 68 Birkley Road, Manly, NSW, 2095

prepared on behalf of

The Owners Matt & Georgi Bates

prepared by

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1.0 GENERAL STATEMENT OF PROPOSAL

This statement of environmental effects has been prepared to accompany a development application and relates to a newly proposed pool and the reconstruction and extension of an existing detached garage to incorporate additional parking and loft-style granny flat over. The alterations and additions relate to an existing residence at No. 68 Birkley Road, Manly.

The sites dwelling house is a two-storey residence that was extensively renovated in 2012, the sites detached single storey garage was not modified in this renovation and is hence the primary focus of this proposal. The proposed alterations and additions have aimed to work sympathetically with the existing homes design whilst attempting not to replicate it.

A development application was approved for the site in September 2018, in light of new development application approvals along Lawson Place the approved development has been re-accessed and accordingly amended.

Elements of the proposal include:

- The demolition of existing garage at the rear of the property.
- A new garage, which is to extend a total of 20sqm beyond existing footprint, the new garage includes a loft-style studio granny flat over.
- A new pool with associated decking and landscaping.
- The removal of two trees.

The purpose of the statement is to review the intention of the proposal in accordance Manly council's Land & Environmental Plan and Development control plan. It is to be read in conjunction with the provided Development Application Drawings.

2.0 SITE PROFILE

2.1 Site Location, Context & Surrounding Development.

The site is located at No. 68 Birkley Road, Manly; it has dual site access - the rear of the site backing on to Lawson Place. The property is generally flat, sloping slightly up toward its rear. The sites frontage is orientated west.

The existing property is a two-storey residence made-up of masonry or steel-framing and is clad with white painted weatherboard. The existing roof is colourbond steel.

Whilst the original home was renovated in 2012, the modernised residence remains remnant of Birkley Roads original architecture. Birkley Road is characterised by predominantly two storey brick and weatherboard homes. Lawson Place at the rear of the subject property is characterised by gable-end double garages, both single and double storey, these provide off- street car parking, some include self contained studios.

Number 68's gable roof form and white weatherboard cladding remain in keeping with the dominant styles throughout the streetscape.

The Site has an area of 341.8sqm, and is rectangular in shape, measuring 48.77m along the northern and southern boundary and 7.01m along the eastern and western. The newly proposed area on which the addition is to be constructed resides toward the rear of the property.

See 6 Maps Location Image below.



(Below) No. 68 Birkley Road Existing Street View.



(Below) No. 68 Birkley Road Existing garage as viewed from Lawson Place. (Google Earth Image).





View of Existing Carport from yard

3.0 PROPOSED DEVELOPMENT

The proposal at No. 68 Birkley relates to the reconstruction of an external garage, it is proposed that the existing garage is replaced and extended to incorporate additional parking space, complete with a self contained studio above. The alterations also include the addition of a pool & affiliated landscaping.

A breakdown of the proposal is as follows:

- The demolition of an existing single car garage at the property's rear.
- A new garage to extend in footprint by 20sqm.
- A 42sqm loft-style studio to reside primarily above the new garage.
- The removal of two trees.
- The remodelling of an existing rear boundary fence and gate. The addition of a 12sqm pool with associated decking. Relevant landscaping rejuvenation, including:
 - Relocation of existing sandstone wall and steps.
 - The introduction of new planting, including a green wall.
 - The introduction of a new tree.
 - The removal of two trees

4.0 PLANNING CONTROL ASSESSMENT

4.1 Relevant Statutory Planning Controls Manly Local Environmental Plan 2013

The site is located within the R1 General Residential zoning under Manly councils 2013 LEP.

Objectives of zone

- To provide for the housing needs of the community
- To provide for a variety of housing types and densities.
- To enable other land uses that provides facilities or services to meet the day-to-day needs of residents.

The proposed development is considered to satisfy the objectives of the zone for the following reasons:

- The proposal seeks to create sufficient off-street car parking.
- The proposal, specifically the pool addition, seeks to create spaces that encourage the use of outdoor spaces and recreational activities.
- The addition of the loft-style studio seeks to provide a flexible space that can be used for residents or guests.

4.2 Manly Council LEP & DCP

Map Content

Title	Requirement	Existing	Proposed
Residential Zoning:	General Residential R1	R1	R1
Density Subzone	Density Subzone:	D3 – 1 unit/250m ² of Site Area	1 x Primary Dwelling (Existing) 1 x Secondary Dwelling (Proposed)
Height of Bldgs.	8.5m	Home: Carport: 3.66m	Home: (no change) Carport: 6.8m
Floor Space Ratio	Zone F - 0.6:1 (Maximum 205.1m ²)	0.47:1 (161.6m ²)	0.58:1 (205m ²)
Site Area		341.8m ²	341.8m ²
Acid Sulphate Soils		Class 5	Class 5
Landscape Area	OS3		
Existing: Open Space	Requirement: 55% 188 m ² 25% max above ground	Existing: 49% 168 m ² Existing non-compliance	Proposed: 41% 141m ² In order to provide adequate off- street car parking the proposal includes replacing an existing single garage with a 1.5-2 car garage. The extension of the proposed garage- which is necessary to provide adequate off-street car parking, contributes to the decrease in the open space calculations. (The proposed built footprint extends by 30m ² in total) Although the proposed alterations and additions result in incompliance regarding the open space calculations it should be noted that all design decisions have aimed to create functional spaces that avoid drastically extending the built footprint and that there is an existing incompliance relating to the open space requirements.

			We see that the above mentioned benefits relating to the proposal, namely increased functionality of outdoor space outweighs the negative impact of the incompliance; hence we see the proposal worth of support despite this incompliance.
Soft/Landscaped Area	35% Minimum 119.63m2	38% 127m2	24.5%, 84m2 Despite this incompliance the intentions of the proposal corresponds with Manly Councils Open space and landscaping objectives in that: Care has been taken to retain or re-use the majority of existing Australian Native planting. The introduction of a native green wall seeks to balance the loss of soft landscaping whilst enhancing amenity (thermal mass/cooling). A factor causing the decrease in open space relates to the proposed pool decking. A major intention of the proposal is to provide facilities that encourage the use of the outdoors, we see the proposed pool decking as necessary in order to maximise the functionality of the proposed pool.
Pool	30% Maximum	Non-Applicable	(12m2)= 3.5%

4.3 Manly Council LEP

Principal Development Standards

Section & Title	Requirement	Proposed	Complies	Response
5.9 Preservation of Trees or vegetation	Needs 1 native trees required refer to DCP table	Yes	Yes	The proposal seeks the removal of two eucalypt trees on the grounds that in order to gain adequate & compliant car parking the trees need be removed. Note that even a minor extension would require the removal of these trees. The introduction of a new "Water Gum cultivar, (Please refer to landscape plan's, LPO1 & LPO2) aims to offset the loss of these two trees. Please see arborist report by Joanne Leigh, dated May 22nd 2017 for further detailing of the trees to be removed.

4.4 Manly Council LEP

Additional Local Provisions

Section & Title	Class	Requirement/Response
6.1 Acid Sulfate	Class 5	<p>The site is approximately 300m from class 4 acid sulphate soil zone. The proposal includes a swimming pool that requires approximately 2m of excavation work at its extremity.</p> <p>It is not foreseen that there will be any complications relating to acid sulphate soil as:</p> <ul style="list-style-type: none"> • The site is mapped as 'class 5' (Lowest Risk) • The pool area covers an extremely small portion of the site (3.5%).
6.4 Stormwater management	Addressed	All new downpipes are to connect in with existing stormwater drainage. Where possible new downpipes are proposed to remain in close vicinity to existing downpipes. The increase in built footprint makes up a small percentage of the existing site, it is not foreseen that there will be any adverse impact on stormwater management. Please see concept stormwater management plan.
6.12 Essential Services		It is intended that any services relating to the proposal will predominantly be solar powered. The proposal includes a rainwater tank, solar heating water unit and solar panels used for energy supply. The proposal will predominantly use the town water supply. All sewerage and stormwater services will be linked in with the sites existing facilities. Please see basix report for minimum commitments relating to essential services.
6.13 Design Excellence	Addressed	<p>The design has taken the objectives into consideration and has endeavoured to minimise the impacts of overshadowing to the neighbouring property's where possible whilst adhering to the minimum ceiling heights stated in the BCA. <i>(Please see shadow diagrams showing impacts on neighbouring properties).</i></p> <p>The design does not encroach over useable public space, its form and finishes are sympathetic to its surroundings and enhances the quality of both outdoor space and available facilities for its residents.</p> <p>The proposal achieves the above without altering the appearance of the primary residence or drastically effecting views from the street frontage.</p>
Section & Title	Response	
Schedule 5: Environmental Heritage.	The existing residence is not listed a heritage item.	

4.5 Manly Council Development Control Plan

Section 3

Section & Title	Response
<p>3.1.1.1 Complementary Design and Visual Improvement</p>	<p>We believe the proposed garage with studio over is in keeping with Lawson Place and its streetscape for the following reasons.</p> <ul style="list-style-type: none"> • The proposed gable roof form remains in keeping with the dominant styles along Lawson place. • The ridge and building height of the proposed remains lower than recently approved granny flat at number 29 Quinton Road, Manly and is hence in keeping with structures along Lawson place. • Many of the garage/studio structures along Lawson place are similar in width and show precedent relating to side setbacks – the majority have setbacks to either both or one sides of their boundary lines. • The finishes have been chosen to match those displayed throughout the wider manly context. • Lawson place and the vicinity includes other examples of similar proposals with nil setbacks on two-storey buildings including recently approved 29 Quinton Road. <p>It is because of the above that we believe the proposal fits in well amongst the garages/studio structures along Lawson place and within the wider context of manly.</p>
<p>3.1.1.3 Roofs and Dormer Windows</p>	<p>The proposed pitched roof has been designed to match that of the primary residence and to meld with existing structures along Lawson place.</p> <p>The proposed dormer windows have been introduced to minimise the proposals overall height and to reduce bulk. The dormers have been designed to branch subtly and symmetrical from the roof form and are believed to fit in with the character of the locality.</p>
<p>3.1.1.4 Garages, Carports and Hardstand Areas</p>	<p>The proposed garage has been designed along the rear boundary replacing an existing garage that currently does not supply sufficient off-street car parking. The garage has been designed in parity with those along the streetscape. Currently the small width of the garage makes it difficult to manoeuvre even a single car.</p>
<p>3.3.2.1 Requirements for Tree Das.</p>	<p>The proposal requires the removal of three trees, two eucalypts and one palm. The loss of the trees is perceived to as a necessary measure to improve the property for the following reasons.</p> <ul style="list-style-type: none"> • As stated by arborist Joanne Leigh, the eucalypt trees are “relatively poor specimens with an estimated short life expectancy of 5 to 15 years. Overall both T1 and T2 are considered to have a moderate to low retention value” • The removal of the trees in necessary to create additional parking, that is much needed throughout the manly locality. • The trees are in close proximity to many adjacent habitable structures, and as they are “relatively poor specimens there removal seems favourable. <p>Please see arboirst report for detailed analysis of tree value and condition.</p>
<p>3.4.1 Sunlight Access and Overshadowing</p>	<p>Additional shadow introduced by the proposal to neighbouring open spaces is relatively minimal.</p>

	(Please see Shadow Diagrams). As demonstrated in the supplied shadow diagrams the additional shadow cast has passed the private open space of neighbouring properties 12pm. Any shadow cast by the proposal has moved on from the eastern elevation of number 66 Birkley road has moved on past by 9.30am. The proposal does not affect the northern elevation of any adjacent dwellings.
3.4.2.1 Window Design and Orientation	The proposal includes louvered privacy battens/screening to all windows along the northern and western boundaries. Battens will be angled to assure privacy to both neighbouring properties and the primary dwelling on site. There are no windows along southern boundary. The window along the eastern boundary overlooks two garage structures and is not foreseen to pose any privacy issues.
3.4.2.3 Acoustical Privacy (Noise Nuisance)	The proposal includes a pool, the pool pump is to be encased. The encasement will act as a buffer and reduce noise levels. It should be noted that the pool pumps location is not in close proximity to neighbouring living or bedroom areas, it resides close to a garage structure.

4.6 Manly Council Development Control Plan

Section 4

Section & Title	Requirement	Complies	Proposed/Response
4.1.1.1	Density Subzone: D3 – 1 unit/250m2 of Site Area	No	The proposal endeavours to seek approval despite this incompliance on the grounds that: <ul style="list-style-type: none"> The dwelling proposed is secondary to the sites existing primary dwelling. The proposed dwelling will reside over a necessary garage, and will technically not increase the built footprint by a large amount. There are many examples along Lawson place and throughout the manly locality that have gained approval despite their incompliance, and so-forth the proposal remains in keeping with the character and bulk along Lawson place. The affordability crisis makes secondary dwellings/ self contained units a highly sought and favourable asset to the community.
4.1.2.1 and 4.1.2.3 Wall and Roof Heights	Wall Height 6.5m Roof Height 2.5m	Yes Maximum Wall Height: 4.5m Roof Height 1.5m	The proposed wall and roof heights are compliant
4.1.4.1 Setbacks front	6m or consistent with streetscape	Yes	The front setback will be retained as existing and is consistent with the streetscape.

4.1.4.2 Side setbacks	Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.	No	<p>The proposal endeavours to seek approval despite this non-compliance on the grounds that:</p> <ul style="list-style-type: none"> • There is precedent along Lawson place - the majority of garages built or approved for build are either boundary to boundary or in close proximity to the boundary. • The narrow nature of the site lends itself to non-compliance. • There is not seen to be any loss of privacy to any adjoining properties. • The proposal maintains side access. • Widening the garage allows for a much needed 1.5-2 car garage. • There are no walls located within 900mm of the northern boundary. • The existing garage is currently built to the southern boundary with the roof structure extending beyond its own boundary (this is rectified in the proposal). • The colours and finishes are in keeping with those throughout the locality.
4.1.4.4 Rear Setbacks		Yes	Ground floor is proposed to be built to the boundary, this is consistent with both recent approvals and existing examples along Lawson place. We believe this is in keeping with examples along the streetscape, namely number 29 Quinton Road whose setback is built to the boundary on both ground and level 1.
4.1.5.3 Private Open Space.		Yes	<p>The proposal remains well over the 18msq minimum requirement with 60m² private open space.</p> <p>(see open space calculations plan)</p>
4.1.6 Parking, Vehicular Access and Loading			The proposed garage has been designed along the rear boundary to replace an existing garage that currently does not supply sufficient off-street car parking. The garage has been designed in parity with those along the streetscape and will provide space for 1.5 – 2 cars. Currently the small width of the garage makes it difficult to manoeuvre even a single car. The driveway has been designed to meet the requirements of AS2890 -2004 and care has been taken to work with the existing street levels and dish drain. The proposed garage does not exceed 6.2m The location of the garage is in keeping with many councils controls.
4.1.7 First Floor and Roof Additions.			<p>The proposal is seen to be compliant with councils controls relating to First Floor and Roof Additions, for the following reasons:</p> <ul style="list-style-type: none"> • The ground and second floor are cohesive.

			<ul style="list-style-type: none"> • The roof form of the primary dwelling and existing garage is retained. • There are not adverse impacts of overshadowing or privacy to neighbouring properties. • The form and material are in keeping with those along Lawson place and throughout the manly locality. • The addition is toward the rear of the property. • The dwelling maximises the use of habitable roof space in order to minimise building height.
4.1.9 Swimming Pools, Spas and Water Features	The setback of the outer edge of the pool from the side and rear boundary's must be 1m with the waterline being at least 1.5m from the boundary.	No	<p>The pool has been placed to maintain privacy to and from the neighbours; there is existing fencing which will ensure sufficient privacy. There are no views to the swimming pool from the street. As shown in architectural plan drawings the rear pool setback is compliant.</p> <p>The single incompliance involving the pool relates to the side setback. Although this control has been considered due to the narrow nature of the site and in order to maximise the functionality of outdoor living the pool is proposed within the 1.5m side boundary setback however is proposed a minimum of 900mm from the side boundary.</p> <p>Pool pump is located enclosed underneath a seating structure to minimise noise disturbance.</p>
4.4.1 Demolition		Yes	The waste produced from any demolition works that's cannot be preserved will be removed from site accordingly.
4.4.5.2 Excavation	Excavation is generally limited to 1m below natural ground level with the exception of basement parking areas and swimming pools	Yes	Excavation works recede approximately 1500mm below the natural ground line. The excavation work being for a pool.

5.0 Conclusion

The proposed alterations and additions at 68 Birkley Road seek to enhance the quality of private open space whilst increasing the functionality of the overall residence. The proposed self contained studio

will provide space for visiting family or alternatively a studio/rumpus space for a growing family with the future vision for it be used as affordable rental housing.

Additionally the proposal aims to establish a cohesive aesthetic between the primary residence at number 68 Birkely and the proposed structure.

The proposal makes minimal changes to the street frontage; changes to the rear elevation are cohesive with those along the streetscape.

The property is, in majority, compliant with Manly council's development planning controls and policies, although the swimming pool, side setback, density and open space ratio are non-compliant, as previously addressed, the proposal seeks support with the outset that:

- The open space requirements relate to a figure that is already non-compliant.
- The non-compliance's will allow for an improved quality of living for its residents.
- The proposal makes minimal changes to the street frontage.
- Has been designed respectfully using the homes existing features and adhering to its limitations.
- The proposal celebrates Australian natives.
- The proposal promotes sustainability through its use of solar panels, solar hot water system, water tank and of thermal methods of cooling.
- The proposal has also proven compliance and adhered to the FSR ratio, Private landscape requirement and maximum height of buildings. -