

Statement of Environmental Effects

Proposed: New garage, store room and front awning to existing dwelling

Address: 14 Jamieson Avenue,
Fairlight,
NSW 2094

Client: Samantha and Justin McCallum

Applicant: **buck&simple.**

Prepared by: Kurt Crisp
Nom. Arch registration #8631

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1. Executive summary

The following report details how the submitted Development Application proposal has resolved the relevant matters contained in Section 79C of the Environmental Planning and Assessment Act 1979 and demonstrates how the proposal responds to any issues raised therein.

The proposal satisfies the objectives of the relevant development control standards of the Manly Development Control Plan 2013 and provisions of the Manly Local Environment Plan 2013, demonstrating compliance with the relevant numerical standards.

The current site comprises of the original dwelling and rear garage built in the Californian Bungalow style circa 1922. Major alterations approved under CDC 190169 include the addition of a first storey, outdoor pool and conversion of the garage to an out-building.

With a growing family, the owners are looking to add additional on-site parking and storage facilities to the front of the property which addresses Jamieson Avenue, similar to properties located in the immediate vicinity. The proposed additions have been carefully designed to embrace the existing Californian Bungalow form and style whilst minimising the effect on the street frontage.



Image 1: Perspective view looking at house from far walkway along Fairlight Avenue (source buckandsimple)

It is demonstrated that through careful and considered planning, the submitted proposal achieves the objectives and desired outcomes for the DCP and LEP, providing a dwelling that is well designed and compatible with the surrounding context; the proposal achieves an improved level of residential amenity for both the development site and neighbouring dwellings.



2. Locality

2.1 Site Description

The address of the site is 14 Jamieson Avenue, Fairlight, and has the real legal property description of Lot 10 DP 10399.

The site is generally rectilinear with an average 13.6m wide and 36m deep. The site falls significantly from front to back, south to north, at approximately 2.8m. The site has a current access from Jamieson Avenue consisting of a pedestrian pathway and vehicular driveway which continues down the East side of the dwelling.

The subject site is in a great location in Fairlight, within 400m of Manly West Public School, 800m from Stocklands shopping centre in Balgowlah and 400m from public swimming and playground facilities in north Manly. It has a pedestrian friendly, village atmosphere and is located convenient to Manly and Sydney CBD. The area has a suburban residential feel, with the immediate context made up entirely of 1 and 2 storey detached residential buildings.



Image 2: Satellite image highlighting the subject site (source sixmaps)

A new feature tree and significant planting are proposed to be added to front yard combined with sandstone details and pathway, providing an aesthetically pleasing outdoor area.

The existing single story dwelling has double brick external walls sat on a sandstone wall base, with conventional timber floor structure and tiled roof. The addition of an approved first storey addition and pool under CDC 190169 will increase the gross floor area for a growing family. The addition of a proposed garage structure and storage is required to house the owners vehicles and items to further increase the amenity of the dwelling.



2.2

Site Details

Site Address: 14 Jamieson Avenue, Fairlight, NSW 2094
Lot 10, DP 10399

Site Area: 483m²

Dimensions: North = 13.39m
West = 35.79m
South = 13.41m
East = 36.44m



Image 3: Subject site with existing House as viewed from Jamieson Avenue (source: buckandsimple)



3. Design

3.1 Description of the proposed development

The design of the garage focuses on embracing the Californian Bungalow style of the existing building whilst providing adequate vehicular parking and storage of family items. A double pitched roof has been incorporated to keep a consistent roof pitch to the existing dwelling while keeping the overall height of the garage to a minimum to reduce the perceived bulk and scale address to the street.



Image 5: Panoramic photograph from Jamieson Avenue of the existing building front and yard (source Google Streetview 2013)



Image 6: Proposed use of the front yard with car parking and storage facility. Note: Existing significant tree and telegraph pole removed from the image for clarity purposes (Source buckandsimple)

These works are described in detail in the following sections and on the submitted Architectural Plans. Importantly, the proposed building is consistent with the desired character and scale of the surrounding locality and is a vast improvement to the residential amenity of the owners.



4. Planning Controls Assessment – Section 79C (1) (a)

4.0 Manly Local Environmental Plan 2013

The proposal has been assessed against the relevant provisions of the Manly LEP 2013 as follows:

Related Clause	Site Control	Proposed	Compliance
Zoning	R2 Low Density Residential	No changes proposed	Yes
Permissibility	Dwelling houses permitted with consent	Garage and storage addition to dwelling house	Yes
Height of Buildings	Zone "I" 8.5m	Less than 8.5m	Yes
Lot Size	Minimum 250 sqm	Existing site 483 sqm	Yes
Floor Space Ratio	Maximum 0.60:1	0.37:1	Yes
Active Street Frontage	N/A	N/A	Yes
Heritage Conservation Area	Not in a Heritage Conservation Area	N/A	Yes
Heritage item	Not a Heritage item or near any Heritage items	N/A	Yes
Acid Sulfate Soils	Acid sulphate soils map – Class 5	N/A	Yes
Landslide Risk	N/A	N/A	Yes
Foreshore Scenic Protection Area	N/A	N/A	Yes
Coastline Hazards	N/A	N/A	Yes

4.1 Zoning and zone objectives

The proposal is located in a R2 Low Density Residential zone. The nature of this proposal does not seek to amend or change the existing approved development consent with regards to this control.

4.2 Permissibility

The proposal is permissible with consent in accordance with the permissible uses of this zone. The nature of this proposal does not seek to amend or change the existing approved development consent with regards to this control.

4.3 Height

Clause 4.3 of the Manly LEP states that the height of a building on any land is not to exceed the maximum height shown for the land in the Height of Buildings Map. The Height of Buildings Map prescribes a maximum height of 8.5 m for the site.

The submitted development application is for a single storey garage, however it is worth noting that the proposed DA and CDC will result in a dwelling that is consistent with the requirements for a maximum building height of 8.5m above natural ground level.



4.4 Floor space ratio

Clause 4.4 of the Manly LEP states that the Floor Space Ratio control is not to exceed that shown on the floor space ratio map. The LEP map states a maximum floor space ratio of 0.6:1, the proposed is compliant with a ratio of 0.37:1.

4.5 Acid Sulfate Soils

The objective of Clause 6.1 of the Manly LEP is to ensure that the development does not disturb, expose or drain acid sulphate soils and cause environmental damage.

The proposed site is classified as class 5 and assumed there exists no risk of adverse impact from Acid Sulphate.

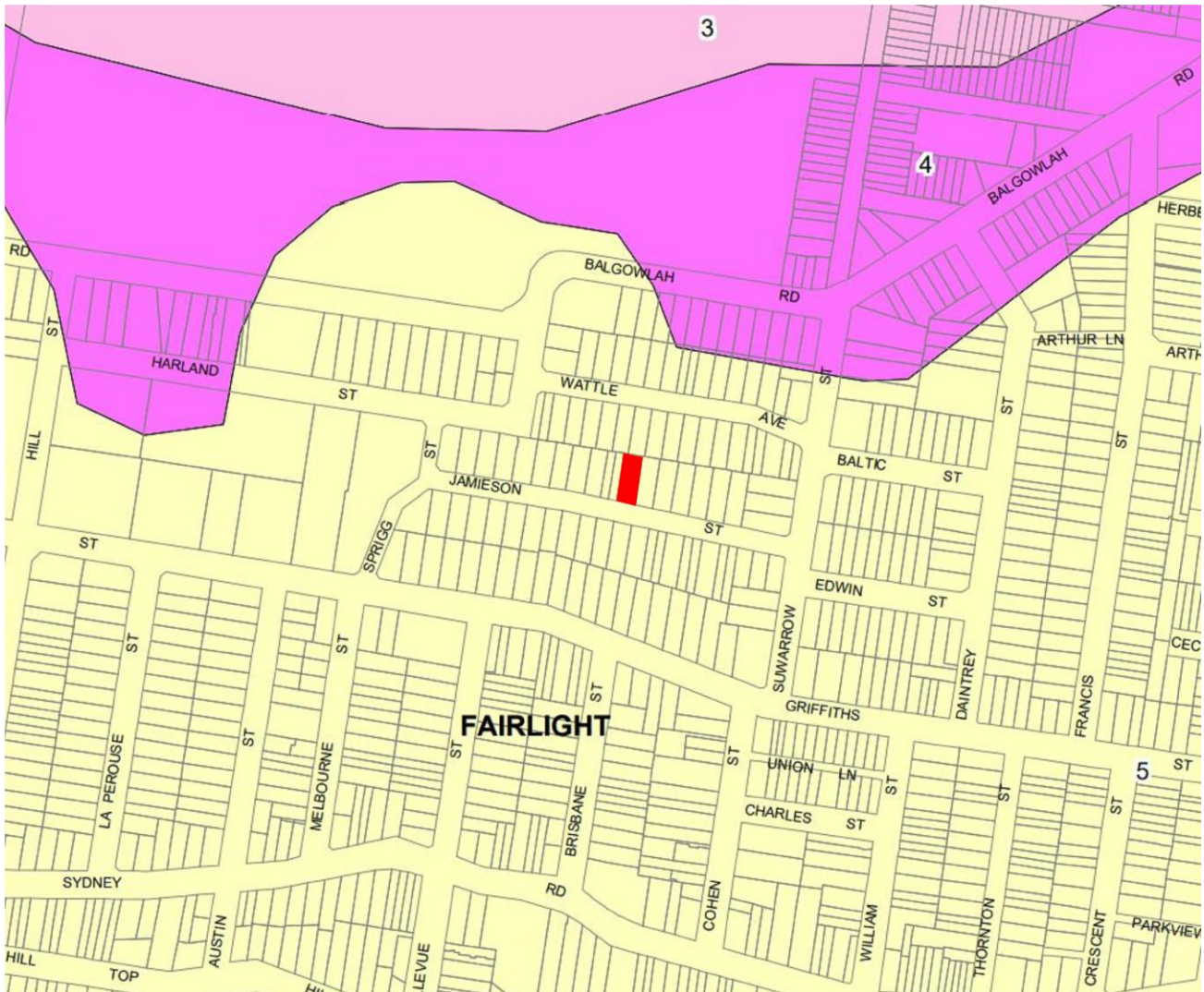


Image 7: Excerpt from Manly LEP 2013 'Acid Sulfate soils map, sheet CL1_003'

From the table included in the Acid Sulfate Soils subclause, Class 5 land (the classification pertaining to the site) must have development consent for:

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Whilst there is class 2,3 and 4 land within 500m of the proposed development, the land is not within 5m of the AHD and the watertable is not proposed to be lowered by 1 metre below AHD, therefore development consent is not required.



4.6 Landslide Risk

As identified on the Manly LEP mapping, the subject site is not located in a landslide risk area.

4.7 State environmental planning policy (Building Sustainability Index: BASIX) 2004

The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 was gazetted on 25 June 2004. The policy applies to proposed BASIX affected or BASIX optional development across the State. The aim of the policy is to provide consistent implementation of the BASIX Scheme across the State.

A BASIX certificate forms part of this submission, which confirms compliance with the standards provided in Building Sustainability Index, including water efficiency, thermal comfort and energy.

4.8 Summary

The proposal is permissible in the R2 Low Density Residential zone and is consistent with the relevant zone objectives. The proposal is consistent with the provisions for the Manly LEP.



5. Manly Development Control Plan 2013

The proposal has been assessed against the relevant provisions of the Manly DCP 2013 as follows:

Related Clause	Site Control	Proposed	Compliant
Total Open Space	Minimum Area 'OS3' 55% of site: 265sqm	60% - 293sqm	YES
Landscaped Area	35% of above total open space = 93sqm	53% - 142sqm	YES
Private Open Space	Minimum for single dwelling: 18sqm	151sqm	YES
Wall Height	Maximum wall height on land with site gradient 1:4 or greater: 8m	2.4m	YES
Number of Storeys	Not restricted	2 storeys	N/A
Side Boundary Envelopes	Not applicable	No requirements	N/A
Land adjoining Public Open Space	Not applicable	No requirements	N/A
Setbacks - Front	Must relate to front building line of neighbouring properties	Dwelling house setback - 6.5m Garage - 0.2m	NO – refer below justification
Setbacks - Side	Minimum side setback calculated at 1/3 of adjacent wall height	Existing setback West – 1.2m Existing setback East – 2.7m Proposed setback Garage – 0.28m	NO – refer below justification
Setbacks - Rear	Minimum 8m	Existing dwelling – 14.3m	YES
Site Coverage	Not restricted	No requirements	N/A
Maximum Garage Width	Maximum 50% of frontage, up to maximum width 6.3m	6.2m (46%)	YES

5.1 Front and Side Building Setbacks

The primary priority of the proposed design is to increase the quality of life for the occupants by providing greater amenity on their site. It was established that this would be better utilised by converting the existing single garage into an outbuilding, which has been approved under CDC guidelines. It is proposed that the car parking facilities be relocated to the front of the house.

With the existing rear garage converted into an outbuilding, the most feasible option is to place the proposed garage at the front of the property to allow for ease of access. The proposed design, form and style have been carefully considered to appease the existing Californian Bungalow style of the house whilst minimising the visual impact.

The proposed garage contributes positively and is consistent with neighbouring properties on Jamieson Avenue where there are multiple precedents of garages located within their respective front boundaries. The following is a photographic list of similar properties with garages within the front and side setbacks:





Image 8: Photograph of 29 Jamieson Avenue (source Client photograph)



Image 9: Photograph of 31 Jamieson Avenue (source Client photograph)





Image 10: Photograph of 33 Jamieson Avenue, (source Client photograph)



Image 11: Photograph of 23 Jamieson Avenue (source Client photograph)





Image 12: Photograph of 1 Suwarrow Street with garage located on Jameson Avenue (source Client photograph)



Image 13: Photograph of 7 Jamieson Avenue (source Client photograph)





Image 14: Photograph of 17 Jamieson Avenue (source Client photograph)



Image 15: Photograph of 25 Jamieson Avenue (source Client photograph)





Image 16: Photograph of 27 Jamieson Avenue (source Client photograph)



Image 17: Perspective image from Jamieson Avenue describing the garage interaction with the street. Note: existing significant tree and telegraph pole removed from image for clarity purposes only (source buck&simple)

The proposed garage sits nicely in context with neighbouring properties that have front boundary garages on Jamieson Avenue whilst also complementing the style of the existing building. The front yard maintains a quiet and personal feel and is softened with dense planting and trees. The proposed awning over the existing front deck has purposely been designed in keeping with the form of the existing and proposed roofing making it a seamless addition.



Below is a list of the objectives of the Manly DCP 4.1.6 Parking, Vehicular access and Loading plus 4.1.6.1 Parking Design and location of garages, carports and hardstands and the architectural design response;

- *To provide accessible and adequate parking on site relative to the type of development and the locality of all users (residents, visitors and employees).*

The front facing garage provides suitable parking for the proposed CDC approved development and is in keeping with the design style of the dwelling.

- *To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances.*

The proposed double garage clearly reduces the need for on-street parking for residents and visitors to 14 Jamieson avenue whilst still adhering to landscaping controls for the property in the Manly DCP.

- *To ensure that the location and design of driveways, parking spaces and other vehicular access areas are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact in the streetscape.*

The location of the proposed garage provides maximum efficiency for the parking of vehicles. The existing driveway required travelling down the eastern side of the dwelling to the garage at the rear; this inefficient use of space along with the potential for damaging the existing dwelling and vehicle has been re-configured into a safer, more convenient and efficient alternative, located at the front of the property.

- *To ensure that the layout of parking spaces limits the amount of site excavation in order to avoid site instability and the interruption to ground water flows.*

No excavation of the existing site is required to construct the proposed garage. The ground will need levelling with extra earth to create a suitably level driving surface.

- *To ensure the width and number of footpath crossings is minimised.*

No new footpath crossings need to be created, however the existing crossover width will need to be increased by 3.5m to allow for the extra car parking space on-site. Widening the footpath will not require demolition of council planting.

- *To integrate access, parking and landscaping; to limit the amount of impervious surfaces and to provide screening of internal accesses from public view as far as practicable through appropriate landscape treatment.*

Dense landscaping has been proposed to run alongside the western site of the garage to soften the impervious look of the garage and provide screening to the front door to the property.

- *The design and location of all garages, carports or hardstand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality.*

The double gable roof of the garage structure reduces the visual impact on the main dwelling located behind and allows the external features of the house to be displayed. The form, style and structure of the proposed garage and awning has been designed in direct relation to the style of the existing building. The proposed garage has no visual impact on number 16 Jamieson avenue to the west and has minimal effect on number 12 due to an existing high level fence and hedge already providing seclusion.

- *garages and carports adjacent to the front property boundary may not be permitted if there is a reasonably alternative onsite location*

In this instance there is no alternative but to locate the proposed garage along the front boundary of the property. With the existing garage converted into an outbuilding under approved CDC then the location of the garage is required to be moved to the front of the property to achieve 2 secure car spaces, suitable to the parking requirements of a large family.

As established above, the increase of vehicular parking located at the front of the property has minimal impact on the streetscape and surrounding locality; whilst embracing the Californian Bungalow style dwelling with its form and design. With the numerous existing garages within front and side boundaries on Jamieson Avenue, It is our opinion that this request for a variation to the front and side setback control is valid and should be approved.



5.2 Summary

The proposal is consistent with all numerical controls of the Manly DCP 2013 with the exception of Front Setback. Where this non-compliance occurs, it has been substantiated with justification as to the compliance with the objectives of the DCP. The proposal is consistent with the provisions for the Manly DCP.



6. Conclusion

The proposed design has been assessed against the relevant controls and policies and is considered appropriate for the site for the following reasons:

- The proposed design is of an exemplary quality and is a welcome addition to the already established quality of housing in the locality.
- The proposed design is permissible with development consent within the zone and is consistent with the relevant objectives of the zone.
- The proposal is consistent with the relevant state and local environmental planning policies applying to the site.
- The proposal has only one non-compliance with a DCP control, Front Setbacks. The variation to the control has been satisfactorily justified as to the benefits for the non-compliance and absence of any negative outcomes for a variation to the control.
- The proposal maintains and enhances privacy separation from neighbours and is of a suitable form, bulk and scale for the surrounding context.
- The site is suitable for development.

The submission is felt to be an appropriate design that achieves a positive outcome for the subject site, the neighbouring lots and the locality.

The proposed design is in keeping with the existing style of the property and is also considered environmentally sensitive and ecologically aware whilst greatly improving functionality for the occupants.

The proposal satisfies the objectives of the relevant development control standards of the DCP and provisions of the LEP, largely demonstrating compliance with the relevant numerical standards.

Where compliance cannot be achieved justification has been provided outlining that, despite the noncompliance, the proposal is consistent with the relevant objectives and planning controls and the variation is in keeping with similar properties located on Jamieson Avenue.

It is upon these criteria that we assess the proposal as suitable for approval.

Regards,
buck&simple.



Kurt Crisp



Appendix A



buck&simple.

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