

# STATEMENT OF ENVIRONMENTAL EFFECTS

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## PROPOSED GARAGE AND STOREROOM 6 HILLCREST PLACE, NORTH MANLY

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### INTRODUCTION

This Statement of Environmental Effects accompanies architectural details prepared by Cadence & Co Design Project No. ROB 0818 sheets 1 – 7 dated June 2018.

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 the council.

### PROPERTY DESCRIPTION

The subject property is described as 6 Hillcrest Place, North Manly being Lot 52 in DP 22369.

The site is not a heritage item or located in a conservation area.

The property is not identified as being bushfire prone.

### SITE DESCRIPTION

The site is located on the western side of Hillcrest Place near its intersection with Western Avenue. The site is irregular in shape with a street frontage 15.24 metres and average depth of 40.44 metres. The cranked rear boundary measures 16.86 metres. The site has an area of 619.7m<sup>2</sup>.

Natural surface falls steeply from front to rear at approximately 25%.

The site contains a one and two storey rendered brick residence with a colorbond metal roof. The residence is setback 6 metres from the front boundary with ground floor approximately 1.8 metres below road level.

There is an existing brick garage in the northeast corner of the front yard. The garage accommodates a single vehicle and is the subject of this application. Adjacent the garage there are timber decks and stairs that lead down to the residences entry. Beyond the decks to the south the ground falls away steeply to lower ground floor level. The front yard is secured with a brick and lattice boundary wall along the front boundary. A new front wall is also proposed as part of this application.

At the rear the residence is two storeys in height with balconies at both levels. The balcony at ground floor level continues along the northern side of the residence joining with decking at the front entry. The residence is setback approximately 4 metres from the northern side boundary with this area established with garden and terraced patios. The remainder of the rear yard contains natural vegetation.

The adjoining property to the north No.3 Western Avenue contains a one and two storey residence and the property to the south No. 4 Hillcrest Place a two and three storey residence. This property has a garage on the front boundary adjoining the shared boundary with No.6 Hillcrest Place.



View of subject property and surrounding area



Looking at No. 6 from Hillcrest Place



Looking at front of residence





Looking at No.3 Western Avenue



Looking towards No.4 Hillcrest Place garage

## **PROPOSED WORKS**

The proposal seeks approval to carry out the following alterations:

### Garage and Storeroom

- Demolish existing single garage.
- Construct new double garage in same general location with a storeroom under and garden planter along the southern side. The garage and storeroom will have rendered blocks walls with a pitched colorbond metal roof to match the existing residence.
- Construct new street crossing to suit.

### Front Yard Works

- Demolish existing decks and stairs.
- Construct new paved stairs and tiled entry balcony.
- Construct new retaining wall along southern boundary and build up yard to form a new level lawn area at top of stairs.
- Rebuild existing front boundary wall.

## **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 contained below the 8.5 metre maximum height requirement.

### **5.9 Preservation of Trees**

The new garage construction requires the removal of a Date Palm which is listed on Council's exempt species list and therefore does not require approval to be removed.

### **6.1 Acid Sulfate Soils**

The rear yard of the property falls within a Class 5 zone. There are no works proposed in that area. The front of the property where the proposed works are located is not identified 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 Risk Assessment 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

There are no new walls or any change to existing external walls which are more than 7.2 metres high.

#### B3 Side Boundary Envelopes

Due to the steep fall in natural surface the rear portion of the new garage structure will breach the side boundary envelope. At this point the new structure will be located 4.5 metres from the adjoining residence No. 4 Western Avenue which is also sited at a higher elevation. The new garage is located on the southern side of No.4 and will not therefore result in any additional shadowing to this property. We propose that as there will be no undue impact on this property as a result of the envelope breach Council consider a variation to the control in this instance.

#### Side Boundary Setback

The new garage will have a varied setback to the northern boundary of between 300 – 700mm. The garage will be generally in the same location as the existing garage to be demolished. As discussed above under Side Boundary Envelope the new garage will have good separation from the adjoining residence and not result in any unreasonable visual or amenity impacts.

#### B7 Front Boundary Setback

The requirement for this site is 6.5 metres.

The garage will maintain the existing garages front setback of 400mm which is required to accommodate a practical sized garage between the front boundary and the existing residence. There is no scope elsewhere on-site to provide car parking.

#### B9 Rear Boundary Setback

The rear setback requirement for this allotment is 6 metres.

The new garage will be located at the front of the property over 30 metres from the rear boundary.

## **Part C Siting Factors**

### **C3 Parking Facilities**

The residence has 4 bedrooms therefore requiring 2 on-site car spaces. The proposed garage will accommodate two vehicles.

### **C4 Stormwater**

Drainage from new garage and front entry paving will be connected to the properties existing stormwater system which drains to an easement at the rear of the property.

### **C5 Erosion and Sedimentation**

Temporary silt control measures will be installed during excavation works to capture any sediment movement. Refer to Site Plan for details.

### **C8 Demolition and Construction**

Security fencing with statutory signage will be installed at the front of the property where required to secure the site during the construction period.

### **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 development will retain 46.8% of the site as landscaped open space (>2m in dimension). The requirement for this site is 40%.

### **D2 Private Open Space**

There will be no significant change to the existing areas of open space at both the front and rear of the property. The levelling of the front yard will provide a practical usable space compared to the existing sloping yard.

### **D5 Orientation and Energy Efficiency**

The proposed works are for a Class 10 structure which does not require Basix assessment. There are no works proposed to the existing dwelling that will require Basix assessment.

### **D6 Access to Sunlight**

As demonstrated within the accompanying shadow plans additional shadow from the new garage will fall across the subject properties front yard or onto the street with only a small portion of shadow striking No.4 Hillcrest garage in the morning period.

### **D8 Privacy**

The new garage and front yard works will not result in any additional overlooking opportunities.

### **D9 Building bulk**

From the street the garage will appear as a single level structure which combined with the new front wall will represent a significant improvement in terms of build quality compared to existing structure in that location. Along the northern elevation the new structure varies between single storey and not quite two stories which we submit is compatible to adjoining and surrounding structures.

### **D10 Building Colours and Materials**

Externally all new work will have finishes and colours to match the existing residence.

### **D11 Roofs**

New pitched roofing will match the existing residences roof form.

### D13 Front Fences and Front Walls

The new wall proposed along the front boundary will replace an existing aged and failing wall. The design of the new wall will compliment and integrate with the new garage structure and as discussed above result in a significant improvement in the build quality at the front of the property.

### **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 accommodation for two vehicles on-site whilst utilising the foundation area under as a storeroom. Works within the front yard will improve access from both the new garage and street with the levelling of the front yard providing a practical outdoor space for use by the occupants. We submit that the proposed works will meet the requirements of the owners whilst at the same time satisfying the stated objectives of Council's development controls and maintaining the existing amenity of the neighbouring properties.