

Statement of Environmental Effects

Accompanying a development application for

**BUILD A NEW GRANNY FLAT AND GARAGE IN EXISTING
GARAGE**

At

3/13750

6 CLONTRAF STREET

SEAFORTH 2092

10/11/2019

Statement of Environmental Effects
6 Clontraf Street Seaforth 2092

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1. Introduction

This statement of environmental effects has been prepared by Farshid hosseini to accompany a development application for Build a Granny Flay and Garage in existing building (Garage Area and undeveloped area)at 6 Clontraf street Seaforth 2092. The application is being lodged by Farshid Hosseini, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Manly Local Environmental Plan (northern beaches council), and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Build a new Granny Flat in Garage area and undeveloped area and new Garage with 2 carpark in existing house at ground level to have a secondary dwelling.

This statement has been prepared having regard to the following documentation:

- BASIX certificate
- Architectural plans
- Site plan
- Erosion/Sediment Control

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2. The Site and Surrounds

The site legally known as a lot 3 in DP 13750 and generally known as 6 Clontraf Street Seaforth. It is located on the eastern side of Clontraf Street between Montauban Ave, and Frenches Forest Road.

The site is generally rectangular allotment with total of 701.90 square meters. The subject land has 14.33 meters frontage to Clontraf Street, a southern boundary of 48.98 meters adjacent to a disused service station, a northern side boundary of 49.525 meters to No.8 Clontraf Street and eastern rear boundary of 14.325 meters.

See location map at **Figure 1** and aerial photo of the site and surrounds at **Figure 2**.

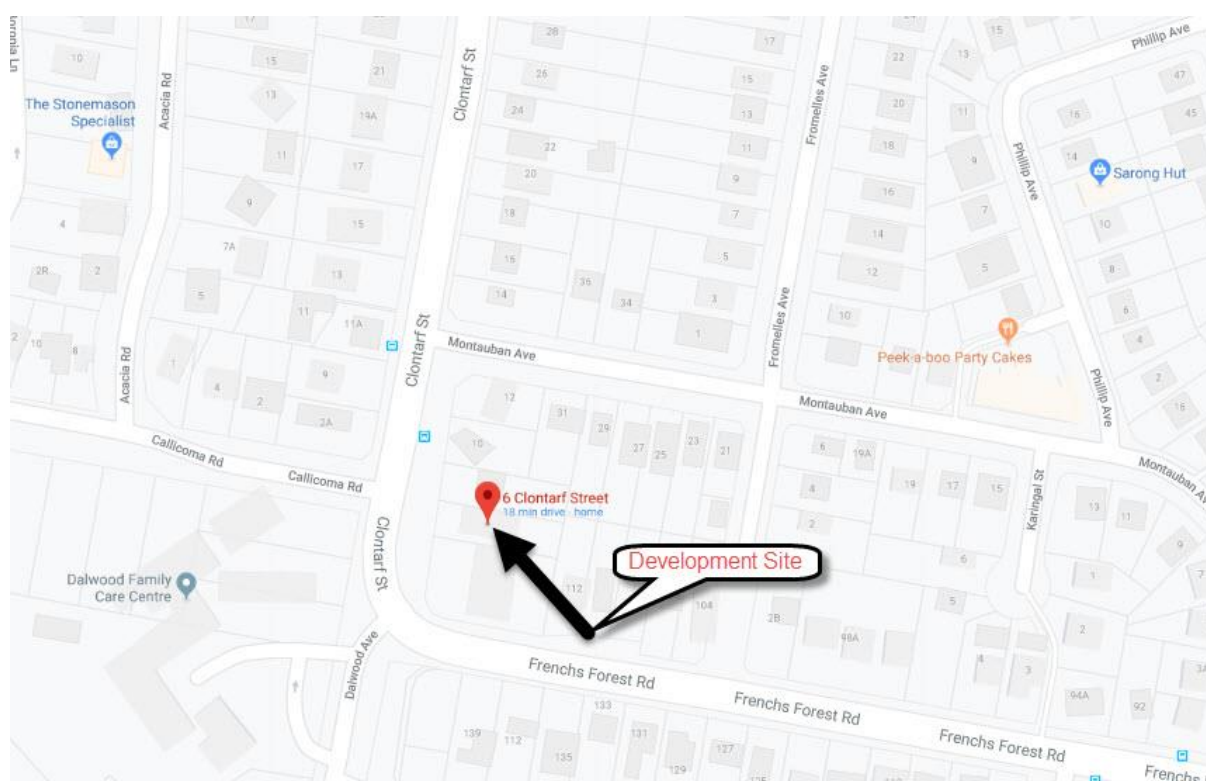


Figure 1

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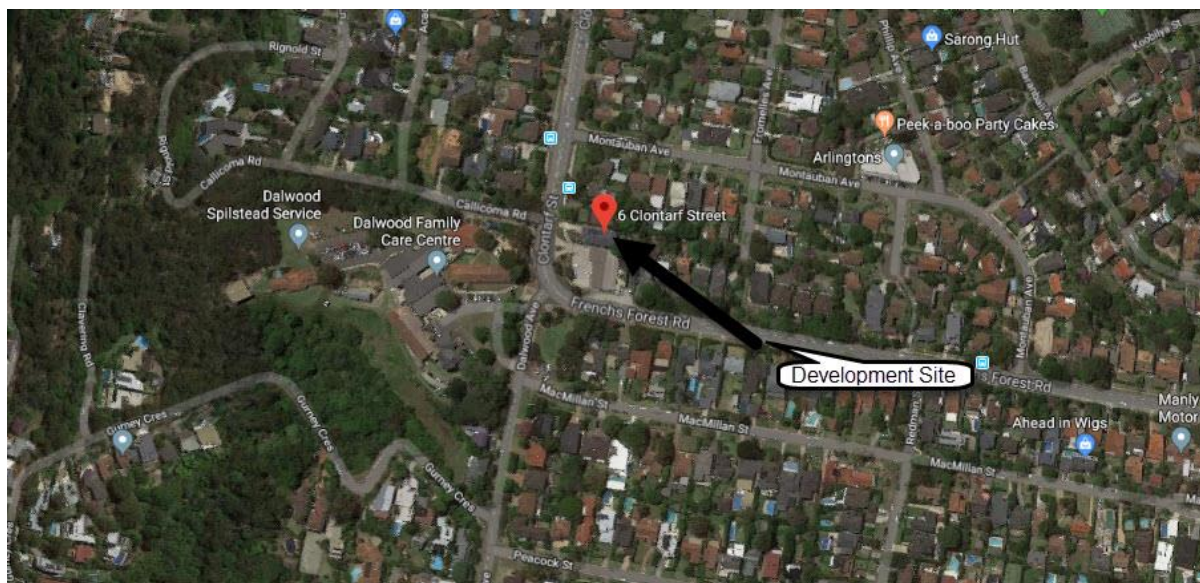


Figure 2

The land has a gentle slope from the western side to the eastern side at the northern boundary and a sharper slope from southern to northern boundary.

The following photographs show the site and surrounding area:

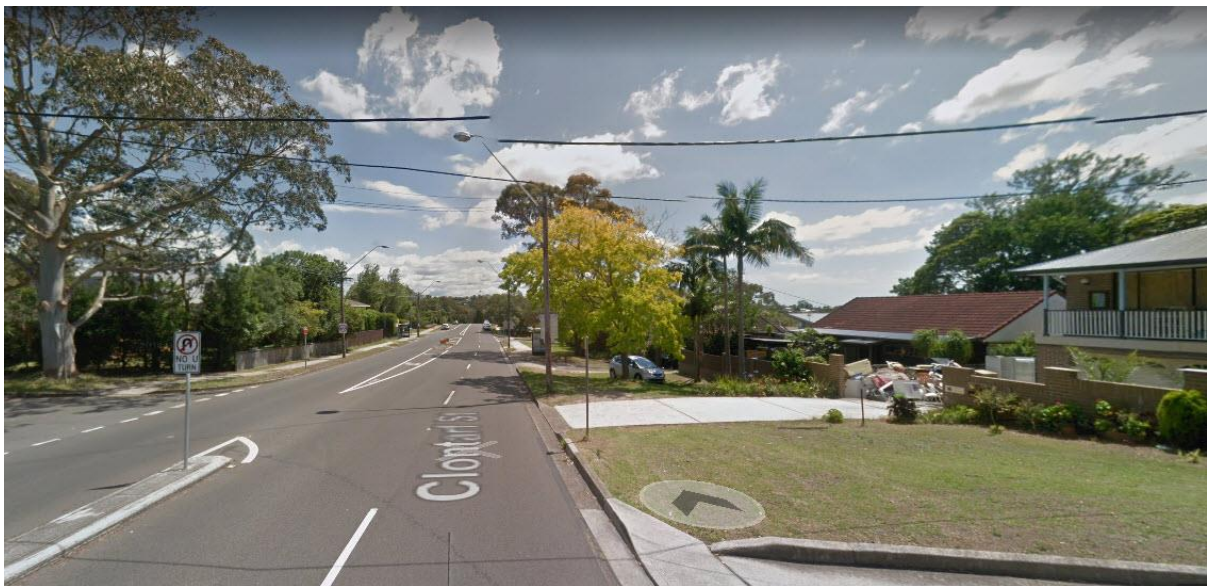


Photograph 1 : Subject site and existing house

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Photograph 3 : Eastern side of clontraf Street , Looking South



Photograph 3 : Northern neighbour and eastern side of clontraf Street , Looking North

3. Details of proposal

The proposal involves the new granny flat and garage with two carpark of the existing Garage in ground floor of the house for use as a secondary dwelling. And, also build a pergola above the existing pool.

These works are set out below:

Creation of new granny flat in ground floor (garage and undeveloped area) including 2-bedroom bathroom, kitchen, laundry and living room and 4*6 private courtyard in the east side of existing backyard.

Build a new pergola by six 60mm*60mm*3mm profile galvanise column around the existing pool in 9500mm *4500mm area with column height 2400mm and galvanise profile for roof by 300 mm height. The elevation and plan included on the main architecture plan drawings.

The proposal also includes of built in wardrobe in both granny flat bedrooms and two Carpark in ground floor.

The whole setbacks and others site condition remain at the same situation as before except main entry door in the previous window location and the new Window which is larger than the previous one (0.9 *1.8 instead of 0.9 * 0.6) in northern side of the house and 4 new windows 0.6 * 0.9 in southern side of the house purposed. There is no any changes on the exterior of the garage.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act as amended.

(a) the provisions of any environmental planning instrument

Manly Local Environmental plan (LEP) 2013

COMMENT

The subject property is zoned R2 low density residential under the provisions of Manly LEP 2013. See extract of Council's zoning map included at **Figure 3**

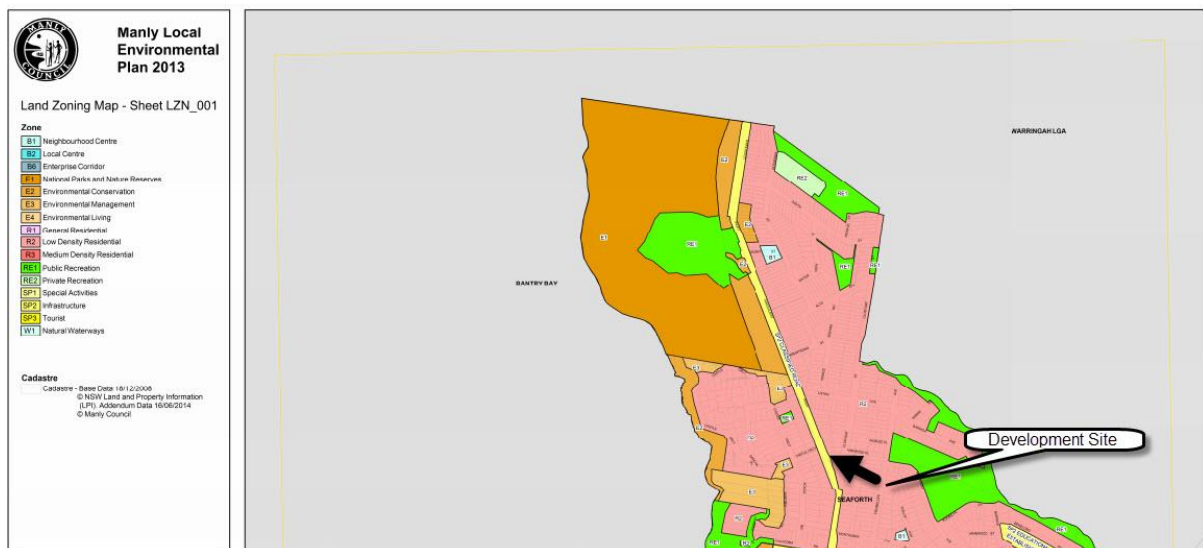


Figure 3

Therefore, Construction of a secondary dwelling is permissible subject to development consent. The proposed use is in accordance with Manly Council development Control Plan.

(b) Base on Manly DCP4.C1 - Suggestions in Selecting Plants for Summer Shading part a and b

pergola on the northeast side, which located below the 9 meters tree and distance is 2200mm is help to protect from summer sun

The reason for the above are:

- 1- Trees growing around pools and leaves make the pool unsafe and unhealthy area every week and keep the pool safe and healthy make a large amount of effort.
- 2- During almost ten years of usage of this pool, we hardly use the pool since there is no shadow area, it can heat our skin and due to strong wind, temporary shadow did not work in long-term use.
- 3- The pergola proposed is hardly visible from and adjacent building due to the existing wall and trees around it.

5.0 Other considerations

Manly Development Control Plan Part 4 Residential Development

Alterations and Additions 4.4.2

Objectives

Manly Council promotes the retention and adaptation of existing buildings rather than their demolition and replacement with new structures.

5.1 Development Controls

Land size is 702 m², which meet the size required for secondary dwelling.

The building meets the standards required by the Building Code of Australia (BCA) and; the principal dwelling complies with the provisions of this DCP- i.e. compliance with parking requirements.

Granny flat have a maximum of two bedrooms, one bathroom, laundry, bathroom, living room and dining room.

Development is to comply with the building envelope for the site.

Development meet the angle requirement as it is clear on east and north elevations. Since we did not change any exterior boundaries or construction outside.

5.2 Site Coverage

Landscaped areas almost remain at the same situation for primary dwelling.

Development provide more than 50% lawn and green area as it is clear on Landscape plan

5.3 Siting and Design

Since this granny flat located on the existing area in the ground level of house so all setbacks, remain at the same situation.

5.4 Private Open Space

Development provide private courtyard around 24 m2 for granny flat

5.5 Design and Materials

Development has minor impact just one entry door and 1 window on north side and 4 more window on south side, which follow the main design and material on the existing building.

5.6 Economic and Social Impacts

The development will have a minor impact but it is positive since it has provide affordable house in area.

5.7 Traffic

There are two car park available on the garage and 2 more car park in front of house, which has no any effect on local traffic. Since those car park located on the west side of the land, it is the best way for keeping the site greener to park rather to provide driveway on the site. During the development process, we put the driveway on erosion plan.

5.8 Privacy views and overshadowing

It would be the same situation as before.

5.9 Security, Site Facilities and Safety

The proposal provides good passive surveillance with no changes proposed to external lighting, security as part of this modification.

5.10 Flora and Fauna

The development will have no any vegetation or fauna for the site.

6.0 Conclusion

The proposed granny flat and Garage of the existing house are permissible under R2 low-density use zone with consent of council.

The proposed development meets the requirements of 4.15 of the *Environmental Planning and Assessment Act 1979* and *Manly Development Control Plan Part 4 Residential Development*.

Accordingly, it is for the above reasons that the [proposed development is an appropriate to its residential context and warrants approval by council. We trust that this information is sufficient to enable a prompt assessment of the proposed modification.

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Yours sincerely,
Farshid Hosseini
Architect
0426967745
Farshidarchi@gmail.com