

STATEMENT OF ENVIRONMENTAL EFFECTS

For a Carport Addition to an Existing Residential House

Site:

**1 Judith Street
Seaforth NSW 2092**

Prepared by:

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Dated:

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by MILEHAM Design & Build (MD&B). MD&B has expertise in Building Design, Planning, Construction and Project Management.

This Statement is to accompany a Development Application to Northern Beaches Council for an addition to an existing residential house.

2.0 SITE ANALYSIS

2.1 The Site

The subject site is located on Judith Street, and is known as 1 Judith Street, Seaforth, described as Lot 280 DP 11162.

The site is regular in shape, the total site area is 544.1m².

The site is generally flat with an approximate fall of 4.000m from North to South.

2.2 Existing Built Form & Landscaping

The site is occupied by a freestanding split-level weatherboard clad house with a detached single storey garage facing Kirkwood Street. The rest of the site is garden and paving. There are several trees on the site as well.

2.3 The Surrounds

Development in the surrounding area comprises predominantly residential development, with detached garages and carports.

3.0 DETAILS OF THE PROPOSAL

3.1 The Proposal

The proposed development is for demolition of the existing garage and the construction of a new detached carport to an existing residential house.

The addition will be clad with weatherboard to match the existing house.

The new roof to the proposed carport will be similar in height, pitch, and style of the house's existing roof.

The existing GFA of the existing garage to be demolished is 31m². The proposed carport will be 47m², an increase in the GFA being 16m². Landscaping will result in 285m² meaning site coverage of the existing house, paving and the new carport will be 47.2%.

The fence and gate will be amended to reflect the double car nature of the proposal but keeping in the same style as the existing fence and gate.

4.0 PLANNING CONTROLS

This section addresses the relevant matters for consideration for evaluation.

4.1 Manly Local Environmental Plan (LEP) 2013

The subject site is zoned R2 Low Density Residential under the Manly LEP 2013.

The Land Use Table contains the permissible uses of R2 Low Density Residential.

A summary of compliance of the proposed development with the LEP is included in Table 1.

Manly LEP 2013			
LEP Provisions	Requirement		Complies
Permissibility	Carport		YES
Heritage Item	NO		YES
Conservation Area	NO		YES
Development Standard	Requirement	Proposal	Complies
Minimum Site Area	500	544.1m ²	YES
GFA	-	No Change	N/A
Floor Space Ratio	0.45:1	No Change	N/A
Building Height	8.5m	3.6m	YES

Table 1: Summary of LEP Compliance

4.2 Manly Development Control Plan (DCP) 2013

The Manly DCP 2013 applies to the site and the proposed development.

The consistency of the proposal with the DCP is summarised in Table 2.

Manly DCP 2013			
Part C Residential Development			
Provision	Requirement	Proposal	Complies/ Comments
4.1.4 SETBACKS			
4.1.4.1 Street Front setbacks	a) The front setback of the building shall be consistent with the prevailing setback along	Consistent	YES

	the street.		
4.1.4.2 Side setbacks	a) Side setbacks are to be greater than 1/3 of the height of the wall of the proposal.	Wall is 2.4m and side setback is 400mm	NO but does satisfy 4.1.4.3
4.1.4.3	i) no windows, ii) only side boundary only iii) less than 3m iv) 35% max of the boundary v) materials vi) right of way for maintenance vii) no disadvantage	Complies with all but iv) which is about 50% not 35%	YES but not iv)
4.1.5 OPEN SPACE AND LANDSCAPING			
4.1.5.1 Minimum Residential Total Open Space Requirements	a) A minimum of 55% of the site is to be open. Area OS3		YES
	b) A minimum of 35% of the total open space to be landscaped. Area OS3		YES
	c) A minimum of 25% of the total open space to be open space above ground. Area OS3		YES
4.1.6 PARKING			
4.1.6.1 Parking Design and Location of Carports	a) Carports must minimise their visual impact	Consistent with the residential architecture of the street.	YES
	b) Carports must not be on the front property boundary if there is no reasonably alternative onsite location	The carport is on the property's side street frontage.	YES
	c) The max, width of any carport is not to exceed 50% of the frontage up to a maximum 6.2m width	6.0m wide	YES
4.1.10 FENCING			
4.1.10.1	Fences to be no more than 1.0m in height for street front fences.	Existing fence height will be maintained as it is not the front fence.	YES – not front fence of the property but side fence.

Table 2: Summary of DCP Compliance.

5.0 CONCLUSION

The proposed development has been assessed in light of Council's planning instruments. The proposal is permissible under the R2 Low Density Zoning under the Manly Local Environmental Plan (LEP) 2013. In our opinion, the proposed development is consistent with the relevant objectives of the LEP and the R2 Low Density Zoning as it will maintain the amenity and existing characteristics of the area which is predominantly characterised by dwelling houses.

The proposal generally complies with relevant LEP and DCP numerical controls.

The design and external appearance of the proposed development is, in our opinion, appropriate and compatible with the development in the locality. It is unlikely to result in significant overshadowing or significant loss of privacy to nearby properties. The proposal is also unlikely to have an impact on outlook or views from surrounding properties.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest.