

PROPOSED GARAGE AND DECK 54 KENNETH ROAD, MANLY VALE

Prepared by
Network Design
37 McKillop Road
Beacon Hill NSW 2100

INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No.07-20-KEN sheets 1 – 5 dated July, 2020.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of Council.

PROPERTY DESCRIPTION

The subject property is described as 54 Kenneth Road, Manly Vale being Lot 50 in DP 6238.

SITE DESCRIPTION

The site is a 401.2m² residential block located on the northern side of Kenneth Road one block east of its intersection with Quirk Road.

The block is rectangular in shape with a road frontage of 12.19 metres and depth of 32.92 metres.

Natural surface falls down the block at approximately 7.4%. At the front the block extends off a natural rock outcrop the top of which is approximately 2.1 metres above the footpath below. The rock outcrop extends approximately 1.8 metres beyond the front boundary. Concrete stairs located to the west of the property provide pedestrian access to the front southwest corner of the yard. The front boundary is secured with a 1.8 metre timber paling fence and entry gate.

The existing residence is located 6.02 metres from the front boundary and is a single storey weatherboard clad structure with pitched and flat metal roofs. Covered decks extend along the eastern and rear sides of the house. The residence has a side entry which is accessed via a path extending along the western side. The property has no off street car parking.

The front and eastern side yards are established with lawn. The rear yard contains border gardens and central lawn area.

The adjoining properties to the east and west contain single level residences with pitched tile roofs and are located in the same general building zone as the subject residence.

The details of the site and adjoining properties are as shown on survey plan prepared by Waterview Surveying Services Job No. 1214 and accompanies this application.



View of subject property and surrounding area



Looking at No.54 from Kenneth Road



Looking at front yard

PROPOSED WORKS

The proposal seeks approval to carry out the following works:

Road Level

- Excavate into existing rock outcrop at front of property to form new double garage with exposed rock perimeter walls.
- Construct new road crossing and layback.

Front Yard Level (Garage Roof/Deck)

- Over new subterranean garage construct a timber deck with suspended metal roof under.
- Replace existing paling fence and entry gate across front boundary.

LEP 2011 Controls

The following principles are relevant to the consideration of the application:

2.1 Landuse

The subject allotment is zoned Residential R2 which allows for the type of development proposed under this application.

4.3 Height of Buildings

All new structure is maintained below the 8.5 metre maximum height limit.

5.9 Preservation of Trees

The proposed works do not require the removal or impact on any trees or significant vegetation.

6.1 Acid Sulfate Soils

The site is not identified on the relevant map as being acid sulfate affected.

6.4 Development on Sloping land

The subject allotment is located within Area B of the relevant Landslip Risk Map. A preliminary Geotechnical assessment by White Geotechnical Group accompanies this application.

WARRINGAH DCP

The following development controls are relevant to the consideration of the application:

Part B Built Form Controls

B1 Wall Heights

New structure (deck) extends a maximum of 700mm out of ground.

The requirement for this control is 7.2 metres maximum wall height.

B3 Side Boundary Envelope

All new structure is contained within relevant building envelopes.

B5 Side Boundary Setback

The new deck at ground level proposes a setback of 2.99 metres and 2.8 metres to the east and west side boundaries respectively..

The minimum side setback requirement for this site is 900mm.

B7 Front Boundary Setback

The proposed deck and garage proposes a nil setback to the front boundary.

The new structures are restricted to this location due to the rock outcrop extending across the front of the properties in this part of Kenneth Road and the location of their existing structures which were constructed many years ago before off street car parking was an issue.

We request that Council consider a variation to the minimum 6.5 metre setback requirement based on the existing restrictions discussed above and the inability to provide alternative off street parking in any other location.

B9 Rear Boundary Setback

All proposed works are located at the front of the existing residence.

Part C Siting Factors

C3 Parking Facilities

The house has 4 bedrooms and therefore requires two off street parking spaces. The new garage will accommodate two vehicles.

C4 Stormwater

Drainage from new roofing and excavated rock faces will be collected and discharged via a new stormwater pipe to the street kerb.

C5 Erosion and Sedimentation

Erosion and sediment control measures will be implemented throughout the duration of ground works.

C8 Demolition and Construction

Mandatory security fencing as required will be installed prior to works beginning. There is adequate space within the front and eastern side yards outside the building footprint to store construction materials.

C9 Waste Management

The properties existing waste management facilities will not change. The property is serviced by Council's normal waste and recycling services.

Part D Design

D1 Landscaped Open Space

The proposed development will result in a landscaped area (>2m) of 168.1m² or 41.9% of site area. The requirement for this site is 40%.

D2 Private Open Space

The properties generous areas of private open space at the rear will be unaffected by proposed works whilst the new deck at the front will prove an alternate outdoor recreation space.

D6 Access to Sunlight

New structure will extend a maximum of 700mm out of ground with any new shadow either contained within the front yard falling within the shadow of the existing residence which is located to the north of proposed structure.

D7 Views

The subject and adjoining properties outlook over Manly Golf Course will not be affected by new structure.

D8 Privacy

The new deck is generally at ground level and will offer no overlooking opportunities beyond existing boundary fencing.

Building bulk

Apart from the new garage opening at street level all new structure will be concealed behind the front boundary fence.

D10 Building Colours and Materials

Refer to the Schedule of Finishes accompanying this application.

D11 Roofs

The suspended garage roof will be concealed under the new timber deck.

D12 Glare and Reflection

The proposed deck and fence finishes will be in recessive tones that will not result in significant glare.

The Natural Environment

E10 Landslip Risk

Refer to Item 6.4 under LEP 2011 above for comment.

CONCLUSION

The principle objective of this development is to provide an off street parking facility for two vehicles with a timber deck over to allow the existing front yard to be continued to be used as an outside recreation space.

We propose the design meets the requirements of the owners whilst satisfying the stated objectives of Council's development controls. The development will not result in any undue impact on the surrounding area or the broad streetscape.