

Alterations & Additions to:
Lot 12 DP867302
79b Lauderdale Avenue
NSW 2094

Statement of Environmental Effects (SOEE)



Prepared by:
Cradle Design
The Studio
316 Sydney Road
Balgowlah
NSW 2093
info@cradledesign.com.au

April 2020

© 2020 Cradle Design

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorized reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Cradle Design.

Forward

Cradle Design has prepared this Statement of Environmental Effects (SoEE) on behalf of the owner of 79b Lauderdale Avenue. It supports a Development Application to Northern Beaches Council for the construction of a strata sub-division, new common entry area and under cover open pergola structure to the existing property.

In preparation of this document, consideration has been given to the following:

- ☐ *The Environmental Planning and Assessment Act, 1979 as amended.*
- ☐ *The Environmental Planning and Assessment Regulation 2000.*
- ☐ *Manly Local Environmental Plan 2013*
- ☐ *Manly Development Control Plan 2013*

Contents

1. Introduction
2. The Site
3. Proposed Development
4. Statutory Planning Framework
5. Compliance with site controls
6. Conclusion

Appendix A – Site Photographs

This statement should be read in conjunction with drawings DA-00 to DA-13 and all development application documentation submitted to Council.

1. INTRODUCTION

This document forms a component of a development application (DA) that proposes the strata sub-division, new common entry area and under cover open pergola structure to the existing property. The works include a new double height entry pergola/portico to a portion of the western façade, new access stair to the eastern façade and minor landscaping works fencing/gates to define the proposed Strata boundaries

The existing two-storey building compliments the predominantly low-rise residential character of Lauderdale Avenue. The proposed new building works responds to its site and context and addresses the potential views over the neighbouring reserve of North Harbour.

2. THE SITE

The subject site has a site area of 640.4m² identified as Lot 12 in DP 867302.



Figure 1 – Site Location Plan (courtesy of google maps)

The site is located on Lauderdale Avenue and is predominantly rectangular in shape with a 2.7m wide driveway which runs past the southern neighbour at 79A Lauderdale Avenue. The existing 2 level dwelling is orientated approximately North/South and has expansive views over North Harbour towards the Sydney Heads. To the East is a 2 story tiled roof residence zoned as “R1 – General Residence” and to the West also a 2 story tiled roof residence but zoned as “E4 – Environmental Living”. To the North boundary is a three storey brick residence which overlooks the subject site. The site falls approximately 13.6m from North to South and sits below the road level by approximately 5.8m.

The subject land is zoned as “E4 Environmental Living” under the Manly Local Environmental Plan 2013.

Locality and Site Context

The existing dwelling is two storey double brick building with a clay tiled roof in a modern period style. The house is in good condition and has been well maintained. The exterior wall finish is in a painted render.

The property currently is accessed from Lauderdale Avenue via a driveway which runs past No.79A Lauderdale. It has 3 lockable garages and ample street parking on Lauderdale Avenue

There is a mixture of building densities and architectural styles along the length of Lauderdale Avenue. The subject property is located in an area zoned E4 Environmental Living with much of the surrounding building fabric towards the

beach/water being multi-storey homes or units, and on the north side of the street higher rise apartment buildings. To the north boundary of the subject site is a detached 3 storey cavity brick property which is currently under determination (DA2019/0342). To the east is a 2-storey brick residence and to the west a 2-storey brick residence with a tiled roof which is largely obscured by tall bamboo

There is no dominant building style or roof type/form, immediately adjacent to the subject property or along the length of Lauderdale Avenue.

3. PROPOSED DEVELOPMENT

The proposed alteration and additions are depicted on drawings DA-00 to DA-13, dated April 2020, prepared by Cradle Design and the survey plan prepared by Total Surveying Solutions.

The application proposes:

- Demolition of existing concrete stair to western facade
- the construction of a new under cover open pergola & stair to upper floor on Western façade
- a new cantilevered water feature to the rear
- the construction of an access stairway to the upper floor to the Eastern facade
- new fence/gate to define proposed strata zones
- a strata sub-division

Currently the subject site has an unsightly offset concrete stair arrangement to the western side of the property. The stair which provides access to the upper Level residence, crosses over the lower residence entry and does not allow for a clear access delineation between the two residences.

The proposal, with consideration to the sub-division, seeks to amend this by demolishing the existing stair and for the construction of an entry portal or pergola with 2 visually separated entrances. The proposed pergola will be constructed from steel with no screening elements to the north or south facades to allow for existing water & native flora glimpses to be maintained. To the western side of the pergola it is proposed that this also be left open to the elements with some intermittent metal mesh screening, so as to provide for further privacy to the neighbours at No.81 Lauderdale.

(It should also be noted that currently this neighbouring property is very well screened due to dense bamboo running along this boundary. The proposal seeks to maintain the bamboo in its current form)

The roof of the pergola which will sit under the existing building guttering will provide for some weather resistance and shading, and will have a portion of louvers approx. 1.6m wide running the length of the roof. Internally a new stair will be constructed against the existing building and have a single landing to provide for access to the upper residence. Furthermore, it is proposed the interior be landscaped and a water feature be allowed for, so as to provide a visual barrier between the two entrances

To the Eastern side of the building it is proposed that a new steel & timber stair be constructed to allow the upper residence direct access to the garden to the rear of the site. To provide a level of visual privacy to the neighbours at No.75 Lauderdale the stair will be clad in a timber screening similar to the existing screening above the garages.

To improve the visual amenity for both residences a water feature is proposed for the rear garden and will require a new concrete slab to fix onto.

Lastly, new fences & gates are proposed to delineate the boundaries between the strata-subdivision

Careful consideration has also been given to the retention of the perceived density of the site. The new pergola structure will be open to 3 sides and allow for clear visual and cross ventilation. It breaches the side boundary setback, however is not an enclosed or conditioned space.

We believe this will significantly improve the aesthetic, design quality and amenity of the existing building entry.

The finishes of the proposal are complimentary to, and compatible with, the Lauderdale Avenue Streetscape and the coastal vernacular.

4. STATUTORY PLANNING FRAMEWORK

Manly Local Environmental Plan 2013

Zone E4 Environmental Living

Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To protect tree canopies and ensure that new development does not dominate the natural scenic qualities of the foreshore.*
- *To ensure that development does not negatively impact on nearby foreshores, significant geological features and bushland, including loss of natural vegetation.*
- *To encourage revegetation and rehabilitation of the immediate foreshore, where appropriate, and minimise the impact of hard surfaces and associated pollutants in stormwater runoff on the ecological characteristics of the locality, including water quality.*
- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

It is considered that the proposed development meets the objectives of the Zone E4 Environmental Living. This opinion is justified on the basis that:

- The proposal looks to improve accessibility and amenity to both ground & upper levels while taking into consideration the proposed sub-division
- The works proposed will significantly improve the design and aesthetic quality of the existing building with the built form outcome complimenting newer style properties within the area

6.9 Foreshore scenic protection area

- (1) *The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.*
- (2) *This clause applies to land that is shown as “Foreshore Scenic Protection Area” on the [Foreshore Scenic Protection Area Map](#).*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters—*
 - (a) impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
 - (b) measures to protect and improve scenic qualities of the coastline,*
 - (c) suitability of development given its type, location and design and its relationship with and impact on the foreshore,*

(d) measures to reduce the potential for conflict between land-based and water-based coastal activities.

The proposed development meets the objectives of Clause 6.9 Foreshore Scenic Protection Area. This opinion is justified on the basis that:

- As the proposed pergola is set well back from the southern façade of the existing building and away from view of the public domain it is considered to have negligible impact. Furthermore due to the existing dense vegetation and existing elevated landscaping features it is currently not possible to view this side of the building from the public domain.
- Careful consideration has been given to maintaining water glimpses by keeping both the north & south end of the structure open when viewed from the driveway.
- There is negligible overshadowing from the proposed Pergola as demonstrated in the Shadow Diagrams accompanying this submission.
- There is considered to be no affect to or any potential conflict between land & water based activities

Manly Development Control Plan 2013

Part 4 Principle development standards

4.1.1 Dwelling Density, Dwelling Size and Subdivision

Relevant DCP objectives to be satisfied in relation to this part include:

Objective 1) To promote a variety of dwelling types, allotment sizes and residential environments in Manly.

Objective 2) To limit the impact of residential development on existing vegetation, waterways, riparian land and the topography.

Objective 3) To promote housing diversity and a variety of dwelling sizes to provide an acceptable level of internal amenity for new dwellings.

Objective 4) To maintain the character of the locality and streetscape.

Objective 5) To maximise the use of existing infrastructure.

It is considered that the proposed development meets the objectives of Part 4.1.1. This opinion is justified on the basis that:

- The proposed strata sub-division is easily achievable within the double storey dwelling thus providing improved amenity for both residences.
- It is considered that there will be no additional impact on existing vegetation. The proposal looks to introduce native planting within the pergola structure to assist in defining the 2 entries

- The character of the locality and streetscape will be largely unaffected due to the location of the works. The new works have been carefully considered and designed to be in keeping with the rest of the street.

4.1.3 Floor Space Ratio

Objectives in this plan support the purposes of the LEP in relation to maintaining appropriate visual relationships between new development and the existing character and landscape of an area as follows:

Objective 1) To ensure the scale of development does not obscure important landscape features.

Objective 2) To minimise disruption to views to adjacent and nearby development.

Objective 3) To allow adequate sunlight to penetrate both the private open spaces within the development site and private open spaces and windows to the living spaces of adjacent residential development.

The existing development is compliant with the 0.50:1 FSR control

- The proposed pergola is open to 3 sides, is not an enclosed space and as such by definition has been excluded from the FSR calculation
- The scale of the development is of a domestic nature and complimentary to the streetscape and does not obscure any important land features.
- No existing views from adjacent and nearby developments have been compromised.
- The bulk of the proposal has been designed to allow environmental amenities to both the proposed and adjacent residential properties.

4.1.4 Setbacks (front, side and rear) and Building Separation

Relevant DCP objectives to be met in relation to this part include:

Objective 1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Objective 2) To ensure and enhance local amenity by:

- ☐ *providing privacy;*
- ☐ *providing equitable access to light, sunshine and air movement*
- ☐ *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- ☐ *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- ☐ *facilitating safe and adequate traffic conditions including levels of*

visibility around corner lots at the street intersection.

Objective 3) To promote flexibility in the siting of buildings.

The proposed development complies to the rear, Eastern side and front set-backs and is non-compliant with the Western side set-back control of 1/3 of the wall height of the building. Overall it is considered it meets the objectives of Part 4.1.4 on the basis of the following:

The non-compliance with the Western side set-back control is discussed further in the attached Clause 4.6 – Exceptions to Development Standards letter

- The western side set-back, provides for increased visual separation by moving the existing elevated stair away from its current location by approximately 1.6m towards the building wall, and the existing bamboo landscape buffer will further enhance the visual separation.
- There is deemed to be no impacts on views and vistas in and around the proposed development
- The bulk of the proposal has been designed to maintain amenities to both the proposal and adjacent residential properties.
- The proposal seeks to maintain the domestic nature of the street whilst providing 2 residences within the existing building envelope and FSR.

4.1.5 Open Space & Landscaping

Relevant DCP objectives to be met in relation to these paragraphs include the following:

Objective 1) To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna.

Objective 2) To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland.

Objective 3) To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.

Objective 4) To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff.

Objective 5) To minimize the spread of weeds and the degradation of private and public open space

Objective 6) To maximize wildlife habitat and the potential for wildlife corridors

The proposed development is non-compliant to the Open Space control but no change is proposed to the Total Open Space. The Landscaping controls pertaining to the existing and unchanged Open Space Control generally meet the objectives set out above from 1 to 6

4.1.6 Parking, Vehicular Access and Loading

Relevant DCP objectives to be met in relation to these paragraphs include:

Objective 1) To provide accessible and adequate parking on site relative to the type of development and the locality for all users (residents, visitors or employees).

Objective 2) To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances.

Objective 3) 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.

Objective 4) 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.

Objective 5) To ensure the width and number of footpath crossings is minimised.

Objective 6) 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.

Objective 7) To encourage the use of public transport by limiting onsite parking provision in Centres that are well serviced by public transport and by encouraging bicycle use to limit traffic congestion and promote clean air.

The proposed development complies with the Parking controls and generally meets the objectives set out above from 1 to 7. There are currently 3 lockable garages and ample on street parking on Lauderdale Avenue

5. COMPLIANCE WITH SITE CONTROLS

Site information and building controls:	Control	Proposed	Compliance with controls Y/N
Site Area (m2) existing	-	(Existing) 640.4m2	Y
Housing Density (dwelling/m2)	1/300m2	2/640.4m2	Y
Maximum building height (m)	8.5m	Max 5.2m	Y
Number of Storeys	2(existing)	2(existing)	Y
Floor Space Ratio (FSR)	0.50:1	0.50:1	Y
Front building set-back (m)	Complementing existing set-backs	Complementing existing set-backs	Y
Rear building set-back (m)	8m	9.7m	Y
Minimum side boundary set-back (m)	1/3 of building height	0.9m	N (western only)
% open space	55% of site area (352.22m2 min)	34%(Existing) (218.5m2)	N
% landscape area	35% of total open space (123.3m2 min)	54%(Existing) (117.8m2)	Y
% open space above ground	25% of total open space (88.1m2 max)	11% (25m2)	Y
Number of car spaces	2 / dwelling	3x Garages	Y

The proposal is non-compliant against the following building controls:

- Side Boundary Set-Back
 - Total Open Space
 - **Side Boundary Setback(Western)** – The proposed pergola structure to the western boundary is over the prescribed control definition by approximately 0.57m. The existing stair and double landing sits over the control by approximately 0.7m and currently allows for overlooking into the neighbours rooflights. The proposed works will allow for relocation of the stair and enhanced privacy for the neighbours to this boundary.
- Refer to Clause 4.6 Request to vary the **Minimum Side Boundary Set-back** development standard
- **Total Open Space** - There is no change or amendment to this within this proposal

6. CONCLUSION

The proposal is permissible within councils current LEP2013, and is considered to be generally consistent with the objectives of the zone.

The strata subdivision will not generate further noise or traffic.

The strata subdivision will improve the community by:

- Increase in available accommodation for sale.
- Easy access to transport.
- It is consistent with the principles of urban consolidation and will assist in reducing urban sprawl, which benefits the impact on infrastructure.
- The strata subdivision pattern is consistent with nearby developments. The proposal is considered to be consistent with the criteria of the LEP and complies on the whole with the numeric standards.
- The site can adequately accommodate the proposed development and fits into the locality.

Although the proposal does not wholly comply with the Council's present planning objectives and controls due to inherent site factors, it has been demonstrated that there would be no significant adverse environmental impact on any adjoining or nearby property.

As a result of this assessment it is concluded that the development of the site in the manner proposed, is likely to have a positive environment impact and is therefore considered to be in the public interest and appropriate for the support of Manly Council.

APPENDIX A - Site Photograph's

1. View looking South from top of drive Lauderdale Avenue



2. View looking South at bottom of driveway (showing dense bamboo to western boundary)



3. Existing concrete stair to upper Residence



4. Existing garages & timber screening



5. View along Eastern boundary



6. View from Public domain looking up at Property

