

Statement of Environmental Effects

Development Application

to

**Northern Beaches Council (Manly)
for**

Alterations & Additions

at

28 Parkview Road, Fairlight

Prepared for Ms. N Kinsey

March 2020

Statement of Environmental Effects

Address:	28 Parkview Road Fairlight, 2094
Type of Consent:	Local Development
Locality:	Zone Residential
Proposed Development:	New Secondary Dwelling over existing Carport
Consent Authority:	Northern Beaches Council (Manly)
Applicant:	Ms Narelle Kinsey
Owner:	Ms Narelle Kinsey
Report Author:	Mr K van Brandwijk

Introduction

This Statement of Environmental Effects has been prepared for Ms Narelle Kinsey by KvB Drafting Services.

This statement is to accompany a development application to Northern Beaches Council for alterations and additions to an existing Carport at the rear of an existing residence.

In the assessment of the proposed development, the following plans and documentation have been considered:

- Architectural drawings DA 100 Rev A, DA200 Rev A;
- Manly Council LEP 2013; and,
- Manly Council Residential DCP 2011

Summary

Generally the works include:

- Ground floor alterations to Existing Carport including new stair.
- Proposed new secondary dwelling over existing Carport.

This application is submitted to enable alterations and additions to be undertaken to an existing Carport at 28 Parkview Road backing onto Birkley Lane, Fairlight.

The main works comprise at the rear of the Existing Residence above the existing Carport. This part of the proposed works is at the rear of the dwelling and result in no adverse amenity impacts upon adjoining properties. The proposal seeks approval to construct a new timber framed Secondary dwelling over an existing carport backing onto Birkley Lane.

The Site

The site is legally known as Lot 2 in DP1096443. The site is rectangular in shape being bounded by Residences to the North and South boundaries as it sits on the eastern side of Parkview Road.

The site is generally level throughout the existing building with a slight fall to the rear of the site to Birkley Lane. Refer Surveyors drawings.

The site has an area of 328.9m².

The surrounding area comprises single and double storey semi-detached and freestanding residences to Parkview Road.

The rear of the site backs onto Birkley Lane which consists of single and double carports and Garages with Studios above. On the eastern side of Birkley Lane is a multi-storey nursing home located opposite the subject site.

To the north adjoining No.28 Parkview is a two storey residence with a single Carport backing onto Birkley Lane.

To the south adjoining No.28 Parkview is currently under construction which includes a two storey residence and Double Garage.

Development consent was granted for a Studio over the double garage, with works to the Garage being completed without the Studio over. Presumed to be built at a later date. Refer photo No.4 below.



Photo 1. View to the rear of existing residence No. 28 Parkview Road and adjoining two storey residence No.30 Parkview viewed from the rear yard.



Photo 2. View to the existing Carport in the rear of the subject site No. 28 Parkview Road looking east



Photo 3. View to the rear of the existing adjoining Carports No.26, 28 (subject site) & No.32 Parkview Road viewed from Birkley Lane



Photo 4. View to the rear of the existing adjoining Carports No.26, 28 (subject site) & No.32 Parkview Road viewed from Birkley Lane

Surrounding Buildings

Beyond the site and backing onto Birkley Lane exist. Carports and Garages with secondary dwellings constructed over them.

These are located at No.12 and No.16 as well as DA approval for No.26 Parkview.

Refer photos below.



Photo 5. No.12 Parkview viewed from Birkley Lane



Photo 6. No.16 Parkview viewed from Birkley Lane

To the eastern side of Birkley Lane opposite the subject site is located a nursing home and a multi storey residential flat building. Refer photos below.



Photo 7. Nursing home to eastern side of Birkley Lane opposite subject site



Photo 8. Multi storey residential flat building to eastern side of Birkley Lane

Proposed works

• Ground Floor

The proposed alterations are located over the existing Carport and incorporates a new enclosed stair from the Carport level to the new Studio over.

It is proposed to retain the existing Carport structure and garage door while removing the existing roof with a new structure over.

The proposal includes highlight windows to the North, west and south to provide maximum light while maintaining privacy to the adjoining residences of No.26 and No.30 Parkview.

The addition has been designed to minimise the impact on adjoining properties with the inclusion of a pitched roof to reduce overshadowing of the southern neighbour and to reduce bulk and scale. The northern roof of the proposed studio is designed to include a dormer window to maximise sunlight and maintain privacy to the adjoining residence No.30 Parkview.

The proposal is consistent with the streetscape and structures within the laneway.

Manly Local Environmental Plan 2013

The subject site is zoned R1 General Residential under the provisions of Manly LEP 2013.

Part 4.3 – Height of Buildings

The site is governed by an 8.5m building height limit.

(1) *The objectives of this clause are as follows:*

- (a) *to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,*
- (b) *to control the bulk and scale of buildings,*

The proposal is consistent with prevailing building heights and future streetscape character. The proposal results in a maximum height of 6.5m from existing natural ground level and does not result in adverse bulk and scale.

The proposal results in a maximum height of 6.5m from existing natural ground level.

This complies with the requirements of the LEP.

The height of the gutters to the north and southern boundary is 4.8m and is consistent with the DA approved studio to No.26.

Part 4.4 – Floor Space Ratio

The site is governed by a 0.6:1 floor space ratio.

The post construction GFA area will be 153.4m² and an FSR of 0.47:1

This complies with the requirements of the LEP.

Heritage

The property is not listed a Heritage item and is not located in a conservation area.

Acid Sulphate Soils

The property is not listed as an Acid sulphate affected site.

Manly Development Control Plan 2011

Building Setback (MDCP 2013)

4.1.4.1 Front Setbacks

The existing front setback is to remain unchanged.

4.1.4.2 Side Setbacks

- a) *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**.*

An additional setback is proposed at the rear of the addition backing onto Birkley Lane. This is to reduce the side building setback encroachment and reduce bulk and scale as viewed from the rear.

Although this is non-compliant the proposal is consistent with adjoining Garages and Secondary dwellings located in the street.

4.1.4.4 Rear Setbacks

- d) *Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss.*

The setback from the rear lane is 100mm (existing Carport). This is in keeping with the adjoining carport of No.30 and adjoining Garage of No.26.

As per part 4.1.4.2 the proposed setback in the upper floor addition to the northern and southern corners reduce the bulk facing Birkley Lane.

This is consistent with adjoining Garages, carports and secondary dwellings in the street.

Open Space and Landscaping 4.1.5

The proposal does not affect the existing landscaping area of the site. There are no proposed works to the landscaped areas. The landscaped area will remain at 75.8m².

The proposal is unchanged and therefore compliant.

Parking and Vehicular Access 4.1.6

Vehicular access is via the existing rear gate to Birkley Lane.

The proposal retains two off street car parking spaces within the existing carport structure as desired by council to provide off street parking to reduce demand for on street parking.

The proposal is unchanged and therefore compliant.

First Floor and Roof additions 4.1.7

- a) *First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.*
- b) *The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.*

The proposed addition to the existing Carport is consistent in style and form with the adjoining First floor additions located in the street.

Materials

The existing steel framed carport will have a masonry wall to the new stair adjoining No.26 Parkview and addition to the WC.

The proposed walls of the exterior are to be weatherboards to maintain and enhance the character of the existing residence and adjoining properties. The roof sheeting will be a colorbond metal roof sheeting to match the existing house.

Overshadowing & Over viewing

Overshadowing will not result in any adverse impact on the adjoining property to the south as shown in accompanying diagrams and the adjoining property will receive a minimum of 2 hours sunlight

Overviewing has been considered in the design with the inclusion of highlight glazing to the Dormer window to the northern roof, rear window facing the existing house and window facing the rear lane.

The southern window is directed to the south over the adjoining Garage at the rear of the property and the northern window to the dwelling is directed over the adjoining Carport to the north.

The mid window along the northern boundary is to be fitted with a fixed vertical louvered privacy screen with a maximum opening angle of 45 degrees.

Stormwater

The roof area does not result in any additional impervious area and the proposed secondary dwelling stormwater will connect to the existing services and discharge to the rear lane.

Privacy

The proposal will not result in any additional impact on adjoining properties as per over-viewing point above.

Conclusion

The proposed secondary dwelling meets the objectives of the LEP and DCP controls and is in context with the adjoining developments in Birkley Lane.

It is our choice to design an extension that is in keeping with the character of the original house and providing a modern secondary dwelling in keeping with the existing residence and will complement the surrounding properties and suburb.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'K Brandwijk', written in a cursive style.

Ken van Brandwijk

Draftsman

(On behalf of Ms. N. Kinsey)