

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS 1 KITCHENER STREET, BALGOWLAH

Prepared by
Network Design
37 McKillop Road
Beacon Hill NSW 2100
M. 0417 459596

Introduction

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No. 12-20- KIT sheets 1–9 dated December 2020. This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the council.



Aerial View of subject property and adjoining area

Property Description

The subject allotment is described as 1 Kitchen Street, Balgowlah being Lot 1 DP101491. The property is located on the northeast corner of the intersection of Kitchen and West Street.

The block has frontages of approximately 14.24m and 19.845m to Kitchen and West Streets respectively. The rear boundary (south) is stepped and measures 15.53 metres in width. The western side boundary is 22.05m long.

Natural surface falls diagonally across the block towards the northeast at approximately 14.5%.

The existing residence is located in the top southwest corner of the block 1 metre minimum off the south boundary and 1.25m off the west boundary. The residence is a face brick structure with a pitched tile hipped roof form. The entry is in the northeast corner of the residence off an elevated timber deck. The deck is accessed via steps and a path from Kitchen Street. A secondary entry off West Street provides access to the rear of the residence. The property has a single carport in the northwest corner that is accessed from Kitchen Street. The front and side yards are established with lawn and scattered shrubs and secured by a rendered brick wall and piers infilled with slatted timber.

The adjoining property to the west No.3 Kitchen Street contains a two storey brick house with a detached garage and separated from the subject property by a driveway.

The property to the south No.125A West Street contains a two storey rendered brick house with pitched tiled roof and an attached garage on the front boundary. Directly across West Street from the subject property is Aggy's Corner café.



Looking at subject property from Kitchen Street



Looking at subject property from West Street

Proposed Works

- Extend residence in southwest corner to square up building.
- Demolish existing front deck and stairs and construct new widened covered deck with stairs in same location as existing.
- Demolish internal hallway wall.
- Increase opening onto front deck and install new glass doors.
- Replace existing windows with new aluminum units.

Manly Local Environmental Plan 2013 (MLEP 2013)

The following principles are relevant to the consideration of the application:

Part 2 Permitted or Prohibited Development

2.1 Land use zones

The subject property is located within Zone R1 General Residential under the provisions of MLEP 2013.

2.3 Zone objectives and Land Use Table

The type of alterations and additions proposed within this application is permissible with consent as per the Land Use Table within MLEP 2013.

Part 4 Principal Development Standards

4.3 Height of Buildings

As per the Height of Buildings Map accompanying MLEP 2013 the property falls within Area I which restricts buildings to a maximum height of 8.5 metres. New roofing is contained well below the maximum height line.

4.4 Floor Space Ratio

As per the Floor Space Ratio Map accompanying MLEP 2013 the site is subject to a maximum floor space ratio of 0.50:1.

The extended house proposes an FSR of 0.329:1.

Part 6 Additional Local Provisions

6.1 Acid Sulfate Soils

The subject site is identified as being within Class 5 on the Acid Sulphate Soils Map accompanying MLEP 2013. In accordance with Clause 6.1 (2), works on Class 5 land within 500 metres of adjacent Class 1, 2, 3 or 4 lands which are likely to lower the water table below 1 metre AHD on adjacent Class 1, 2, 3 or 4 lands, are not permitted. The subject site is located within 500 metres of Class 4 land at a minimum level of RL23.7 and will not therefore reduce water table on adjacent Class 4 land to less than 1 metre AHD.

6.4 Stormwater Management

The works propose an increase in impervious area of only 15.2 m².

Stormwater from new roofing will be connected to the existing stormwater system which drains via a control pit in the front yard to Kitchener Street.

6.8 Landslide Risk

The subject property is not identified on Council's LEP mapping as being a landslide risk or Council's DCP Mapping as being within a landslip potential zone.

Manly Development Control Plan 2013 (MDCP 2013)

3. General Principal of Development

3.1 Streetscapes and Townscapes

Kitchener Street is a feeder road from Condamine Street over Burnt Creek bypass to North Balgowlah. The street contains a mix of one and two storey houses constructed of either brick or timber with pitched tile and metal roofs. Many properties have front boundary walls or fences to help control road noise.

West Street is a quieter narrower road with a similar housing stock mix.

The subject residence is a modest single level house proposing a small addition and replacement of an existing deck. We submit that the proposed works will have no significant impact on the broad streetscape of Kitchener and West Streets.

3.3 Landscaping

The proposed works will result in a loss of 13m² of lawn area. Refer to Clause 4.15 below for proposed landscaping figures.

3.4.1 Sunlight, Access and Overshadowing (refer to Sheets 7 – 9)

As demonstrated in the accompanying shadow plans the proposed works do not result in any significant impact on the adjoining property to the south No.125A West Street.

3.4.2 Privacy

There will be no new windows or overlooking opportunities into adjoining properties.

3.4.3 Views

The proposed works will not impact on the outlook of adjoining properties.

3.5.1 Sustainability

A Basix certificate outlining, energy, and thermal commitments accompanies this application.

3.7 Stormwater Management

Refer to Clause 6.4 under MLEP 2013 above for comment.

3.8 Waste Management

A Waste Management Plan accompanies this application outlining management of construction waste.

4. Residential Development Controls

4.1.2 Height of Buildings

(Incorporating Wall Height, Number of Storeys and Roof Height)

4.1.2.1 Wall Height

Over the extent of the new southern walling the natural slope is approximately 1 in 9 requiring a maximum wall height of 7.15m. The new wall height in this location will reach a maximum of 3.25m.

4.1.2.2 Number of Storeys

The dwelling house will remain 1 storey in height.

4.1.2.3 Roof Height

The height of the new roofing required to accommodate the extension to the existing residence will match the existing roof height which is approximately 2.6m. Although 100mm higher than the DCP objective it is required to suit existing roof geometry and will not result in any undue impacts on the adjoining property or the broad streetscape.

4.1.3 Floor Space Ratio (FSR)

Refer to Clause 4.4 under MLEP 2013 above for comment.

4.1.4.1 Front Setback

The residences existing front setback of 7.67m to Kitchener Street will not alter. The residences setback of 1.95m to West Street will also not alter.

4.1.4.2 Side Setbacks

There are no changes to the setbacks of the existing western side wall.

4.1.4.4 Rear Setback

The existing setback of 1m at the rear of the residence will not alter. In this location there is a generous 5m separation to the adjoining residence.

4.1.5 Open Space and Landscaping

The property is located in Area OS3

4.1.5.1 Minimum Total Open Space >3m

Required open space (55%) 178.9m²

Proposed On Ground > 3m91.6m²

Proposed Above Ground (new covered deck).....24.6m²

As per Clause 4.1.5.1 (b)iii) Manly DCP2013

Total Open Space..... (35.7%) 116.2m²

Although the development will not meet the numerical objectives of this control the properties primary outdoor living spaces being the front deck and the lawn area wrapping around the deck will remain. The small loss of open space to the house addition in the southwest corner is currently an unused space.

4.1.5.2 Landscaped Open Space

Required landscape open space62.6m²

Proposed.....90m²

4.1.5.3. Principal Private Open Space

a) Minimum area of principal open space for a dwelling is 18m².

The development will maintain over 120m² of private open space inclusive of those areas described above.

4.1.6 Parking, Vehicle Access and Loading

The existing parking arrangements on site will not alter with one vehicle accommodated within the existing carport.

Conclusion

The principle objective of the proposed works is to provide additional internal and external living space to the existing modest residence.

We propose the development as detailed in the accompanying drawings and described above will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments.

We therefore request the issue of Development Consent under the delegation of Council.