

DEVELOPMENT APPLICATION

NORTHERN BEACHES COUNCIL
(MANLY COUNCIL)

STATEMENT OF ENVIRONMENTAL EFFECTS

6 PARKVIEW RD FAIRLIGHT 2094

LOT 16
SECTION 16
DP 2428

SITE:

6 Parkview Road Fairlight NSW 2094
LOT 16
SECTION 16
DP 2428
Site Area 663.8 m²

SUMMARY OF PLANNING CONTROLS:

Local Environmental Plans	Manly Local Environmental Plan 2013 (pub. 14-2-2014)
Local Environmental Plans Land Zoning	R1 - General residential
Height Of Building	11m
Floor Space Ratio	0.75:1
Minimum Lot Size	250 m ²
Heritage	NA
Land Reservation Acquisition	NA
Acid Sulfate Soils	Class 5
Landslide Risk Land	NA



Image from six maps

CONTENTS

1.0 PRELIMINARIES

- 1.1 SITE DESCRIPTION
- 1.2 THE LOCALITY
- 1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES
- 1.4 DESCRIPTION OF PROPOSED WORKS

2.0 MANLY LOCAL ENVIRONMENTAL PLAN (LEP) 2013

- PART 1 - PRELIMINARY
- PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT
- PART 3 – EXEMPT AND COMPLYING DEVELOPMENT
- PART 4 - PRINCIPAL DEVELOPMENT STANDARDS
- PART 5 - MISCELLANEOUS PROVISIONS
- PART 6 - ADDITIONAL LOCAL PROVISIONS
- PART 7 – DEE WHY TOWN CENTRE

3.0 WARRINGAH DEVELOPMENT CONTROL PLAN (DCP)

- PART 1 - CONTENTS
- PART 2 – EXHIBITION, ADVERTISEMENT AND NOTIFICATION OF APPLICATIONS
- PART 3 – GENERAL PRINCIPLES OF DEVELOPMENT
- PART 4 – DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES
- PART 5 – SPECIAL CHARACTER AREAS AND SITES

This document has been prepared with reference to the:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan

1.0 PRELIMINARIES

1.1 SITE DESCRIPTION

This report presents the environmental impacts and likely effects of the proposed alterations and additions at 6 Parkview Rd Fairlight .

The building located at the lower side of 6 Parkview Rd is a residential home. There was no previous usage of the property other than residential.

The existing building is a Single storey weatherboard house and a tiled roof. There are 1 bedrooms and 1 bathroom. On the eastern boundary is a single garage. To the West is a paved courtyard . To the East there is an existing deck. The site is sloped from the west to the east with a change in level of approximately 5m across the site.

1.2 THE LOCALITY

The subject site is located in the Manly locality, specifically approximately 100m north of Sydney Rd which takes you to Manly CBD or Balgowlah.

1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES

The neighbourhood is characterised primarily by low to medium density residential development. Parkview Rd itself is a mixture of original and modified 1 and 2 storey brick homes built from mid to late 20th century and small unit blocks to the western side of the street. They present a mix of styles, colours and materials.

1.4 DESCRIPTION OF PROPOSED WORKS

The proposed work to 6 Park View rd is a new first floor addition utilising the existing stairs to the attic and a rebuild of the existing single garage to a double garage with a landscaped roof

STATEMENT OF ENVIRONMENTAL EFFECTS
6 PARKVIEW RD FAIRLIGHT 2094



6 Parkview Rd Street view



Rear view



4 Parkview Rd Street view

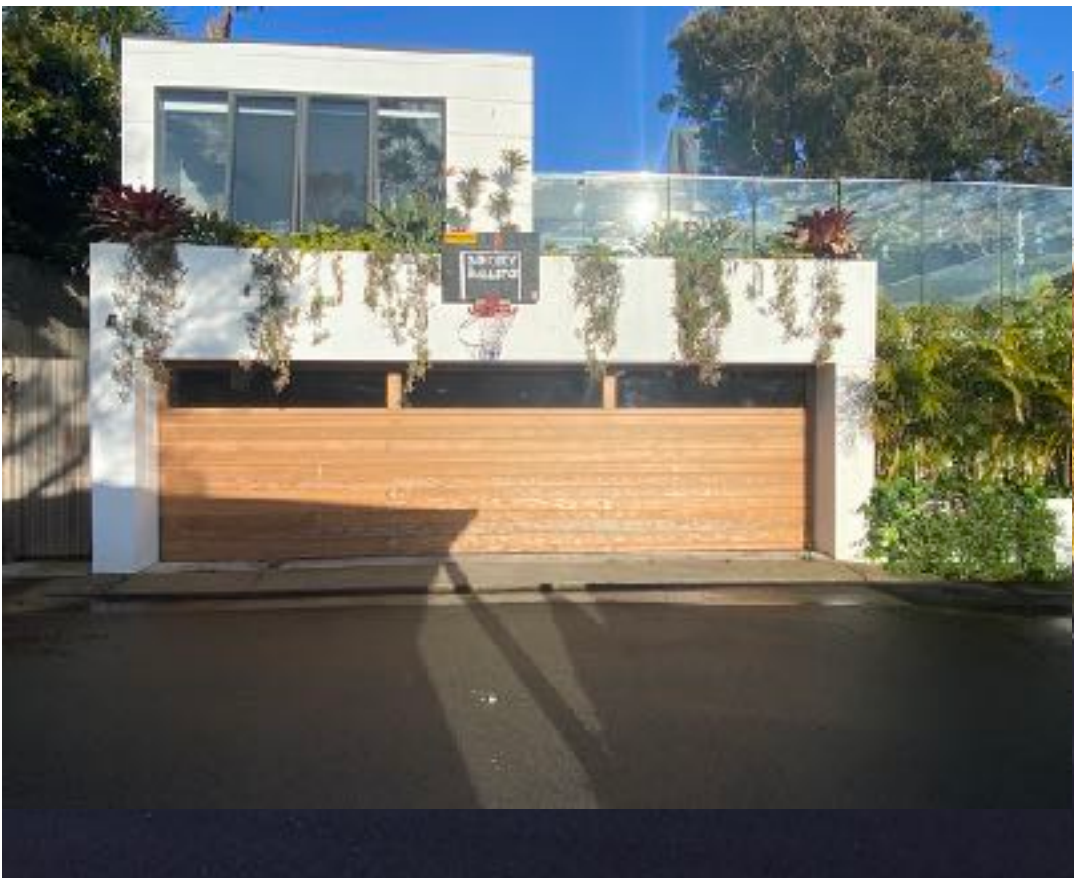


8 Parkview Rd Street view

STATEMENT OF ENVIRONMENTAL EFFECTS
6 PARKVIEW RD FAIRLIGHT 2094



8 Parkview from Birkley Lane



4 Parkview Rd from Birkley Lane

2.0 MANLY LOCAL ENVIRONMENT PLAN 2013

PART 1 PRELIMINARY

Aim of Plan: This Plan aims to make local environmental planning provisions for land in This Plan aims to make local environmental planning provisions for land in Manly in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Land use zone: R1 General Residential.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

This section does not apply to this site.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.1 LOT SIZE MAP – 250 m²

The subject property has a site area of 663.8 m². There is to be no change to the lot size.

4.2 RURAL SUBDIVISION LOT

This section does not apply to this site.

4.3 HEIGHT OF BUILDINGS

The subject property has a maximum building height control of 11 metres on the Height of Buildings Map. The proposed new roof and the existing roof complies with this standard

4.4 FLOOR SPACE RATIO 0.75:1

0.75:1 x 663.8 = 497.85 m sq

Total proposed = 184.13 m sq

4.5-4.6

Not applicable

PART 5 MISCELLANEOUS PROVISIONS

PART 5.1 - 5.9A, 5.11, 5.12, 5.13

Not applicable

5.10 HERITAGE CONSERVATION

The subject property does not fall within a heritage conservation area nor is it a heritage item. Therefore, heritage conservation does not apply to the site.

PART 6 ADDITIONAL LOCAL PROVISIONS

6.1 - ACID SULPHATE SOILS

The subject property is a class 5 Acid sulphate Soil.

6.2 - EARTHWORKS

Earthworks are required for the extension of the garage in Birkley Lane

6.4 - STORMWATER MANAGEMENT

Stormwater management plans have been submitted with the proposal from

6.5- 6.22

Not Applicable

MANLY LOCAL ENVIRONMENT PLAN 2013 COMPLIANCE TABLE

Provision	Standard/ Control	Comply	Comment
Min Allotment Size	4.1 - 250m ²	YES	Site is 663.8 m ²
Building Height	4.3 - 11m	YES	
Floor Space ratio	4.4 - 0.75:1	NA	Allowed = 497.85 Proposed = 184.13
Land Reservation Acquisition	5.1	NA / YES	
Heritage	5.10	NA	
Foreshore Building Line		NA	
Acid Sulfate Soils	6.1 - Class 5	NA / yes	
Earthworks	6.2	Yes	Only minor works proposed. Preliminary Geo tech report provided
Development on sloping land	6.4	NA	Preliminary Geo tech report provided

3.0 MANLY DEVELOPMENT CONTROL PLAN

PART A INTRODUCTION

The subject property falls within the development control plan.

Objectives: The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Manly. Development should result in an increased level of local amenity and environmental sustainability.

3 General Principles of Development

3.1 Streetscapes and Townscapes

The proposed additions compliment the predominant building form. The bulk of and height of the building is significantly smaller than the adjacent buildings.

There are no proposed changes to the front fence.

The proposed new roof form complements the the predominant form in the locality and adjacent buildings. The roof has been designed to avoid view loss and is well under the height limit.

The garage to the rear of the site facing Birkley lane is to be modified from a single to a double garage. This is consistent with adjacent buildings.

3.2 Heritage Considerations

The property is not a heritage item nor is it in a conservation area

3.3 Landscaping

The property is heavily landscaped with trees and vegetation and it is proposed the landscaping will be in the most part retained. One small tree is proposed to be removed which is suitable to be removed without consent. An Arborist report has been submitted addressing all other trees.

3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)

The proposal aims to maintain light and sunshine by keeping the height of the proposal to a minimum. The maximum wall height of the proposal is 6.4m on the southern side which has a maximum wall height of 9.4 with site gradient of 1:15. The top of the Roof Ridge is 8.8m at the highest point the allowed roof height is $2.5 + 9.4 = 11.9$

3.4.1.1 Overshadowing Adjoining Open Space

The proposal maintains over one third of existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June). Refer to shadow diagrams

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

The 3d Shadow diagrams show that 2 hours of solar access are maintained to the lower living area between 9:00 and 11:00

3.4.2 Privacy and Security

The proposal maintains the privacy to the southern property through the use of highlight windows that are 1500 above finished floor level. On the northern side there is a 10m gap between the proposed windows and adjacent Northern property with landscaping providing screening.

Screening is provided from the proposed small balcony from the existing landscaping.

3.4.3 Maintenance of Views

Views are maintained from adjacent and nearby properties. The New roof on the proposed addition is well below the height limit and the view is heavily obstructed by the existing landscaping.



Picture from western side of Parkview Road

3.5 Sustainability

The proposed design aims to address sustainability through having north facing windows to the addition for solar access and windows on the east and western side for cross flow ventilation. The landscaping will essentially remain intact, with the removal of one small tree. The new garage roof will have landscaping on top of it that will have low water requirements. Where possibly materials chosen will have low environmental impact. A Basix certificate has been submitted with the application

3.6 Accessibility

The development is existing and has one dwelling on it. No accessibility upgrades are required.

3.7 Stormwater Management

A stormwater design and has been submitted by a qualified hydraulic engineer

3.8 Waste Management.

A waste management plan has been submitted with application. The dwelling will utilise the existing location for waste bins. No waste storage area is not directly visible from the street.

3.10 Safety and Security

The car parking is on the secondary street which is in Birkley Lane. Opportunities for passive surveillance of public areas has been maintained.

4.1 Residential development controls

4.1.1 Residential Density and Dwelling Size

The site remains as a single dwelling

4.1.1.2 Residential Land Subdivision

No subdivision is proposed

4.1.2 Height of Buildings

The maximum wall height of the proposal is 6.4m on the southern side which has a maximum wall height of 9.4 with site gradient of 1:15

The proposal is 2 storeys.

The top of the Roof Ridge is 8.8m at the highest point the allowed roof height is
 $2.5 + 9.4 = 11.9$

4.1.3 Floor Space Ratio (FSR)

The allowed floor space is $0.75 : 1 = 497.85\text{sq m}$

Proposed floor space = 184.13

4.1.4 Setbacks

There is no proposed change to the front setback. The proposed addition is on top of the existing dwelling

4.1.4.2 Side setbacks and secondary street frontages

- A. The proposed Setback for the addition maintains the existing existing setback. The proposed setback on the southern side is from .97m at western end to 1.05m at the eastern end.
- B. There is 300mm eaves for new upper level roof.
- C. Propose upper level Windows to the southern boundary are highlight windows that are 1500mm above the floor level
- D. No secondary street frontage
- E. An existing side setback is established on the southern and northern side that allows for maintenance and planting of vegetation.
- F. The proposal is not on a street corner

4.1.4.3 Variations to Side Setback in Residential Density Areas D3 to D9

Not applicable

4.1.4.4 Rear Setbacks

The proposed addition sits with the built form and does not change the rear setback

The extension of the garage on the rear boundary facing Birkley Lane is consistent with adjacent properties

4.1.4.5 Foreshore Building Lines and Foreshore Area

Not applicable

4.1.5.1 Minimum Residential Total Open Space Requirements

(open space area OS3 = 55% of site area)

Site area $663.8 \times 55\% = 365\text{ sq m}$ required

Proposed total open space = 398.14

Max 25% of total open space above ground

Min 3 dimension and min unbroken space of 12 sqm

4.1.5.2 Landscaped Area

Landscaped area required is $25\% \text{ of open space} = 25\% \times 365 = 91.25$

Proposed landscaped area = 220.6

The property is heavily landscaped with trees and vegetation and it is proposed the landscaping will be in the most part retained. One small tree is proposed to be removed which is suitable to be removed without consent. An Arborist report has been submitted addressing all other trees.

4.1.5.3 Private Open Space

Minimum is 18 sq m

The proposal will utilise existing courtyard of 29 sqm on the western side and decks on the eastern side.

4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas

The proposal is to provide for an additional parking space by extending the existing garage in Birkley Lane

Landscaping is proposed on the roof of the garage

MAX width is 6.2

4.1.6.2 Roof Top Parking

Not applicable

4.1.6.3 Bicycle Storage

There is adequate areas to store bicycles

4.1.6.4 Vehicular Access

Vehicular access will remain as existing with a crossover to the garage

4.1.6.5 Driveways and Crossings

The existing cross over will be extend to suit the additional width of the garage to accomodate 2 cars

4.1.6.6 Tandem, Stacked and Mechanical Parking Areas

Not Applicable

4.1.7.1 First Floor Additions

The first floor addition complements the architectural style of the ground floor and where possible retains existing roof forms. The addition follows the existing ground floor wall setbacks as adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.

4.1.7.2 Habitable Rooms in the Roof Structure

The existing attic space will be made into a full habitable room that will access the new addition

4.1.8 Development on Sloping Sites

A preliminary geotechnical report has been submitted with the proposal due to the extension of the garage requiring 1.3m of excavation.

4.1.9 Swimming Pools, Spas and Water Features

No swimming pool is proposed

4.1.10 Fencing

Existing fencing will be retained

COMMENTS IN SUPPORT OF APPLICATION

The proposed renovation has been designed to work with the existing planning and footprint and to retain as much of the existing house as possible as well.

My clients love the unique character of their existing home and also believe that renovating is more environmentally sustainable than demolishing and rebuilding. We will use less new material. Retaining the existing house can be kinder to the environment but it also creates constraints for the Proposal. The proposed upper addition retains the southern established side setback. This form is consistent with the side walls to both 4 & 8 Parkview Road. The height has been kept to minimum and is significantly below the required. The maximum wall height of the proposal is 6.4m on the southern side which has a maximum wall height of 9.4 with site gradient of 1:15. The top of the Roof Ridge is 8.8m at the highest point the allowed roof height is $2.5 + 9.4 = 11.9$. From the street, the streetscape will be retained. The bulk and scale of the proposed building is significantly less than those adjacent and through achieving this looks to minimise its impact to surrounding properties.

We continue to match the existing house style in the addition with the proposed form and materials used.

The proposed renovation is modest in its scale but provides the occupants with the usability, space and security the current home is lacking in.