

STATEMENT OF ENVIRONMENTAL EFFECTS

for

27 MAKIM STREET, NORTH CURL CURL

Application for ;

Proposed 'change of use' to part of existing triple car garage

To create additional bedroom space.

Prepared for : Jaroslaw Odwazny

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Introduction:

This application is for a residential property located at 27 Makim Street in North Curl Curl, identified as Lot 83 of DP 16078.

This application is made in response to a letter received by the owner dated 20 March 2019 ref *BLD 2019/00397* in reference to unauthorised works that were undertaken at the property.

A second letter was also received dated 25 June 2019 following a property inspection by council officers that highlighted the change of use of part of the garage area as non-compliant due to the use being changed to a habitable room without approval.

“3. The alterations to the existing garage including the change of use of this area are considered to be matters of noncompliance that will require rectification”.

This application will seek to deal with the noncompliance *item 3 (as noted above)*, being the change of use of part of the garage area for use as a habitable room.

An additional building certificate will also be lodged to deal with other unauthorised works undertaken as outlined in council’s letter.

Site and Locality:

The property is located at 27 Makim Street in North Curl Curl, in the council ward of Curl Curl, Lot 83 of DP 16078. The site is located approx. 25.6m from the intersection of Fay St.



The site has a frontage of 15.24m and a depth of 30.595m, area of 466.27 sqm. The site has an existing two storey residential building that has a setback from the front (Makim St) boundary of 10.7m, and side setbacks of 1.18m. The site has a significant slope down from the Makim Street vehicle crossing, to the front face of the residence of 2.05m, the rear yard is relatively flat with a drop from the rear face of the house to the rear fence of around 300mm. The rear yard has a significant line of trees along the fence line that provides a significant level of privacy from neighbouring properties. The front yard has significant trees on the east and west side boundaries which offer privacy on approach, but is relatively open to the street.

Proposal:

This DA application is submitted to change 35sqm of the existing 64.97sqm garage space to be used as habitable rooms.

The total area of the ground floor is 108.5 sqm, currently the ground floor has a three car garage that is 65 sqm, so the garage space currently takes up well over half of the ground floor area, for a residence of this size the off street parking requirement is two spaces (*WDCP 2011 Appendix 1 - Car Parking Requirements*). This application proposes that the property will retain one garage space, there is also additional off street parking in front of the garage (this does not include the driveway) the external parking space is set down and hidden from the front street due to the slope into the site (refer to site plan on drawing A01 and site section on drawing A03).

The amount of garage space is excessive for the size of the residence and the space would be better utilised as habitable space, this will greatly improve the amenity of the building for the user.

Currently the ground floor façade has 2 garage doors of 7.1 meters in length, this is 55% of the total façade width which is in excess of councils preferred 6m or less than 50%.

The proposed changes will reduce the façade garage doors to 2.7m being around 20% of the façade, it will also allow the construction of an additional window to the façade allowing more light into the building and improving the aesthetics of the façade.

Changes to site area calculations:

Area	Existing (sqm)	Proposed (sqm)	Notes
Site Area	466.3	466.3	
Ground Floor Area	43.5	80.3	Excl garage & deck
Garage	65.0	28.2	
Rear Deck	24.7	24.7	
First Floor Area	104.9	104.9	Excl deck & stair void
First Balcony	13.1	13.1	
Stair Void	3.6	3.6	
TOT Ground Floor Area	43.5	80.3	Excl garage & deck
TOT First Floor Area	108.5	108.5	Excl stair void
TOTAL FLOOR AREA	161.6	198.3	Excl ground deck & stair void
Site Ratio	28.6 %	28.6 %	
FSR	33.9 : 1	41.8 : 1	Excl. garage @ ground deck

Part B Built Form Controls

Clause	Requirement	Compliance
B1 – Wall Heights		No Change to existing
B2 – Number of Storeys		No Change to existing
B3 – Side Boundary Envelope		No Change to existing
B4 – Site Coverage		No Change to existing
B5 – Side Boundary setback		No Change to existing
B6 – Side Boundary setback		No Change to existing
B7 – Front Boundary Setback		No Change to existing
B8 – Front Boundary Setback		No Change to existing
B9 – Rear Boundary Setback		No Change to existing
B10 – Rear Boundary Setback		No Change to existing
B11 – Foreshore setback		Not Applicable
B12 – National Parks Setback		Not Applicable
B13 – Coastal Cliffs setback		Not Applicable
B14 – Main Road setback		No Change to existing

Part C Siting Factors

Clause	Requirement	Compliance
C1 Subdivision		Not Applicable
C2 Traffic Access		This application will not effect the existing traffic access safety of, to or from the site.
<p>C3 Parking Facilities</p> <p>Objective: <i>Provide adequate off street parking;</i></p> <p>The approval will reduce the garage parking from 3 cars to one car, however there is an existing 2 car space in front of the garage, the space is set down from the top of the front fence by 2.4m so any vehicles would not be visible from the street.</p> <p>Objective: <i>Parking to have minimal visual impact on the street and to not dominate the street front;</i></p> <p>The original design had a single and double garage door side by side, so of the 12.9m frontage 7.1m (55%) of this was garage doors. The approval will introduce an additional window to the facade and reduce the garage doors to 2.7m (20%) which is more in keeping with councils vision.</p> <p>Requirements:</p> <ol style="list-style-type: none"> 1. <i>Garage doors not to dominate the façade, and parking on site;</i> <p>The approval will reduce garage door size to the façade as noted above and an existing 2 car spaces are on site excluding the driveway.</p> <ul style="list-style-type: none"> ➤ <i>Parking does not obscure views of the street from windows.</i> <p>The off street spaces are set down from the street and will not obscure views to the street.</p> <ul style="list-style-type: none"> ➤ <i>Garage openings do not exceed 6 meters or 50% of the façade.</i> <p>The current garages total 7.1m (55%) of the 12.9m facade, the approval will reduce garage openings to 2.7m (20%) of façade.</p> <ol style="list-style-type: none"> 2. <i>Not relevant.</i> 3. <i>Car parking conditions;</i> <p>Vehicles are able to manoeuvre and leave the site in a forward direction</p> <ol style="list-style-type: none"> 4. <i>Rate of spaces required in accordance with App 1.</i> <p><i>Appendix 1 Car Parking Requirements –</i></p> <p><i>Dwelling House or dual occupancy requirement is - 2 Spaces per dwelling.</i></p> <p>Condition is met, with one garage space and one external space. (refer site plan)</p> <ol style="list-style-type: none"> 5. <i>Not relevant.</i> 6. <i>Not relevant.</i> 7. <i>Not relevant.</i> 8. <i>Not relevant.</i> 		
C3(A) Bicycle Parking		Not Applicable
C4 Stormwater		The existing will not be impacted by this application
C5 Erosion and Sediment		The existing will not be impacted by this application
C6 Drainage easement		Not Applicable
C7 Excavation and Fill		Not Applicable
C8 Demolition & Construction		This application does not relate to any physical works.
C9 Waste Management		No additional waste will be generated as a result of this application.

Part D Design

This application relates to an existing building, therefore this part is not applicable to this application

Part E the Natural Environment

This part is not applicable to this application

Part F Zones and Sensitive areas

This part is not applicable to this application

Part G Special Area Controls

This part is not applicable to this application