

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED CARPORT 4 BURCHMORE ROAD, MANLY VALE

Prepared by
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INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Beecraft P/L Drawing Reference No.09-21-BU sheets 1 – 5 dated July, 2021.

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 4 Burchmore Road, Manly Vale being Lot 2 in DP 6238.

SITE DESCRIPTION

The site is a 390.1m² residential block located on the northern side of Burchmore Road near its intersection with Quirk Road.

The block is rectangular in shape with a road frontage of 12.19 metres and depth of 32.005 metres.

Natural surface falls towards the front southwest corner of the block at approximately 4.4%.

The existing residence is located 4.7 metres from the front boundary and is a single storey weatherboard clad period cottage with pitched and flat metal roofs. At the front of the cottage there is a traditional timber entry verandah with a metal skillion roof extending off the main pitched roof. The front yard contains a paved area and path bordered by established gardens. The front of the property is secured by a timber picket fence mounted on a low sandstone wall. There is a pedestrian gate at the western end and vehicular gate at the eastern end where a bitumen crossing enters the property providing access to a paved uncovered car space. The paving continues along the eastern side setback joining with a deck off the rear of the residence. The deck extends across the eastern half of the house and along the eastern fence line to join with a cabana and shed in the northeast corner of the backyard. The rear yard is established with lawn and informal gardens along the fence lines.

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.

Details of the site and adjoining properties are as shown on survey plan prepared by Waterview Surveying Services Project No. 1398 and accompanies this application.



View of subject property and surrounding area



Looking at No.4 from Burchmore Road

PROPOSED WORKS

Construct single carport over existing paved car space. The carport will be steel framed with a pitched metal roof.

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

The new carport structure will be maintained well 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 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 A of the relevant Landslip Risk Map and therefore does not require a geotechnical assessment.

WARRINGAH DCP

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

Part B Built Form Controls

B1 Wall Heights

The new carport will be an open structure with no solid walling.

B3 Side Boundary Envelope

All new structure is contained within the relevant building envelope.

B5 Side Boundary Setback

The carport will be setback 150mm from the side boundary and is restricted to this position by the location of the existing car space. The carport will be adjacent an existing paling fence that will provide some screening from the adjoining property. There is no other opportunity on site for the provision of a car parking facility. The minimum side setback requirement for this site is 900mm.

B7 Front Boundary Setback

The carport proposes a 150mm setback to the front boundary which again is governed by the location of the existing car space. The carport has been designed as a simple open structure that will not result in any undue visual bulk. The decorative street facing roof gable will complement the existing period cottage and will arguably present better within the streetscape than the existing open car space. We note there are other precedents within Burchmore Road of parking structures located within the front setback area. 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

There are no works proposed at the rear of the property.

Part C Siting Factors

C3 Parking Facilities

The house has 3 bedrooms and therefore requires two off street parking spaces. The existing situation will remain unchanged with one off street parking space being provided within the new carport.

Burchmore Road is a relatively quiet street with ample street parking for a second vehicle.

C4 Stormwater

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

C5 Erosion and Sedimentation

The works will require minimal excavation for post pad footings. Excavation spoil will be loaded directly into builder's trucks and removed from site.

C8 Demolition and Construction

Mandatory security fencing as required across the driveway entry will be installed prior to works beginning. There is adequate space along the eastern side setback to store construction materials which are expected to be minimal due to the small scale of the works.

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 not result in any change to the properties landscaped areas which are 90.7m² (>2m) or 23.3% 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.

D6 Access to Sunlight (refer to shadow plans on Sheets 3 – 5)

As detailed on the accompanying shadow plans additional shadow cast by the new carport will fall onto the nature strip and road at the front of the property.

D7 Views

There are no achievable views from this part of Burchmore Road.

D8 Privacy

The carport will not result in any privacy issues with any existing cross-viewing opportunities remaining unchanged.

Building bulk

As discussed above the new carport will be a simple open structure creating minimal visual bulk.

D10 Building Colours and Materials

Refer to the Schedule of Finishes accompanying this application.

D11 Roofs

The carport roof pitch will match the residences main roof form and will be clad with metal roofing to match the residences roof.

D12 Glare and Reflection

Due to the configuration and modest size of new structure the proposed finishes will not result in any 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 covered parking facility for the occupant's single vehicle.

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.