

Statement of Environmental Effects

PROPOSED RESIDENTIAL ALTERATIONS AND ADDITIONS

Lot 15, DP 9598

22 Violet Street
Balgowlah NSW 2093

Revision A (24 September 2021)



22 Violet Street, Balgowlah. (Street View)



22 Violet Street, Balgowlah (Rear View)

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CONTENTS

INTRODUCTION	4
1.0 SITE DESCRIPTION	
1.01 Lot Description	5
1.02 Aspect	5
1.03 Land use	5
2.0 PROJECT OVERVIEW	
2.1.1 Project Description	5
2.1.2 Building Design Overview	6
2.1.3 Density & Context	6
2.1.4 Aerial Site Map	7
3.0 SUITABILITY OF SITE LEP & DCP SUMMARY	
3.01 Street Frontage	8
3.02 Foreshore Line	8
3.03 Land Below Foreshore Line	8
3.04 Building Heights (Incorporating Wall Heights, Number of Storeys & Roof Heights)	8
3.05 Key Sites	9
3.06 Land Zoning	9
3.07 Land Size	9
3.08 Land Acquisition	9
3.09 Heritage Conservation	9
3.10 Heritage	9
3.11 Land Slip	9
3.12 Acid Sulphate Soils	10
3.13 Floor Space Ratio	10
3.14 Setbacks (Front, Sides & Rear) and Building Separation	10
3.15 Biodiversity	12
3.16 Wetlands	12
3.17 Proximity to Watercourses	12
3.18 Open Space, Landscape Area & Private open Space	12
3.19 Significant Area	7
3.20 Coastal zone	7
3.21 Bush Fire Assessment	7
3.22 Flooding	7
3.23 Coastal Management 2018	13
3.24 Foreshore and Waterways	13
3.25 Stormwater	13
3.26 Geotechnical	13
3.27 Site Slope	13
3.28 Soil Erosion	13
3.29 Contaminated Land Statement	13
3.30 Site Impact/Excavation/Erosion Control	14
3.31 Stormwater Design	14
3.32 Stage Development	14
3.33 Solar Access, Views & Privacy	14
3.34 Parking Design and Location of garages, Carports or Hardstand Areas	14
3.35 Services	15
3.36 Sewer	15
3.37 Air Quality	15
3.38 Environmental Sustainability & Basix	15
3.39 NCC Classification & Essential Services	15
3.40 Noise	15
3.41 Signage	16
3.42 Site Lighting	16
3.43 Traffic Access & Generation	16
3.44 Waste Management	16

4.0 CONCLUSION

17

INTRODUCTION

This document is submitted to Northern Beaches Council as the consent authority in support of a Development Application, which seeks approval for the construction of residential alterations and additions at 22 Violet Street, Balgowlah legally known as Lot 15, DP 9598 on behalf of the owner Mr & Mrs Asa & Felicity Joseph

The application proposes construction works of a rear residential addition to a existing single level dwelling and replacement of the front property single garage. The development proposal is designed to complement the existing house and appropriately respond to the existing site building forms, bulk, scale, character and environment.

The purpose of this statement is to address the planning issues associated with the proposals and specifically to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 79C of the Environmental Planning and Assessment (EP&A) Act, 1979 updated 1 March 2018 and the relevant environmental planning instruments and development control plans.

: Manly Local Environment Plan 2013

: Manly Development Control Plan 2013 August 2017

Each of the above development controls pertinent parts are covered in the following SoEE.

1.0 SITE DESCRIPTION

1.01 : Lot Description

22 Violet Street, Balgowlah is located towards the upper hill slope of Balgowlah. The site has moderate site slope of 1:8 from south to north with minimal cross fall from east to west.

The site is zone R1 General Residential.

1.02 : Aspect

The subject site Lot 15, DP 9598 has a area of 408.8sqm.

The site existing dwelling frontage is South onto Violet Street. The site rear is to the north adjoining No 26 Maretino Street a 2 storey residential flat building. To the west side boundary is No 20 Violet Street which has a 2 storey residential flat building. To the east side boundary is No 24 Violet Street which has a 2 storey single residential dwelling.

The site is on the sloping upper hill to Balgowlah. The site is not visible unless driving along Violet Street.

1.03 : Land Use

The subject lands have always been used for residential development and has no prior uses.

2.0 PROJECT DESCRIPTION.

2.1.1 Project Description

The proposed Residential Alterations and Additions are illustrated on the following documents by MDV Design Pty Ltd and consists of the following elements.

DA A001	Site Plan / Site Analysis Plan, Landscape Plan
DA A001	Basement Existing Plan, Basement Demolition Plan, Basement Renovation Plan.
DA A003	Ground Existing Plan, Ground Demolition Plan, Ground Renovation Plan
DA A004	Roof Existing Plan, Roof Demolition Plan, Roof Renovation Plan
DA A005	Elevations Existing, Elevations Renovation.
DA A006	Sections Existing, Sections Renovation
DA A007	Shadow Diagrams 21 June @ 9am, Noon & 3pm
DA A008	Stormwater Management Plan, Excavation Plan, Site Management Plan
DA A009	Schedule of Colours & Materials
SEE	Statement of Environmental Effects
WMP	Waste Management Plan
CSR	Cost Summary Report
BASIX	Basix Report

Overview

Stage 1

- : Demolition of existing rear deck, kitchen & dining rooms.
- : Excavation under existing house to construct storage areas.
- : Construction of Basement Bedroom No 4, Ensuite, Rumpus Room and Storage Areas.
- : Rear courtyard area and minor landscape improvements.
- : Construction of Ground Floor Kitchen, Dining Room, Living Room and Balcony.
- : Construction of internal Stair connecting the Ground Floor with the Basement and rear garden.
- : Internal alterations to existing bathroom.
- : Conversion of existing Laundry into Study.
- : Conversion of existing study into Ensuite to Master Bedroom.

Stage 2

- : Demolition of existing attached garage with internal access.
- : Construction of new single car space Garage with Storage.

2.1.2 Building Design Overview.

The proposed development involves alterations and additions to a residential dwelling located within a residential zone. The area characterized by mainly detached residential development with some medium density infill development.

The existing Ground Floor Kitchen and Dining Room along with the make shift laundry are not sufficient in size or functionality. The proposed alterations seek to improve the Kitchen, Dining and Living Rooms as habitable space and directly link them to a more private balcony compared with the existing exposed deck which affords little privacy to neighboring properties. Interior alterations involve refurbishment of the existing bathroom, conversion of the laundry into a study and conversion of the front study into an ensuite which will directly improve the functionality of the residence.

The existing basement area has a small store and the undercroft to the existing deck is not a functional space. The proposed excavation under the existing house creates storage spaces without adding building mass. The construction of a Rumpus Room and fourth Bedroom & Ensuite where the original deck was sited will provide additional accommodation and recreational space appropriate for family growth and use.

The existing Garage is attached to the front of the house with internal access to the residence. The existing Garage is not adequate in length or width to park a vehicle in requiring the residence car to be parked on the street. The proposed Garage is to be constructed up to the front and side boundary. There are many examples of Garages constructed along Violet Street and surrounding streets where Garages are in front of the primary building line due to the site steep topography making driveway access difficult.

Both the proposed rear Addition and Garage exterior architectural treatment will be in keeping with the existing residence palette of materials and colours which blend into the surrounding urban context.

The proposed alterations and additions will provide much needed improvements to the functionality and habitability of the residence.

2.1.3 Density & Context.

The lands are classified as a Category R1 General Residential– pursuant to Manly Local Environment Plan 2013 August 2017.

The proposed residential addition is to the rear of the property and not visible from Violet Street. The proposed addition does not impact upon any adjoining private lands or private open space and will therefore not have a impact on any existing private amenity.

The existing and proposed Garage site is located in front of the existing residence building line. The only external views of the proposed Garage is when driving along Violet Street. The proportion of the garage is appropriate to the scale and vernacular of the existing residence and in keeping with many similar Garages along Violet Street.

The proposed development is within in a existing residential subdivision. The proposed development is consistent with similar established built forms and will complement the existing residence vernacular and usage of the site.

The scale and design of the proposed development is appropriate having regard to surrounding development and it is unlikely to result in any adverse impacts now or in the future within the locality.

Given the eclectic mix of development immediately adjoining the properties, and within the immediate vicinity, it is not considered that the development proposed to the rear of No.22 Violet Street will have any adverse impact on the architectural setting of the neighborhood.

It is not considered that there will be any adverse social or economic impacts as a result of the proposed development.

The site has access to current central utilities in terms of supply of water, sewer and electricity and these utilities are sufficient to service the needs of the proposed development.

The proposed DA has been designed having regard to site conditions and the provisions of relevant Planning Controls.

The proposal is not contrary to the public interest and the DA is considered to be in keeping with the character of the locality and will provide improved residential amenity for residents of the subject lands. The proposed addition occupies the same footprint as a past approved DA 298/07 Manly Council for the subject lands which was never constructed.

In this regard, the proposed development is considered appropriate for the site.



2.1.4: AERIAL MAP: 22 Violet Proposed Residential Alterations and Additions

3.0 SUITABILITY OF SITE, DCP & LEP SUMMARY.

The following summary follows the Map listing order on services.northernbeaches.nsw.gov.au Northern Beaches Mapping for Manly LEP 2013 and examines both Manly LEP 2013 and Manly DCP 2013 August 2017 design controls over the subject development lands.

3.01 : Street Frontage

The proposed development is not indicated as a active street frontage shown in red on Manly Active Street Frontages Map.

3.02 : Foreshore Line

The proposed development is not a development constrained by the foreshore building line shown in red on Manly Foreshore Building Line Map.

3.03 : Land Below Foreshore Line

The proposed development is not a development below the foreshore building line shown in pink on Manly Land Below Foreshore Building Line Map.

3.04 : Building Heights (Incorporating Wall Height, Number of Storeys & Roof Height)

Maximum Building Height LEP

The subject lands have a Maximum Building Height of 8.5m above natural ground line shown in green and identified as area I on Manly Height of Building Map related to Manly LEP 2013.

The proposed development will have a maximum roof / building height of 8.1m above existing ground line and is compliant with Manly LEP 2013 Part 4.3 Height of buildings.

4.1.2.1 Wall Height Manly DCP2013 August 2017

The maximum external wall height for all other areas on Hob map is 6.5m for flat sites and 8m on sites with a slope gradient greater than 1:4.

The allowed wall height for the subject site is 7.3m Wall Height based on Slope as a result of the 1:8 natural land slope from Violet Street to the rear property boundary.

The proposed extension to the rear of the property has a maximum wall height of 5.85m. This results in a wall height 1.45m below the permissible maximum wall height and is compliant with the DCP controls.

4.2.2.2 Number of Storeys Manly DCP2013 August 2017

The existing dwelling is single storey. The proposed additions will construct a basement level which will connect with natural ground level for the linternal Access Stair, Rumpus Room & Bedroom 4. The new addition will be 2 storey in total.

The proposed addition and existing dwelling do not exceed the limitation of 2 storeys and is compliant with the DCP controls.

4.1.2.3 Roof Height & Pitch Manly DCP2013 August 2017

Roof Height

The existing dwelling has a roof height of 2.950m which is 450mm higher than the DCP maximum roof height control of 2.5m.

The proposed addition will extend the existing roof form and ridge level over the new addition. The existing roof has a Ridge RL 78.240 and does not exceed the maximum building height when the addition is constructed for the subject land. Equally the neighbouring properties No 20 Violet Street have a roof ridge height of RL 80.380 some 2.14m higher than the subject development and No 24 Violet has a roof ridge height of RL 79.450 some 1.21m higher than the subject development. When the subject development is viewed in comparison to the neighbouring properties the existing and proposed roof is not a dominate form.

The proposed addition roof matches the existing roof form which predates the current DCP height control. The proposed roof height does not exceed the maximum building height permissible for the subject land and should be approved with Council consent.

Roof Pitch

The addition roof matches the existing dwelling roof form and pitch of 27.5 degrees.

The proposed addition roof pitch does not exceed 35degrees and is compliant with the DCP controls.

3.05 : Key Sites

The proposed development is not indicated as a key site on Manly Key Sites Map.

The subject lands are not zoned scenic protection or a ridge line development.

3.06 : Land Zoning

The proposed development site is zoned R1 General Residential on Manly Land Zoning Map.

The proposed development alterations and additions to a existing residential dwelling complies with the land zoning usage.

3.07 : Land Size

The subject lands have a minimum lot size of 300 sqm as shown in blue zone D on Manly Lot Size Map with a permissible Density of 1 Dwelling per 300 sqm.

: The existing single dwelling on the subject land (408.8sqm) is to be retained with alterations and additions as proposed.

: The dwelling size is compliant with the minimal 4 bedroom & 3 bathroom dwelling size of 117 sqm with the proposed development having habitable gross floor area of 203sqm.

: No additional dwellings are proposed with this application.

: No sub-division are proposed with this application.

The proposed development is compliant with Manly DCP 2013 August 2017 4.1.1 Dwelling Density and Dwelling Size.

3.08 : Land Acquisition

The proposed lands are not indicated to be acquired as shown in yellow on Manly Land Reservation Acquisition Map.

3.09 : Heritage Conservation

The proposed lands are not indicated to be within or near a heritage conservation area as shown in red hatched on Manly Heritage Conservation Area Map.

: There are no heritage items on the land.

: There is no effect on the surrounding heritage conservation area as the development is on cleared lands.

: The lands are not listed as a archaeological site on the State heritage Register or interim heritage listing.

: The lands are not a Aboriginal place of heritage significance.

: The proposed developments do not demolish any nominated State heritage items.

: The proposed developments will not adversely affect the natural conservation heritage setting.

: The proposed development would not have any significant adverse effect on the amenity of the surrounding area.

3.10 : Heritage

The proposed development is not located next to a heritage item as shown on Manly Heritage Map

The closest heritage item listed as General Item 130 on the corner of White & Wanganella Street and Landscape Item 122 are more than 200meters away from the subject site.

The proposed alterations and additions are in keeping with the existing residence vernacular and that of the built form context of the neighbourhood.

3.11 : Land Slip

The proposed development building envelope on this site is not affected by land slip and is not a landslide risk site with reference to Manly LEP 2013 map CL1_003

3.12 : Acid sulphate Soil

The subject land is not classified as acid sulphate soil with reference to Manly Acid Sulphate Soil Map.

3.13 : Floor Space Ratio

The subject land is zoned D with a Floor Space Ratio (FSR) of 0.5:1 with reference to Manly Floor Space Ratio Map.

Maximum Gross Floor Area (GFA)

The subject land size is 408.8sqm with a permissible maximum allowable GFA of 204.4 sqm

Existing Development GFA & FSR

The existing residential development has a GFA of 129 sqm excluding garage area of 14.6 sqm giving a FSR of 0.31:1.

Proposed Development GFA & FSR

The proposed residential development has a GFA 203 sqm excluding garage area of 24sqm, Balcony 15 sqm and Basement Storage 24sqm giving a FSR of 0.49:1

The proposed residential development alterations and developments complies with the 4.1.3 Floor Space Ratio Manly DCP 2013 August 2017.

3.14 : Setbacks (front, side and rear) and Building Separation*4.1.4.1. Street Front Setbacks Manly DCP2013 August 2017**Primary Residence Front Setback*

The proposed alterations and additions do not change the existing residence primary building line or front setback of 4.685m.

Garage Front Setback.

The proposed development demolishes the existing garage and reconstructs a new suitably sized garage. The proposed street front setback to the garage brickwork wall is 110mm. The existing garage front setback is 2.2 meters.

Section 3.44 Car Parking should be referred too for car parking design provision and the design outcome sort for the proposed development when reviewing the garage front setback.

The proposed garage lengthening and subsequent front setback is appropriate and a practical solution to provide suitably dimensioned storage for a vehicle to park on site. This is also in keeping with the many other examples of garages and carports with the identical Garage front setbacks along Violet Street.

Summary Front Setbacks

The proposed front setbacks are consistent with the objectives of the DCP controls. With regards to the above it is considered reasonable given the existing site context and should be support with Council consent.

*4.1.4.2 Side Setbacks and Secondary Street Frontages Manly DCP2013 August 2017**East Boundary: Primary Residence and Addition*

: The existing eastern side set back to the primary building line is 1.04 meters. The existing house side setback is in some instances less than a third of the height of the adjacent external wall. The setback line varies according to the height of the dwelling at any particular location as a result of the natural site 1:8 slope from south to north.

: The proposed addition extends the existing brickwork wall by 1.08 meters at Ground Level excluding the Basement Wall. This is then further extended for the depth of the balcony a further 3.575 meters but the wall line of the balcony is made up of timber balustrade and louver privacy screening to articulate the facade.

: Although the extension of the rear of the house on the eastern boundary is technically non-compliant this minor encroachment does not add additional building bulk that would result in adverse impacts on the amenity of the adjoining neighbouring buildings. The impacts of the subject wall will not result in loss of views or privacy from adjoining or nearby properties windows or rear yards. The impact of overshadowing caused by the additional wall to the east side of the house will not severely decrease the amount of solar access to adjoining neighbouring buildings private open space, windows or rear yards.

: The proposed alterations and additions do not have any new windows on the east side boundary.

West Boundary: Primary Residence & Addition

: The existing western side set back to the primary building line is 1.975 meters. The minimum 1/3 wall height setback is 1.945m. The existing house side setback is compliant with a third of the height of the adjacent external wall rule even at the highest wall height relative to the sloping site.

The proposed addition maintains the existing primary residence wall line and is compliant at its highest wall height having a setback of 1.975 meters compliant with the DCP controls.

West Boundary: Internal Stair

: The proposed internal stair addition to the western boundary has a wall height of 2.15 meters to 3.6 meters varying with the land slope from south to north. The proposed side setback is 0.885 meters from the western boundary. If the 1/3 wall height rule is applied the wall height setback would vary from 0.7 meters to 1.2 meters.

: Although the proposed wall is technically non-compliant a balance has been struck between the variable side setback dimensions that could be applied under the DCP. Equally the stair wall provides articulation to the main residence western facade and its scale reduced even further by the boundary fence which hides half the stair wall height at its highest point. There is also no eaves overhang to the roof over the stair and the stair addition sits subservient to the main roof line.

: The impacts of the subject stair wall will not result in loss of views or privacy from adjoining or nearby properties windows or rear yards. The impact of overshadowing caused by the stair wall to the west side of the house will not severely decrease the amount of solar access to adjoining neighbouring buildings private open space, windows or rear yards.

: The proposed alterations and additions do not have any new windows on the west side boundary.

Garage Side Setbacks: Western Boundary

: The proposed side setback to the garage brickwork wall is 51mm. The existing garage wall side setback is 830mm with a eave overhang within 360mm of the western boundary.

: As for the garage front setback there are numerous examples of garages and carports along Violet Street that have zero side boundary setbacks. The proposed garage enlarged width and subsequent side setback is appropriate and a practical solution to provide suitably dimensioned vehicle parking on site. This is also in keeping with the many other examples of garages and carports side setbacks along Violet Street.

Summary Side Setbacks

The proposed side walls setbacks are consistent with the objectives of the DCP controls. With regards to the above it is considered reasonable given the existing site context and should be supported with Council consent.

4.1.4.4 Rear Setbacks Manly DCP2013 August 2017

: The existing northern rear set back to the primary building line is 12.5 meters. The existing northern rear set back to the open deck balustrade line is 8.9 meters.

: The setback of the proposed addition rear wall has been reduced by 0.9 meters to 8.03 meters. The separation provided is consistent with established rear setbacks patterns of the neighbouring buildings in the street and the DCP controls. The rear garden area is appropriately sized to accommodate the required private open space at ground level and the proposed replacement trees providing privacy between the subject residence & No 26 Maretno Street. The proposed balcony is now recessed back into the building facade and provides improved visual and acoustic privacy to the occupants and neighbours. The windows to the new Lounge Room have a solid sill to 1.0 meters above the floor level to further improve visual privacy to and within the subject addition.

Summary Rear Setback

The proposed rear setbacks are consistent with the objectives of the DCP controls. With regards to the above it is considered reasonable given the existing site context and should be supported with Council consent.

3.15 : Biodiversity

The subject land does not contain biologically significant flora & fauna with reference to Manly Biodiversity Map.

There are no known threatened species on this land with the proposed development to have minimal impact and should not disturb any species.

3.16 : Wetlands

The subject land is not zoned wetlands or has any impact upon with reference to Manly Wetlands Map.

3.17 : Proximity to Watercourse

The proposed development is not located within 40 metres of a watercourse as indicated on Manly Watercourse Map.

The proposed development will not have an effect on the ecology of the existing watercourse.

3.18 : Open Space, Landscape Area & Private Open Space

Open Space 4.1.5.1 Manly DCP2013 August 2017

The subject land is zoned Open Space Area OS3 with a minimum of 55% open space required with reference to Manly Map B – Residential Open Spaces Area Map

Minimum Open Space Area

The subject land size is 408.8 sqm with a minimum Open Space requirement of 224.84sqm having a minimum dimension of 3 x 3m.

Existing Open Space @ Ground Level

The existing residential development has Open Space at ground level of 140 sqm or 28%.

The existing residential development has Above Ground Open Space of 21.4 sqm which does not exceed the current DCP permitted maximum of 56.1 sqm

The existing residence is non-compliant under the current DCP having a Total Open Space of 161.4sqm or 39% Open Space.

Proposed Development Open Space @ Ground Level

The proposed development reduce the open space at ground level by 7.2 sqm to 132.8 sqm or 32% as the proposed addition is built primarily where the existing deck is located.

The proposed addition has Above Ground Open Space of 15 sqm which does not exceed the permitted maximum of 56.1 sqm.

The Total Open Space of the proposed development is 147.8sqm or 36% Open Space.

On the western boundary between the residence there is an area 1.98m x 11m or 21sqm or approximately 22 sqm. This area constitutes Open Space but contains existing landscape and proposed landscaping and in this instance we seek this area be included in the calculations. This will bring the open space calculation up to 168.8sqm or 41% Open Space.

Landscape Area 4.1.5.2 Manly DCP 2013 August 2017.

The subject land is zoned OS3 with a minimum of 35% Landscape Area required with reference to Manly Map B – Residential Open Spaces Area Map

Minimum Landscape Area

The subject land minimum open space is 224.84sqm of which a minimum 35% of the open space is required to be Landscape Area. The required minimum Landscape Area is 78.69sqm

Proposed Development Landscape Space @ Ground Level

The proposed development will have a landscape space of 117.8 sqm and is complaint with the DCP.

Minimum Tree Planting

The existing Camphor Laurel tree is proposed to be removed from the rear boundary garden.

This is to be replaced with 2 native trees as per the landscape plan and is compliant with the DCP.

Private Open Space 4.1.5.3 Manly DCP 2013 August 2017

The proposed development complies with the minimum 18sqm of Private Open Space at Ground Level Terrace.

Summary

In general the provision of Open Space, Landscaping and Private Open Space is consistent with the objectives of the DCP.

: Sufficient Open Space is provided for recreational needs of the occupier in the form of landscape ground terrace and upper balcony.

: The landscape Private Open Space Terrace to the rear garden improves the amenity of the site.

: Existing and proposed perimeter screen planting provides privacy for residence across the rear and side boundaries.

: Paved areas have been kept to a minimum to maximise soft landscape area.

Having regards to the above numerical review and design proposals the percentage of Open Space provided is considered appropriate for the allotment size and functional use.

3.19 : Significance Area.

The subject land is not an area of significance containing habit for Bandicoot and Penguins with reference to Manly Map D - Assessment of Significance Area.

3.20 : Coastal Zone

The subject land is not zoned Coastal or has any impact upon with reference to Manly SEPP71 – Coastal Zone.

3.21 : Bush Fire Assessment

The proposed development is not indicated as bush fire affected lands on Northern Beaches Bush Fire Prone Land Map 2020.

3.22 : Flooding

The proposed development is not indicated as flood prone lands on NBC Flood Hazard Map

3.23 : Coastal Management 2018

The proposed development is not subject to SEPP – Coastal Management 2018.

3.24 : Foreshore and Waterways

The proposed development is not subject to SREP – Sydney Harbour Foreshores and Waterways Area.

3.25 : Stormwater

The subject land does not contain Council stormwater assets or propose to change any existing asset documented on the Stormwater Mapping.

3.26 : Geotechnical

The proposed development envelope on this site is not affected by geotechnical issues and will only require conventional footings for construction.

3.27 : Site Slope

This proposed development site are not affected by slope gradient constraints.

3.28 : Soil Erosion

The proposed development envelope on this site is not affected by soil erosion.

The gradient of the land will not present sediment control issues during construction with the builder maintaining sediment barriers during construction.

3.29 : Contaminated Land Statement

The proposed site is an existing residential site with no prior development. The site is not a contaminated site.

3.30 : Site Impact / Excavation / Erosion Control

The proposed projects require minor excavation primarily under the existing residence. Details for are shown on the Site Management Plan drawing DA A008

: Removal of top soil for stockpiling and re-use on completion of project to turf areas.

: Site cut maximum 1100mm under the existing house for the storage areas constructions. The excavation under the house will cut inside the existing wall line and maintain the existing footings at high level. This will allow retaining walls to be constructed in front of the existing footings to negate underpinning.

: Construction of Rumpus Room & Bedroom 4 will only require minor benching of the site for new footings and slabs as the existing ground levels area benched to the proposed basement floor level.

: The excavation under the house and for Bedroom 4 and Rumpus is not located near adjoining properties structures and will not require underpinning of adjoining structures.

: The excavation for the garage will remove the existing garage slab and require only minor excavation benching for new footings and slab.

Accordingly the proposed development earthworks are of a minor nature with no detrimental effect to existing drainage, soil stability, neighboring uses or the environment. The proposed earthworks are permitted with consent on the subject lands.

3.31 : Stormwater Drainage

Stormwater Management 3.7 Manly DCP2013 August 2017

The proposed alterations and additions maintains the natural drainage of the site and therefore retains the existing drainage patterns.

The collection of roof stormwater replicates the existing collection system. The existing and additional roof areas connect to the existing stormwater interallotment drainage adjacent to the northern boundary which falls from east to west. The system uses natural gravity flows for stormwater disposal.

The proposed alterations and additions will comply with Councils DCP for Stormwater Control. The stormwater DA consent conditions will be documented on the Construction Certificate documentation designed by a qualified drainage/civil/hydraulic engineer.

3.32 : Stage Development

The proposed development is seeking staging with this application as follows.

Stage 1: Rear addition and side internal access stair.

Stage 2: Garage re-construction.

3.33 : Solar Access, Views and Privacy

The proposed development will not affect solar access and create only minor over shadowing of adjoining rear residential garden lands.

There will be no decrease in privacy to the adjoining allotments with no new windows to the side boundary elevations and privacy screening of the proposed new balcony.

The design of the proposed addition does not disrupt views to existing adjoining residence.

3.34 Parking Design and Location of Garages, Carports or Hardstand Areas.

The existing dwelling has a single attached Garage with internal access from the residence. The internal dimensions of the existing garage are L 4.9m x W 2.6m. Australian Standard car parking space are L5.4m x W2.5 but increased to 3m width when parking against walls on both sides and a depth of 6m for internal circulation.

The size of the existing garage is not adequate to park a car within and close the garage door which compromises the security of the residence. Equally with the charging of Electric Vehicle requires the garage door to be left open in order to park the vehicle solely within the property which once again compromises the security of the property.

There is also the issue of street parking on Violet Street which is very limited and congested at school drop off and pickup times with Balgowlah Boys within 50m to the west of Violet St and St Cecilla School at the east end of Violet St to the subject land.. Subsequently it is not practical to park a car within the current garage inappropriate size which requires the residence to currently park either on the street or across the medium strip/footpath which is illegal.

There are many examples along Violet Street where garages and carports have been constructed on the street front boundary. A brief listing of properties along Violet Street with garages and carports within close proximity of the subject site are properties No 4, 5, 6, 8, 9, 10, 13, 16 & 19.

The streetscape along Violet Street is dominated by driveways, front gardens, garages and carports on the street front boundary with a backdrop of 1 & 2 storey dwellings with pitched roof forms.

The proposed garage has been design with consideration for the DCP. The scale of the garage is not more than 50% of the residence front facade and has a overall width 3.9m which is less than the permissible width of 6.2m. The overall design is in keeping with the streetscape and that of the subject residence vernacular.

This application applies for the provision of only 1 car space provided on site. The impact of constructing a 2 car garage would have adverse impact on the streetscape and the residence appearance and landscape of the subject dwelling. There is also adequate public transport service located within 200m of the subject site to negate the need for a second car parking space on site.

Given the context of the site, the provision of single garage which does not dominate the street frontage in order to park a vehicle solely on the property with adequate storage space is considered appropriate for the proposed development.

3.35 : Services

All the services of water, power and stormwater drainage are available and are adequate for the proposed development.

3.36 : Sewer

The proposed development will connect to the existing sewer which is adequate for the proposed development. .

3.37 : Air Quality

The proposed developments will not have a detrimental effect on air quality of the site or adjoining land users.

3.38 : Environmental Sustainability & Basix

The overall building fabric and fixtures will be constructed in accordance with Basix.

The placement of windows has been considered to allow natural ventilation from prevailing summer breezes and sufficiently shaded to allow the sun to warm the interior through winter and shade through summer.

3.39 : NCC Classification & Essential Services

The proposed developments will be designed in accordance with the National Construction Code of Australia deemed to comply provisions. A preliminary assessment of the building has been completed by as follows.

Class of Building

- : Class 1(a) Single Dwelling detached house.
- : Class 10 (b) Garage attached

Rise in Storey Two (2)

Construction Type N/A

: Smoke detection will be installed in accordance with the NCC.

3.40 : Noise

In regards to the proposed development it is not envisaged that there will be any increase in the amount of noise created on site or surrounding developments. The proposed developments will not be acoustically detrimental to the amenity of the area.

3.41 : Signage

Application is not made for any building signage to be located on any of the building.

3.42 : Site Lighting

The proposed external lighting design will not be a glare source or be detrimental to the amenity of the area.

3.43 Traffic Access & Generation

The proposed development will not generate any additional traffic.

The proposed garage alterations will construct a garage which can accommodate a vehicle on site which cannot currently occur with the existing garage which is not suitably sized to park a vehicle. All car parking will now be accommodated on site which will reduce parked car congestion on Violet Street.

3.44 Waste Management

The proposed developments are of a minor nature and will not generate large quantities of waste.

The existing Council waste collection bins will be maintained on site as shown on Drawing DA A001.

4.0 CONCLUSION

The proposed alterations & additions at 22 Violet Street, Balgowlah is permissible with consent of Council according to the provisions of Manly LEP2013 August 2017.

The proposed development has been designed taking into account site constraints and positioning of dwellings on adjoining properties. The proposed development is considered unlikely to adversely impact upon adjoining properties as it is consistent with existing uses in the locality.

The proposal is generally consistent with Council's LEP and DCP and other planning controls and, where appropriate, any potential impacts on adjoining residences as a result of the proposal have been minimized through appropriate design and landscaping.

Having regard to the size and shape of the allotment, the floor space ratio, the position of the building on the property, the bulk, height and mass of the new building improvements, the provision of open space and landscaping, the proposed development is considered appropriate.

The potential impacts on adjoining properties in terms of solar access, privacy, views and design have been considered with regard to these matters and considered appropriate.

In summary the proposed development is of a minor nature. The proposed development is consistent with the existing lands uses and has appropriate infrastructure. It is our opinion the proposed development should be granted consent by Council as it will not have adverse environmental effects and will be sympathetic with the visual amenity of the area.