

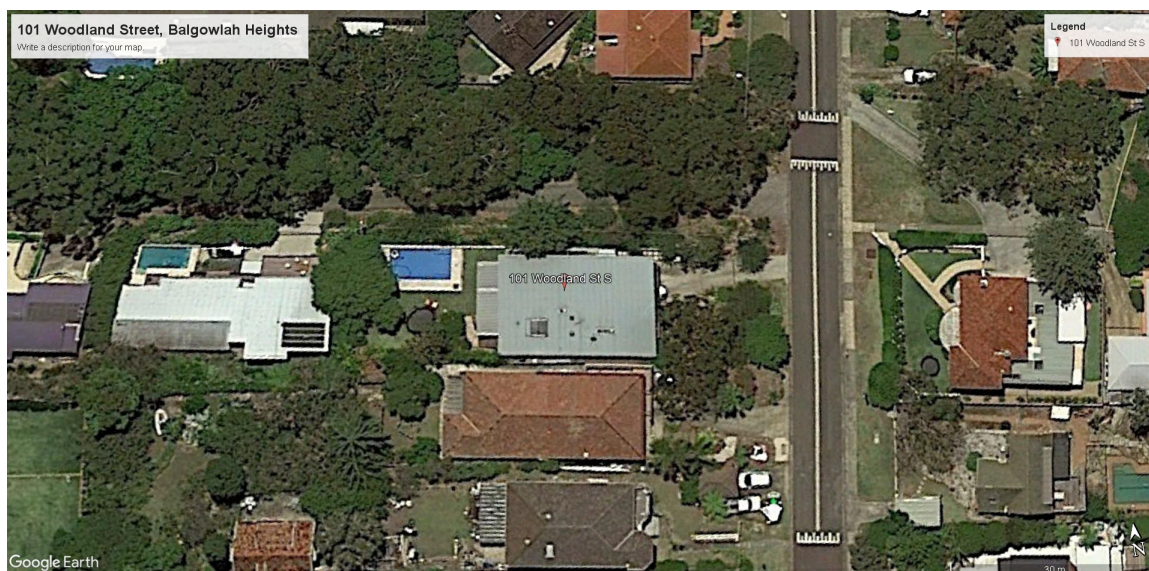
Statement of Environmental Effects

ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS

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Introduction

This Statement of Environmental Effects accompanies details prepared by Beecraft P/L Drawing Reference No. 04-20- WOO sheets 1–10 dated April 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 the council.



Aerial View of subject property and adjoining area

Property Description

The subject allotment is described as 101 Woodland Street, Balgowlah Heights being Lot 15 DP5840

Site Description and Existing Residence

The site is a 727.9m² residential lot located on the southwest corner of the intersection of Woodland and New Street West. The block is rectangular in shape with a road frontage of 15.485 metres and depth of 46.94 metres.

Natural surface within the front third of the block falls moderately across the block towards the northeast at approximately 20%. The remaining portion of the block falls towards the rear northwest corner at approximately 14%.

The existing residence is a two storey contemporary building with a raked flat metal roof. It is constructed of rendered brickwork with extensive glazed wall faces to the north, east and west.

At the front of first floor there is a large deck over an open carport under and at the rear there are decks at both levels. The main living areas are located at first floor along with the master bedroom at the front and another bedroom at the rear. The lower level contains the residences entry, bedrooms, laundry, TV room and separate store room of the side of the carport.

The carport is accessed via a driveway that extends along the northern side of the block from Woodland Street. The driveway has a moderate grade due to the steep and undulating topography across the front of the block. Vegetated rocky outcrops across the nature strip in front of the property along with the steep gradient of Woodland Street in this vicinity create a significant sighting hazard for vehicles movements in and out of the property. Part of the work proposed within this application seek to remedy this situation. The front yard contains natural gardens amongst rocky outcrops and stone retaining walls. Vegetation along the northern side of the driveway extends down the bank to New Street West.

In the back yard there is an in-ground swimming pool in the rear northwest corner. The remainder of the yard is grassed with lush gardens of varying width along the fence lines. The property is adjoined by No.99 Woodland Street to the south and No. 37 New Street West to the west. No.99 contains a single storey elevated house which is located in the same general building zone as the subject residence. No.37 at the rear has a two storey house and is located a significant distance from the subject residence.



Looking at No.101 from Woodland Street



Looking at No. 101 from New Street West



Looking at front of house from driveway



Looking towards No. 99 from driveway

Proposed Works

First Floor

- Extend existing first floor living area onto front deck. Retain narrow deck across front of addition.
- Demolish existing bathroom and reconfigure area to form new ensuite and bathroom.
- Reduce size of existing study and construct new pantry.

New Garage

- Construct new double garage along southern side of front yard including a new transition slab onto existing driveway. The existing carport will be used as a turning area for vehicles.
- Excavate and remove fill against front wall of storeroom to provide ventilation void to existing foundation space.

Manly Local Environmental Plan 2013 (MLEP 2013)

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

Part 2 Permitted or Prohibited Development

2.1 Land use zones

The subject property is located within Zone R2 Low Density Residential under the provisions of MLEP 2013.

2.3 Zone objectives and Land Use Table

The type of alterations and additions proposed within this application are permissible with consent as per the Land Use Table within MLEP 2013.

Part 4 Principal Development Standards

4.3 Height of Buildings

As per the Height of Buildings Map accompanying MLEP 2013 the property falls within Area I which restricts buildings to a maximum height of 8.5 metres. The proposed works are contained within the applicable maximum building height and will not result in any change to the buildings current height.

4.4 Floor Space Ratio

As per the Floor Space Ratio Map accompanying MLEP 2013 the site is subject to a maximum floor space ratio of 0.45:1.

Excluding car parking allowance (new garage) the proposal will result in an FSR of 0.414:1.

Part 5 Miscellaneous Provisions

There are no clauses applicable to this application.

Part 6 Additional Local Provisions

6.1 Acid Sulfate Soils

The subject site is identified as being within Class 5 on the Acid Sulphate Soils Map accompanying MLEP 2013. In accordance with Clause 6.1 (2), works on Class 5 land within 500 metres of adjacent Class 1, 2, 3 or 4 lands which are likely to lower the water table below 1 metre AHD on adjacent Class 1, 2, 3 or 4 lands, are not permitted. The subject site is not located within 500 metres of Class 1, 2, 3 or 4 land.

6.4 Stormwater Management

The works result in an increase in impervious area of less than 50m² (48.7m²). New roof water from garage and drainage from the transition slab will be connected to the existing stormwater system that drains to Woodland Street. As the garage will be located over existing exposed rock and shallow soil we suggest there will be no significant impact on the street drainage infrastructure. The infill addition at first floor is contained entirely within existing roofing and will not therefore result in any additional stormwater runoff.

6.8 Landslide Risk

The subject property is not identified on Council's LEP mapping as being a landslide risk but is noted on Council's DCP Mapping as being within a G2 landslip potential zone. We await Council's preliminary assessment of the development and advice as whether a geotechnical report is required.

Manly Development Control Plan 2013 (MDCP 2013)

3. General Principal of Development

3.1 Streetscapes and Townscapes

The property is bounded by relatively wide nature strips along both Woodland and New Street West. The nature strips contain established screening vegetation and small to medium trees which combined with generous setbacks to the residence place the property in a secluded setting. The proposed first floor infill addition will be contained within the existing elevational footprint and will not therefore materially change the bulk or appearance of the building when viewed within the surrounding area. The new garage will be embedded significantly within the natural hillside and will not be readily visible from either street. As such the development will have no significant impact on the current streetscapes.

3.3 Landscaping

The proposed garage will require the removal of one Angophora Costata tree and clumps of low vegetation growing between rock outcrops and stone retaining walls. A replacement tree of the same species will be planted in the front yard. Vegetation remaining across the front boundary and adjoining nature strip including another tree will maintain the landscape character at the front of the property.

3.4.1 Sunlight, Access and Overshadowing

The proposed garage is the only new structure that will create additional shadow. The garage will be embedded into the hillside resulting in only minor shadowing. As demonstrated in the accompanying shadow plans the impact on the southern property No.99 will be negligible. This property will however benefit greatly in terms of improved solar access with the removal of the tree in the front yard of No.101. During the morning period this tree casts significant shadow onto the northern side of No.99's residence.

3.4.2 Privacy

There will be no additional overlooking opportunities from the first floor infill addition than what currently exists from the deck in that location. From this location there are no views into the private open spaces of surrounding properties. There will be no overlooking opportunities from the new garage.

3.4.3 Views

The proposed works are in a location that will not impact on the outlook of any adjoining properties.

3.5.1 Sustainability

A Basix certificate outlining water, energy, and thermal commitments accompanies this application.

3.7 Stormwater Management

Refer to Clause 6.4 under MLEP 2013 above for comment.

3.8 Waste Management

A Waste Management Plan accompanies this application outlining management of construction waste.

4. Residential Development Controls

4.1.2 Height of Buildings

(Incorporating Wall Height, Number of Storeys and Roof Height)

4.1.2.1 Wall Height

New walling along the northern elevation of the residence will reach a height of 6.9 metres matching existing. The gradient along this wall elevation is generally flat which the DCP allows a maximum wall height of 6.5 metres. Although the new walling is slightly higher than the requirement it is setback 2.8 metres from the side boundary and faces onto New Street West. Residences on the other side of the road are a significant distance away and separated from No.101 by a stand of high trees along New Street West.

We submit that this minor breach of the Wall Height control will have no undue impact on surrounding development or the broad streetscape.

The garage proposes a maximum wall height of 3.1 metres at the front. The gradient along this elevation is 1:6 which the DCP allows a maximum wall height of 7.45 metres.

4.1.2.2 Number of Storeys

The dwelling house will remain 2 stories in height and the garage single storey.

4.1.2.3 Roof Height

There will be no change to the residences existing roof. The garage proposes a maximum roof height of 920mm and a pitch of 8 degrees. Both figures conform to DCP requirements.

4.1.3 Floor Space Ratio (FSR)

Refer to Clause 4.4 under MLEP 2013 above for comment.

4.1.4.1 Front Setback

The requirement for this lot is 6 metres.

The new garage proposes a front setback of 3 metres. The purpose of the garage is to provide on-site parking with the ability to turn a vehicle and exit the property in the forward direction. To achieve this aim the existing carport will be used as a turning area for vehicles to be able to reverse into from the garage before proceeding down the driveway. Refer to Clause 4.1.6 below for further comment regarding this issue.

We note that the bulk of the garage structure will be embedded into the hillside and existing vegetation to remain across the front of the property and adjoining nature strip will screen new structure when viewed from the street. We submit that visually the front setback will still be dominated by vegetation rather than structure. The first floor infill addition will maintain the existing front setback to dwelling structure of 10.85 metres.

4.1.4.2 Side Setbacks and Secondary Street frontages

There are no changes to the residences existing side wall setback. Along the north elevation the existing setback is 2.8 metres. The wall height of new structure is 6.9 metres which requires a minimum setback of 2.3 metres.

The new garage proposes a setback to the southern side boundary of 500mm.

This minimum setback is required to ensure a satisfactory turning space in and out of the garage. Along the southern elevation the maximum height of structure above ground level will be only 1 metre. The new garage will be adjacent the adjoining properties driveway and will not therefore impact on the visual amenity of that property. We note the adjoining properties garage is setback only 200mm from the side boundary.

4.1.4.4 Rear Setback

There are no works proposed at the rear.

4.1.5 Open Space and Landscaping

The property is located in Area OS3

4.1.5.1 Minimum Total Open Space >3m

Required open space	(55%)	400.3m ²
Proposed On Ground > 3m		315.8m ²
Proposed Above Ground.....		28.4m ²
Total Open Space.....	(47.3%)	344.2m ²

We note that the existing building has generous setbacks to the north (2.8m) and south (1.7m) side boundaries where generous areas of open space provide good spatial separation from New Street West and the adjoining property to the south. We propose this separation has resulted in an open and pleasant amenity for both the subject property and surrounding properties. Numerically if these areas were included in the open space calculation they would contribute a further 88m² to the total open space figure resulting in a total open space of 432.2m² well in excess of the requirement. We therefore request Council consider a variation to the control in this instance based on the benefit the new garage will provide the occupants in terms of safe access in and out of the property.

4.1.5.2 Landscaped Open Space

Required landscape open space	140.0m ²
Proposed.....	194.5m ²

4.1.5.3. Principal Private Open Space

Minimum area of principal open space for a dwelling is 18m².

The rear yard alone provides over 280m² of private open space.

4.1.6 Parking, Vehicle Access and Loading

As discussed briefly already in this document the aim of the new garage and turning area (existing carport) is to alleviate an existing safety issue when entering and exiting the property in a vehicle. No 101 is located nearing the bottom of a steep hill where traffic is generally travelling at speed down the hill. Sighting distances along Woodland Street are not extensive in the vicinity of the driveway entry due to vegetation on the nature strip and the cut road embankment to the south which extends close to the kerb. The relatively steep gradient of the driveway and Woodland Street also contribute to limited vision up and down the street. Currently as there is no turning facility within the property the options for vehicles are to either stop on Woodland Street and reverse up the

driveway so as to be able to drive out in forward direction or alternatively drive straight in and then reverse back out onto Woodland Street to exit. Either of these manoeuvres due to the poor sighting distances described above are done at considerable risk. Please refer to further comment by owner which is documented in a separate letter included in this application.

From an ongoing safety perspective we believe the new garage proposal to be a sound and practical solution to this current situation and worthy of serious consideration by Council.

Conclusion

The objective of the proposed works is to provide additional internal living accommodation at first floor by extending onto the existing front deck. The additional internal floor area will be gained without any increase to the building footprint or significant changes to its bulk and scale.

The new garage will allow the existing carport to be re-purposed into a turning area allowing vehicles to enter and exit the property in the forward direction eliminating the existing safety issues of reversing either in or out of the property.

We propose the development as detailed in the accompanying drawings and described above will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments.

We therefore request the issue of Development Consent under the delegation of Council.