

Statement of Environmental Effects

Proposed: Modest demolition to front yard, to allow for construction of a new hardstand and landscaped areas

Address: 18 Pacific Parade
Manly
NSW 2095

Client: Zena McEvoy

Applicant: **buck&simple**
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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 Local Environment Plan 2013 (MLEP) and provisions of the Manly Development Control Plan (MDCP), demonstrating compliance with the relevant numerical standards. Where compliance has not been achieved, written supporting justification has been provided.

The surrounding context consists entirely of single residential suburban housing. The dwelling at 18 Pacific Parade consists of a two-storey semi-detached cottage, that is in good overall condition and maintains its character through its gabled tiled roof, and ornate features on the façade.

The owners are looking to maintain the original façade and are proposing no new built structures, however, would like to increase the amenity and liveability of the site by proposing a new hardstand and associated landscaped works, to be constructed in the front yard of the property – there are no proposed works beyond the front building line. To accompany the new hardstand, they are also proposing a new driveway crossing and layback to the street. The existing front yard of the property provides no positive qualities to the residents due to an under utilisation of the existing layout, and subsequently, also does not contribute to the street character of Pacific Parade, and thus, it is felt that this proposal can contribute purposefully to both aspects.

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 reconfigured front yard 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 while not compromising on the bulk and presence to the street.



2. Locality

2.1 Site Description

The address of the site is 18 Pacific Parade, Manly, and has the real property description of Lot 2 Sec DP 531441.

The subject site is located a 15-minute walk to Manly, and a 4-minute walk to Manly Beach, and thus is placed in an optimal position to enjoy the attributes of the surrounding urban and natural environment. Located on the cusp of the Manly thoroughfare, the surrounding dwellings and street character boasts a quiet neighbourhood atmosphere, enhanced by the vegetation and modest vernacular architecture of the locality.



Figure 1: Satellite Imagery - Image courtesy of sixmaps

Beyond the street vegetation, the landscaped area on the site includes a grassed area to the rear to maximise open space with dense vegetation to the rear boundary lines. In the front yard, a 5m x 1.5m rectangular area of vegetation appropriate soil exists, however, due to the lack of amenity in the front yard, the adjacent vegetation has not flourished.



2.2 Site Details & Street Development

Site Details:

Site Address: 18 Pacific Parade, Manly, NSW
Lot 2 Sec DP 531441



Figure 2: Existing Building as viewed from Pacific Parade – image courtesy of Google Street view

Street Development:

The subject street is familiar with the type of development we are proposing and is precededented at numerous neighbouring properties. The developments below are examples of this and are as follows:



13 & 15 Pacific Parade

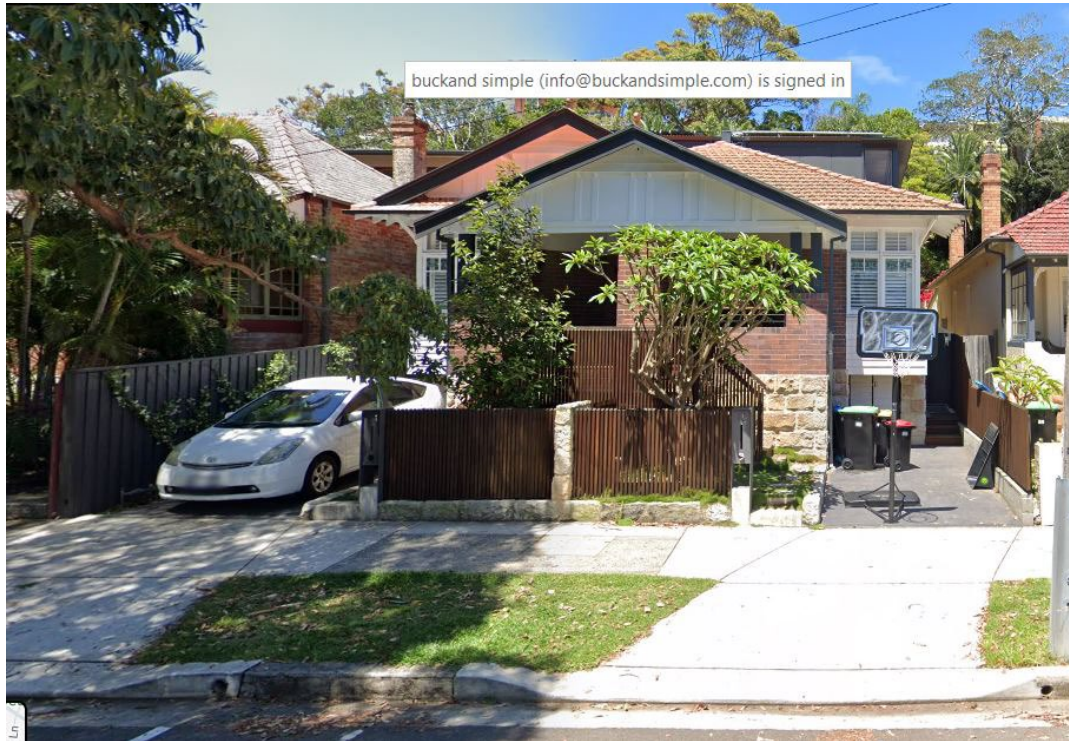


Figure 3: Image courtesy of Google Maps street view.

Directly opposite the subject site are two dwellings with a frontage to Pacific Parade, with a hardstand, driveway crossover and layback. This development correlates to that of the proposed development at the subject site, with no built structures to impede on the existing dwelling.

17 & 19 Pacific Parade:



Figure 4: Image courtesy of Google Maps street view.

Directly opposite the subject site are two dwellings with a frontage to Pacific Parade, with a hardstand, driveway crossover and layback. This example shares the same dwelling type as the subject site, being a semi-



detached dwelling, with similar details and characteristics. The dwelling at 19 Pacific Parade, has a built carport structure which creates bulk to the frontage of the dwelling, and is something the clients of the subject site want to avoid.

24 Pacific Parade:



Figure 5: Image courtesy of Google Maps street view.

Two properties West of the subject site is another dwelling which has incorporated a carport in the front setback.



3. Design

3.1 Description of the proposed development

The current owners have just started a family and see the subject site as a home to settle down in and grow with over time. They seek to, in time, improve areas of the site and property to improve the liveability and amenity of the home, whilst also enhancing the presence of the property to neighbouring properties and the public domain. The incorporation of a hardstand for various use, and improved landscaping areas to the front yard is in keeping with this idea.

The proposed design retains all frontage aspects of the existing dwelling to retain its character. The proposal seeks to:

- Demolish portions of the paved tile walkway forward of the porch to allow for a new paved hardstand.
- Re-configure the existing landscaped areas on the site to suit the hardstand and improve property entry.
- A modest demolition to the existing nib wall to the East of the property to create an arched opening allowing improved access around the site. Due to the orientation of the wall, it is unlikely this will be noticeable from the public domain.
- Demolish a portion of the existing fence to allow for the new hardstand and driveway crossing, and to provide remediation works where necessary to improve the overall quality and durability of the fence.
- Incorporate a driveway crossover and layback to the street to facilitate the new hardstand.
- The design proposes the removal of a Jacaranda tree in the road reserve (refer figure 2 above), adjacent of the property, to allow for a driveway crossing and layback. It is acknowledged that the Jacaranda is exempt from the Northern Beaches Council exempt tree species list.



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

The proposal has been assessed against the relevant planning controls in accordance with Section 4.15 of the EPA Act including:

- Manly Local Environment Plan (MLEP) 2013
- State Environmental Planning Policy (SEPP) – (Biodiversity and conservation) 2021
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021
- Manly Development Control Plan (MDCP)

5. Manly Local Environment Plan 2013

Applicable site criteria:

Zoning: R1 General Residential



Figure 6 – site zoning R1

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

Related Clause	Site Control	Proposed	Complies
Zoning	R1 General Residential	Residential dwelling	Yes
Permissibility	Dwelling houses permitted with consent	Residential dwelling	Yes
Height of Buildings	Zone "I" 8.5m	No proposed change 'Existing'	No change to existing
Floor Space Ratio	Zone "I" 0.6	No proposed change 'Existing'	No change to existing
Lot Size	Area "C" 250sqm	250 sqm	No change to existing

5.2 Summary

The proposed dwelling is permissible in the zoning and consistent with the relevant zone objectives. The proposal is consistent with the provisions for the Manly Local Environmental Plan.



6. Manly Development Control Plan (MDCP)

Manly Development Control Plan (MDCP) applies to the site.

The proposal is broadly consistent with relevant development controls contained within DCP, except for acceptable variations to the front boundary setback. Discussion concerning these aspects of the non-compliance is set out in detail below.

Due to the nature and scale of the works, the development has been assessed against the relevant controls in the DCP as follows:

Related Clause	Site Control	Proposed	Complies
Part 3	General Principles of Development		
3.1 Streetscapes and Townscapes	<p>Streetscape:</p> <p>Objective 1) To minimise any negative visual impact of walls, fences and carparking on the street <u>frontage</u>.</p> <p>Objective 2) To ensure development generally viewed from the street complements the identified streetscape.</p> <p>Objective 3) To encourage soft landscape alternatives when front fences and walls may not be appropriate.</p> <p>Townscape:</p> <p>Objective 4) To ensure that all parking provision is designed and sited to respond to and respect the prevailing <u>townscape</u>.</p> <p>Objective 5) To assist in maintaining the character of the locality.</p> <p>Objective 6) To recognise the importance of pedestrian movements and <u>townscape</u> design in the strengthening and promotion of retail centres.</p> <p>Objective 7) To minimise negative visual impact, in particular at the arterial road entry points into the Council area and the former Manly Council area, so as to promote <u>townscape</u> qualities.</p>	<p>Streetscape:</p> <ul style="list-style-type: none"> - The proposed development reduces the extent of the boundary fence, revealing the original existing dwelling façade. The proposed development doesn't propose any built up structures and thus, does not minimise the visual presence of the existing. - The proposed development seeks to remediate the existing boundary fence and landscaped areas to the front yard of the subject site to enhance its presence toward the streetscape. <p>Townscape:</p> <ul style="list-style-type: none"> - The proposed development takes place in a residential zone, however, the design elements contribute positively to the overall locality. 	Yes



3.1.1 Streetscape Residential Areas	As per control	<ul style="list-style-type: none"> - There are numerous precedented properties on the streetscape which have a hardstand and carport, and thus, the proposed is in keeping with the pattern and character of the street. - The proposed retains streetscape qualities, building form, scale and vegetation, due to the size of the development. 	<p>Yes</p> <p>Yes</p>
3.1.1.5 Garbage Areas	As per control	<ul style="list-style-type: none"> - The proposed fence and landscaping will allow for the bin locations to be concealed from the public street frontage. - The location of the bins is integrated with the building design due to the increased access to the front yard, as per supplied architectural drawings. 	Yes
3.1.1.1 Complementary Design and Visual Improvement	As per control	<ul style="list-style-type: none"> - The proposed design complements the existing building form by retaining the existing fabric and incorporating it in the new elements. - No built structures are proposed to subtract from visual amenity. - Improved landscaping and natural areas to the boundary frontage will enhance and contribute positively to the locality. 	Yes
3.1.1.2 Front Fences and Gate	As per control	<ul style="list-style-type: none"> - The proposed fence to the front boundary is to remain existing, with remediation works where necessary. 	Yes
3.1.1.4 Garages, Carports, and Hardstand Areas	As per control	<ul style="list-style-type: none"> - The proposed hardstand is less than 50% of the site width, and it is felt that it opens the frontage up and has favourable qualities in keeping with the Manly DCP principles. 	Yes



3.3.1 Landscaping Design	As per control	<ul style="list-style-type: none"> - The proposed design retains an existing tree within the front setback. - The proposed design incorporates a revitalised landscaping area within the front setback and will incorporate native vegetation. Refer to supplied landscape plan. - There are no proposed works beyond the front building line. 	Yes
3.3.2 Preservation of Trees of Bushland Vegetation	As per control	<ul style="list-style-type: none"> - The proposed seeks to remove a tree in the road reserve in accordance with councils exempt tree species list and Schedule 4 – Part A – Removal of Tree Tests item 6. 	Yes
3.5.5 Landscaping	As per control	<ul style="list-style-type: none"> - Native plants will be selected for the proposed landscaping areas, which will improve their adaptability and durability to the climate conditions. 	Yes
3.6 Accessibility	As per control	<ul style="list-style-type: none"> - The existing dwelling only accommodates access internally via a step up at the front porch. The proposed hardstand is designed at an AS compliant fall, and is to be flush to the porch, allowing equitable access to the development for all people. 	Yes
3.7 Stormwater management	As per control	<ul style="list-style-type: none"> - Stormwater runoff will be connected to the existing drainage infrastructure on Pacific parade. 	Yes



3.8 Waste Management	As per control	<ul style="list-style-type: none"> - A Waste Management Plan addressing demolition and construction waste is supplied. 	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	As per control	<ul style="list-style-type: none"> - In accordance with the Manly DCP the front setback line is determined by the immediate neighbouring properties, and thus, due to the semi detached dwelling, the front building line is the appropriate setback. - Whilst the proposed design does not involve any built structures, the works at ground level, take place within the front setback to increase amenity. In doing so, it is felt that no negative affect will be made to the existing fabric of the dwelling, its neighbours, and streetscape. 	On merit
4.1.5 Open Space and landscaping	The required minimum area of total open space and landscaped area is shown in the DCP Figure 34 – <i>Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground</i> table.	<ul style="list-style-type: none"> - Area OS3 determines that at least 55% of the site area is to be open space. Total open space of the site = X. - Landscaped area is to be 35% of the open space of the site. Total landscaped area = X. 	Yes
4.1.6 Parking Vehicular Access and Loading	As per control	<ul style="list-style-type: none"> - The proposed hardstand reduces the demand for on street parking. - The hardstand is modest in nature and is less than 50% of the frontage and thus is adequate in relation to the dwelling and site. - The proposed hardstand, utilises as much of the existing fabric to minimise the need for added impervious area, and site excavation. 	Yes



4.1.6.1 Parking Design and the Location of Garages, Carports, or Hardstand Areas	As per control	<ul style="list-style-type: none"> - The proposed hardstand is a minimal intervention which proposes no added built structure, thus minimising visual impact. - Its proposed location at the South East corner of the site, seeks to be separated to the existing pedestrian access for safety. It also utilises the existing front porch as additional space. - The site width is 6m and the proposed hardstand is 2.6m = 43%, which is less than the required 50% set out in the DCP. 	Yes
4.1.6.4 Vehicular Access	As per control	<ul style="list-style-type: none"> - Should the hardstand be used for vehicle use, the proposed design facilitates the entry and leaving in a forward direction. - There are no elements in the design which would impair visual recognition of a leaving and entering vehicle. - Pedestrian and vehicle entry is separated in the proposed design. 	Yes
4.1.10 Fencing	As per control	<ul style="list-style-type: none"> - The proposed fencing to the front boundary will be no more than 1m. 	Yes
4.4.1 Demolition	As per control	<ul style="list-style-type: none"> - The demolition works is modest due to the scope of proposed works, and largely only takes place on the ground level in front of the building line. - It seeks to recycle the existing pavers and soil from the existing to meet ecological sustainable development principles. 	Yes
4.4.5 Earthworks (excavation and filling)	As per control	The excavation works to implement a new slab will require minimal excavation and will comply with the controls as set in this section of the MDCP.	Yes



7. 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 in keeping of the streetscape development patterns, and seeks to improve the aspects of the existing dwelling from the public domain whilst improving amenity and access for the residents.
- 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 is non-compliant with DCP controls for its front setback. The variation to the control has been justified as to the benefits for the non-compliance and absence of any negative outcomes as a result of approval for a variation to the control.
- The proposal does not diminish or compromises on any of its neighbouring properties, or the streetscape.
- 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 dwellings, and the locality.

The proposal satisfies the objectives of the relevant development control standards of the MDCP and provisions of the MLEP, 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 a suitable variation sought.

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

Regards,
buck&simple.



Kurt Crisp
Director

