

urbaine architectural

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The General Manager
Manly Council
Belgrave Street
MANLY NSW 2095

Statement of Environmental Effects

DEVELOPMENT APPLICATION

48, Pine Street, Manly. Lot 11 in DP 1215416

1. INTRODUCTION

This Statement of Environmental Effects (“SEE”) has been prepared in support of a development application (DA) for Lot 11 in DP 1215416, with a street address of 48 Pine Street, Manly.

The application is made under Section 78A of the Environmental Planning and Assessment Act 1979

(NSW) (EPAA) to be submitted to Northern Beaches Council (the “Council”) on or about the date of this document.

The Manly Local Environment Plan (MLEP 2013) & Manly Development Control Plan for the Residential Zone 2013 (MDCP 2013) have been consulted during the design process.

This SEE has been prepared generally in the format of the Manly Development Control Plan 2013 (Amendment 2) which commenced on the 19th April 2013.

In addition to the material prescribed in the DA Checklist, this SEE is to be read in conjunction with the following accompanying documents prepared by Urbaine Architectural:

DA001 Site & Locality Analysis Plan *dated issue DA*
DA002 Site Survey *dated issue DA*
DA003 Excavation Plan *dated issue DA*
DA004 Ground Floor Plan – General Arrangement *dated issue DA*
DA005 Ground Floor Plan - Dimensioned *dated issue DA*
DA006 First Floor Plan – General Arrangement *dated issue DA*
DA007 First Floor Plan – Dimensioned *dated issue DA*
DA008 Roof Plan – General Arrangement *dated issue DA*
DA009 Roof Plan – Dimensioned *dated issue DA*
DA010 North Elevation *dated issue DA*
DA011 South Elevation *dated issue DA*
DA012 West Elevation *dated issue DA*
DA013 East Elevation *dated issue DA*
DA014 Section A-A *dated issue DA*
DA015 Section B-B *dated issue DA*
DA016 Section C-C *dated issue DA*
DA017 Section D-D *dated issue DA*
DA018 Landscape Design 1 *dated issue DA*
DA019 Landscape Design 2 *dated issue DA*
DA020 Landscape Design 3 *dated issue DA*
DA021 Landscape Design 4 *dated issue DA*
DA022 Window Schedule *dated issue DA*
DA023 Shadows - December *dated issue DA*
DA024 Shadows - March *dated issue DA*

DA025 Shadows - June *dated issue* DA
DA026 Photomontage View 1 *dated issue* DA
DA027 Photomontage View 2 *dated issue* DA
DA028 Area Calculations *dated issue* DA

N01 Notification Plans & Elevations *dated issue* DA
Hydraulic documentation *numbered* Ref: 180154 prepared by SCP Engineers.
Site Survey prepared by T.S.S. Surveyors Pty Ltd *dated* 21.06.2017
Complying BASIX Certificate No. 994892S
Arborist's Report prepared by S&B Tree Services dated 30th November 2018

2. THE SITE

The subject site is located at 48, Pine Street and is identified as Lot 11 in DP 1215416. The site has a total area of 250.3sqm and comprises an existing single storey brick structure, on the North West corner of the site, described on the survey as a 'garage', but with no vehicular access. There is a concrete parking hardstanding built up from the natural rock on the South Western corner of the site. The site is surrounded by a timber fence of poor quality and in disrepair. Various tiled areas have been constructed on the Northern 1/3 of the site. The survey indicates the site topography – namely, a relatively flat area for approximately 40% of the site from the Northern boundary. The natural rock then rises steeply towards the South West corner, with a maximum height difference between the lowest point, in the north West corner to the highest point in the South West corner of 3930mm. The site is accessed via the South West corner for vehicles and via the North West corner for pedestrians. The neighbouring dwelling to the East, 46, Pine Street is a 2 storey house with a masonry and timber façade and pitched roof. It has an enclosed garage with access off a small concrete hardstanding off the street. To the West of the site is the access road connecting Pine Street to Balgowlah Road. On the Northern boundary, there is a masonry wall, dividing the site from the rear yard of the property at 49, Pacific Parade. This is a single storey brick house with tiled roof, whose main street frontage is to Pacific Parade. The subject site was originally part of this property before being subdivided into a separate lot.

3 DETAILS OF CHANGES

GENERAL PRINCIPALS OF DEVELOPMENT

3.1.1 Streetscape

3.1.1.1 Complimentary Design & Visual Improvement

The existing streetscape along Pine Street and heading East is inconsistent in regards to parking, built form, materiality and scale. Enclosed single garages are predominant along this series of dwellings. Dwellings beyond the fences and parking structures are largely unseen due to the slope of the land to the north, meaning only the roofs of these structures are visible from street level. This creates an undesirable streetscape character when viewed from surrounding private and public land and detracting from the appearance of the street. Existing developments to the West of the proposal consist of 2 and 3 storey apartments buildings of concrete and brick construction. They are accessed from a common driveway to individual car parking spaces. The proposal aims to improve the site's contribution to the streetscape, in a similar manner to the

Dwelling at 46, Pine Street, in terms of scale and setbacks.

3.1.1.2 Front Fences & Gates

A new side boundary fence, along the Western side of the site is proposed to the North of the new carport, with an access gate to align at the Northern end.

The fence will be a solid timber fence at 1800 height. The fence will be on the boundary line with hedging to the street boundary, to soften the appearance of the dwelling and contribute to the landscape quality of the streetscape. Further plantings to the front setback will create a far superior outlook to the dwelling from the street.

3.1.1.3 Roofs & Windows

The dwelling when viewed from Pine Street is a single storey. From Balgowlah Road, the 2 storeys are visible. The main form of the dwelling is contained below a parapet roof, while the carport roof is open timber louvres, to compliment the form of the dwelling.

3.1.1.4 Garages, Carports & Hardstand Areas

Parking structures along Pine street are varied in terms of form, materiality and size. New developments consist of 2 car carports, or garages, while older dwellings have fully enclosed single car garages.

A single open carport is proposed for the new development, to the south west corner of the site. This carport is to have a louvred timber roof on an open steel frame, connecting to the main house, The form and materiality of the carport and door are to match that of the dwelling, creating a seamless visual appearance.

3.1.1.5 Garbage Areas

An enclosed garbage bin area is proposed to the front setback and will contain all council recycling, green waste and general waste bins. The garbage bin store will blend in with other built elements, as it will be in the same finish as the house and carport.

3.3 Landscaping

3.3.1 Landscape Design

Northern pedestrian access and private yard –

Towards the Northern portion of the site, the proposed landscape concept design calls for an open and welcoming area with elements which help compliment and integrate the design of the house and the northern boundary wall.

The proposed front entry path is adjacent to the main living areas and a feature tree is proposed in the open space adjoining the main entry gate.

Low height native, feature plants and ground cover are proposed in the main garden bed area in between the entry pathway and the bin store located along the eastern boundary in front of the building line.

Pine Street –

Towards the rear western and southern boundaries, a line of native hedging plants and grasses are proposed to provide softening to the site boundary.

The existing exposed sandstone will be retained and made good with an existing rear access point off the parking bay also proposed to be retained.

A line of native feature plants along the eastern boundary fence is proposed along with a paved path set into a gravel base.

Side Boundary Areas –

To both side boundary areas, new hedged screen planting is proposed to provide privacy between properties and to soften the new fence. Refer to Landscape Concept Plan for a selection of indicative species proposed to be planted along the boundary.

3.3.2 Landscape/Tree Preservation

A number of trees are proposed to be removed from the rear of the site to make way for the new carport and structure.

Trees proposed to be removed are itemised in the arborist report, attached.

3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

In terms of the amenity of the neighbouring properties at no. 46, Pine Street and at 49, Pacific Parade. we comment on the following areas with reference to the objectives –

Objective 1) To protect the amenity of existing and future residents and minimize the impact of the new development, including alterations and additions, on privacy, solar access and general amenity of adjoining and nearby properties.

Objective 2) To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.

3.4.1 Sunlight Access & Overshadowing

It is expected that an amount of overshadowing will occur from the proposal as it is a two- storey dwelling compared to the existing single storey structure currently residing on the property. The areas where overshadowing will generally occur are towards the southern areas of the neighbouring dwelling at 46, Pine Street, late in the afternoon due to the orientation of the adjacent properties.

For number 46, Pine Street, the living space is located on the northern end of the property and would hence receive the required minimum three hours of solar access required.

Please refer to the attached shadow diagrams.

3.4.2 Privacy & Security

Northern neighbour at no. 49, Pacific Parade –

The majority of windows along this side of the proposed dwelling will have obscure translucent glass or internal blinds to provide additional privacy.

Screen planting is also proposed to achieve better privacy on the lower levels and also in the planter box off the main bedroom.

Eastern neighbour at no. 46, Pine Street -

Windows on the upper level facing the eastern neighbour have sliding timber louver screens and will also have internal blinds which will provide mutual privacy.

In addition, screen planting is also proposed to achieve better privacy with a number of species nominated. Please refer to the Landscape Concept Plan dwg.no. DA018

3.4.3 Maintenance of Views

The existing aspect of the properties immediately adjoining the subject property is in a northerly direction. Partial views from the Eastern neighbour to the West will be partially obscured.

3.7 Stormwater Management

The stormwater management will be determined once a decision is made regarding the location of the existing stormwater pipes, running below the site.

In principle, a charged stormwater collection system with a rainwater tank is proposed with a 2000 litre tank to be located on the upper portion of the site under the proposed carport deck. All rainwater collected from the roof will be connected to this tank, with an overflow connection to the street gutter into the Council's system.

An absorption trench is proposed to be installed along the northern rear boundary to collect surface run –off from various pits located around the proposed dwelling.

Please refer to the attached hydraulic documentation locating the existing stormwater pipes and our proposal

PART 4 RESIDENTIAL DEVELOPMENT CONTROLS

4.1 Summary of Development Standards

The tables below outline the development standards as they relate to the site at 48, Pine Street Street, Manly.

Manly LEP 2013 & Manly DCP 2013 development standards and requirements:

Development Standard Requirement

Zoning (LEP) R1- General Residential

Minimum Site Area (LEP) Area C 250m²

Residential Density Density Area D3 - 1 dwelling/250m²

Maximum FSR (LEP) Area F 0.6:1

Percentage of Open Space (DCP) Open Space Area OS3 - 55%

Percentage of Open Space as Landscape Area (DCP) Open Space Area OS3 - 35%

Maximum Building Height (LEP) Area I (LEP Map) – 8.5m

Maximum Wall Height (DCP) 7.3-7.7m (depending on slope)

Minimum Front Setback (DCP) 6.0m (or prevailing street setback)

Minimum Side Setback (DCP) 1/3 of adjacent wall height

Rear Setback (DCP) 8.0m

4.1.1 Dwelling Density & Subdivision

4.1.1.1 Residential Density

The maximum permissible residential density in Density Area D3 is 1 dwelling /250m² site area (Figure 24 & Schedule 1, Map A). A single dwelling house is proposed on the subject site whose area is 250.3².

4.1.1.2 Residential Land Subdivision

Subdivision is not proposed as part of this Development Application.

4.1.2 Height of Buildings

The maximum allowable building height is 8.5m as defined by the LEP 2013 Height of Buildings Map. The proposed building height does not exceed this requirement.

4.1.2.1 Wall Height

Due to the sloping topography of the site, the maximum wall height varies throughout the proposal. The maximum allowable wall heights have been established based on Figures 26, 27 & 28 of the Residential DCP and all wall heights comply.

4.1.2.2 Number of Storeys

Buildings must not exceed 2 storeys, except on land in areas 'L' and 'N1' on the LEP Height of Building

The proposed dwelling is two- storeys at its Northern end and single storey on the Southern boundary, allowable under the LEP

The storage area shown on the lower level is classified as a 'basement' in line with the above definition.

4.1.2.3 Roof Height

Roof parapets are to be used for the majority of the building with the exception of the open louvers roof above the highlight windows to the living/dining room. The proposed roof parapets are all below the maximum wall height and do not extend higher than is required to conceal the roof sheeting from view.

4.1.3 Floor Space Ratio

gross floor area means the sum of the floor area of each floor of a building measured from the internal

face of external walls, or from the internal face of walls separating the building from any other building,

measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

Site Area = 250.30m²

FSR (Floor Space Ratio) MLEP 2013 Requirements

Maximum allowable GFA = 0.6:1 x site area

= 0.6 x 250.30m²

= **150.18m²**

Proposed Floor Area

Lower Level = 90.59m²

Upper Level = 55.81m²

Total = 146.40m²

Therefore, the proposal is 3.78m² below the maximum allowable Floor Space Ratio. The proposed FSR on this steeply sloping site is 0.585:1.

4.1.4 Setbacks

4.1.4.1 Front Setbacks

Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.

Where the front building line of neighbouring properties is variable and there is no prevailing building

line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback applies.

There is an established front building line along Pine Street for dwellings in the immediate vicinity of the subject site. The front setback of the proposal has been established from the immediate neighbour at 46, Pine Street.

With regard to the new carport structure in front of the established building line, there are a number of examples of garage structures located along the front boundary similar to our proposed carport.

4.1.4.2 Side Setbacks

Setbacks between any part of a building and the side boundary must not be less than one third of the

height of the adjacent external wall of the proposed building.

To the eastern boundary, the proposal has varied setbacks due to the articulation of the building façade. Both sections of this façade are compliant.

To the north of the site, the minimum setback of the external wall is 3.8m from the common boundary, satisfying the wall height requirements.

Along the western elevation, the minimum setback, where a wall is located, is 2.3m. Because of the sloping site at the Southern end, the wall heights sit below the required height.

4.1.4.4 Rear Setbacks

The distance between any part of a building and the rear boundary must not be less than 8m.

Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and

private and/or common open space.

The rear boundary setback varies from 3.6m to 4.4m, which exceeds the existing setback between the house at 49, Pacific Parade and the shared boundary wall. Since the yard of the adjoining property is not overshadowed, nor is the privacy significantly reduced, we would claim this non-compliance is acceptable.

4.1.5 Open Space & Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements

total open space means that part of a site which is designed or designated to be used for active or passive recreation, and includes:

- *Landscaped area (see LEP meaning);*
- *Hard paved areas (un-enclosed pedestrian walkways and access paths pergolas, clothes drying and barbeque areas);*
- *Swimming pools occupying less than 30 percent of total open space; and*
- *Private open space (including principal private open space).*

but excludes:

- *any area for parking (including garages; carports; hardstands and vehicular access to that parking);*
- *outbuildings; and*
- *roof top decks on dwelling houses.*

The site is located in Area OS3, as identified in Figure 34 and Schedule1, Map B.

Minimum Open Space = 55% of site area
= 0.55 x 250.30m²
= 137.665m²

Hard paved areas + Gardens & Soft Landscaping = 159.71m²

Total = 159.71m²

Therefore the proposal exceeds the minimum requirement for open space by 22.035m²

Minimum Soft Open Space = 35% of Open Space Area
= 0.35 x 156.36

= 49.126m²

Proposed Soft Open Space

Garden & Soft Landscaping = 57.85m²

Total = 57.85m²

Therefore the proposal is 8.724m² above the minimum requirement for soft landscaped area.

4.1.5.2 Landscaped Area

As the subject sites area is 250.3m², 1 endemic trees is required to be planted. This requirement is fulfilled with the proposal, with a native tree to be planted in the garden to the north west corner of the site in accordance with the indicative plant schedule on the attached drawing *DA018_Landscape Plan*.

4.1.5.3 Principal Private Open Space

Minimum area of principal private open space for a dwelling house is 18sqm

The northern landscaped area is considered to be the dwelling's principle open space and is an area of 40.22m² and therefore satisfies this requirement.

4.1.6.4 Vehicular Access

a) The design and location of all garages, carports or hardstand areas must minimise their visual impact

on the streetscape and neighbouring properties and maintain the desired character of the locality.

b) Garage and carport structures forward of the building line must be designed and sited so as not to

dominate the street frontage. In particular:

i) garages and carports adjacent to the front property boundary may not be permitted if there is a reasonably alternative on-site location;

ii) carports must be open on both sides and at the front; and

iii) the maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m.

c) In relation to the provision of parking for dwelling houses, Council may consider the provision of only

1 space where adherence to the requirement for 2 spaces would adversely impact on the streetscape

or on any heritage significance identified on the land or in the vicinity.

The proposal includes demolition of the existing single car garage and a new 1 car carport to the south west corner of the site. The carport will be accessed via a new driveway crossover to Pine Street, while the existing crossover will be removed and replaced with a gutter to marry in with the existing gutter either side. Make good works will be undertaken to the council verge as required, including the removal of the existing street tree and planting of a new tree to council specification in the location as shown, so as not to interfere with the pedestrian access to site from the front boundary.

The carport is to be built to the front boundary, as is the established pattern of development on the lower side of Pine Street Street. This is the only practical location for a parking structure as the land falls sharply from the street towards the north. Any attempt to integrate the parking structure into the dwelling or behind the building line is highly impractical. The width of the carport is to be 7020mm to the front boundary.

The proposed carport is to be open on all sides with a louvred timber roof for solar protection.

The carport is similar in form to the proposed dwelling and will use the same materials. This proposal

will therefore display a consistent architectural style when viewed from the street, and minimise the visual impact of the carport at the front boundary. The appearance of the dwelling as part of the streetscape will be a vast improvement on the existing car space and 1.8 metre high fence built to the front boundary. This will be further enhanced by soft landscaping and a low semitransparent fence within the front setback.

4.4.5 Excavation & Earthworks

Due to the steep slope of the site and existing constraints, cut and fill is required on site to achieve appropriate floor levels. The required earthworks are generally as follows:

Excavation

- To the rear of the midpoint of the site and, more significantly, to the south of gridline C, to the perimeter of the rear entry corridor and storage area – the extent is indicated in the excavation plan

Fill

- To the south eastern corner to allow additional landscaping to be located between gridlines 5 and 6 and to the south of gridline A.

Existing levels are to be retained where they do not correspond with works relating to the proposed dwelling and its immediate surrounds. The location of earthworks generally allows for the natural flow of ground and surface water.

Generally the Erosion and Sediment Control Strategy will be in accordance with the relevant specifications and standards contained in *Managing Urban Stormwater – Soils & Construction, NSW*

Department of Housing, 1998 manual.

CONCLUSION

The proposal aims to improve the contribution of the site to the streetscape along Pine Street by increasing the feeling of space and landscape quality within the front setback. Given the north-south orientation of the site and neighbouring sites, equitable access to sunlight is maintained in addition to district views to the north. A feeling of space is established between buildings, with a 1.8m setback to the eastern boundary and a 1.6m setback to the western boundary.

There is a non-compliance with the side boundary setbacks to the east, which is seen as negligible given the minor impact on the neighbouring properties.

The proposal is compliant with the LEP requirement for gross floor area and generally complies with DCP requirements.