

**STATEMENT OF ENVIRONMENTAL EFFECTS
DEVELOPMENT APPLICATION
50A PACIFIC PARADE, MANLY**

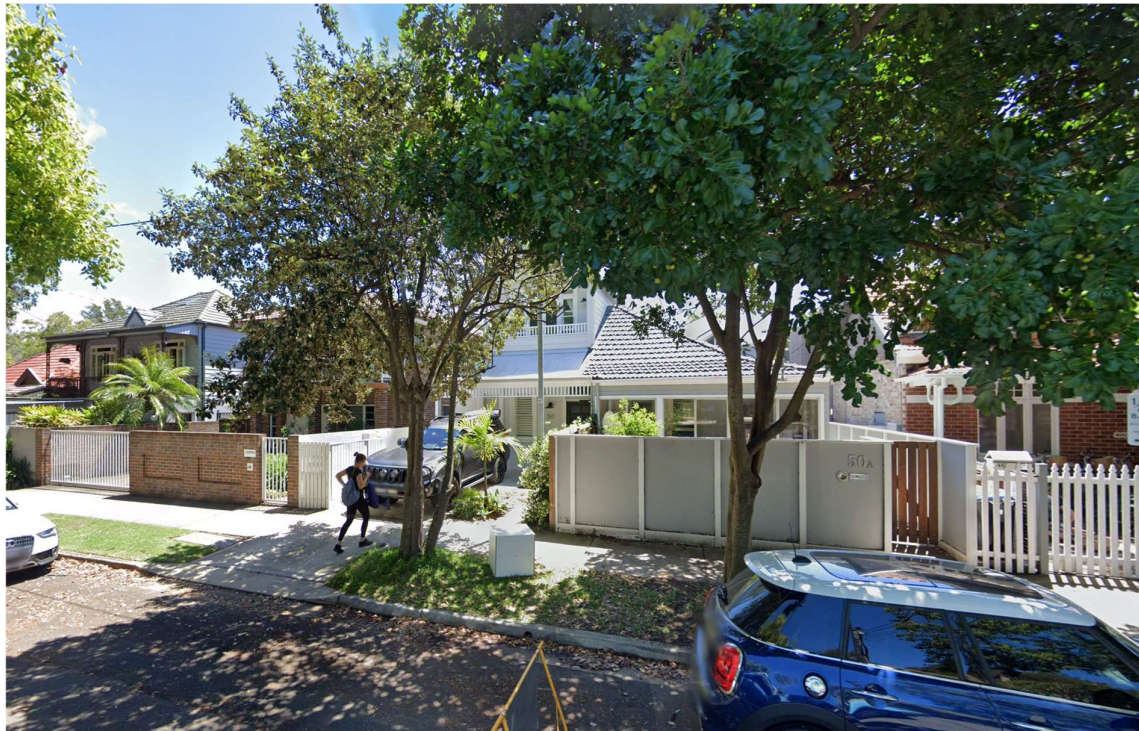
This Statement of Environmental Effects is to accompany a development application for a new driveway to a residential property at 50A Pacific Parade, Manly located in The Northern Beaches Council. The proposal incorporates works for a new driveway into the property to allow for off-street parking. No works are proposed to the residential dwelling.

The subject site comprises of Lot 1, DP 589286 and has the street address of 50A Pacific Parade, Manly. The site has a front (south) boundary of 6.19m, rear (north) boundary of 4.905m, eastern boundary of 36.575m and a stepped western side boundary (where it adjoins number 50, common wall between dwellings) being approximately 35.185m. The site area is 201.2sqm.

The site is located on the Northern side of Pacific Parade which is a one way vehicular accessible street. The neighbourhood consists of a range of residences where majority have off-street parking.

The proposed works include:

- Removal of deck at front boundary and associated landscaping
- Removal of 1 street tree
- New driveway and off street car parking space for 1 car
- New front fence to replace existing, new vehicular and pedestrian gate
- Relocation of timber posts supporting existing awning above



(source: google maps)

The image above shows subject site, no. 50A Pacific Parade on the right and adjoining no. 50 Pacific Parade on the left. The intention is to match the neighbouring driveway parameters where the driveway sits 900mm from the west boundary to allow for bins to be stored and hidden behind the front fence.

The proposal includes replacing the existing solid fence with a white timber picket fence to match both neighbours No. 50 and 48 Pacific Parade. The new timber fence will match the height of the existing fence. A new 2.4m wide motorised sliding vehicular gate is proposed. A new relocated timber pedestrian gate is proposed to replace the existing gate that is setback from the front boundary.

Relocation of the existing timber posts for the existing timber awning above the verandah is proposed. The relocation of the posts will be in similar locations to neighbouring 50 Pacific Parade – one at the corner and another beside the driveway.

The proposal does not result in an increase of GFA, building footprint, overshadowing or result in any bulk and scale issues which are objectives of the LEP.

The proposal is minor in nature and improve amenity of the subject residence and do not result in detrimental impacts to neighbouring properties.

Manly Local Environmental Plan 2013

The relevant parts of the Manly LDP 2013 and clauses that apply to the proposal are reviewed and comments indicating how the relevant objectives are addressed as follows:

LAND USE TABLE

ZONING

The site is within the R1 Residential General Zone and is identified in the Manly Local Environmental Plan 2013.

The proposed works are for a new driveway and car park space with no works to the existing dwelling.

BUILDING HEIGHT

Clause 4.3 is the height control requirement and refers to the Height Map.

No change to existing dwelling.

FLOOR SPACE RATIO

The Floor Space Ratio is indicated on the MLEP 2013 map for the site is 0.6:1.

No change to existing FSR.

HERITAGE

Clause 5.10 Heritage Conservation

The objectives of this clause are as follows:

- *To conserve the environmental heritage of Manly,*
- *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- *To conserve archaeological sites,*
- *To conserve aboriginal objects and Aboriginal places of heritage significance.*

The subject site is not located inside the area of Heritage Conservation or subject to any heritage listing.

The street trees located on Pacific Parade are listed as Landscape Heritage Items (1191). The individual trees identified in the arborist report submitted along with this DA are not listed in Schedule 5 of the Manly Local Environmental Plan (LEP) 2013.

The street tree to be removed is a non native species, and close by is a native banksia street tree which is to be retained and will flourish with the removal of the other tree which is currently crowding it out.

CLAUSE 6.1 ACID SUPHATE SOILS

The objective of this clause is to ensure that the development does not disturb, expose or drain acid sulphate soils and cause environmental damage.

The proposed works will not require any significant site excavation works or disturbance to the ground levels.

The MLEP 2013 indicates the site is identified as being within the Class 3-4 area Acid Sulphate Soils that refer to excavations more than 2-3 meters below ground level that would lower the water table. Therefore, as there will be no site significant site excavations with the proposal, it is reasonable to assume that there will be no impact on the existing water table and therefore the proposal meets with the objectives of Clause 6.1 in the MLEP 2013.

CLAUSE 6.3 FLOOD PLANNING

The site is indicated to be in an area where flood planning should be considered with any development.

The objectives of this clause, is to:

- *Minimise the flood risk to life and property associated with the use of land,*
- *Allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- *Avoid significant adverse impacts on flood behaviour and the environment.*

The proposed works are for a new driveway and car park space which is located below the flood planning level but has been designed as an open structure to allow for free water flow. The new timber fence will also not impact the behaviour of flooding.

CLAUSE 6.4 STORMWATER MANAGEMENT

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

No change to dwelling house.

5.2 Manly Development Control Plan 2013

The relevant parts of the Manly Development Control Plan that would apply to the proposal are identified in Section 3 (General Principles) and 4 (Development Controls and Development types) of the Plan.

CLAUSE 3.1.1 STREETScape (RESIDENTIAL AREAS)

The proposal does not alter the existing established building's front setback.

The proposal includes replacing the existing solid fence with a white timber picket fence to match both neighbours No.50 and 48 Pacific Parade. A new 2.4m wide motorised sliding vehicular gate is proposed. The new fence will improve and enhance the visual character of the adjoining and adjacent residential properties, improving the streetscape for the immediate locality.

CLAUSE 3.2 HERITAGE CONSIDERATIONS

The subject site is not located inside the area of Heritage Conservation or subject to any heritage listing.

CLAUSE 3.3 LANDSCAPING

The proposal aims to retain the deep soil landscaping to the right of the driveway.

There is a minor change to the landscaped area that still complies to controls set out in the Northern Beaches DCP 2013. The proposed landscape area of 67.5sqm (33.5% of site area) still complies with the required landscaping of site. The proposed modification made sure to keep as much landscaped area as possible while increasing amenity.

CLAUSE 3.4.1 SUNLIGHT ACCESS AND OVERSHADOWING

The proposal is for a driveway and car park space. No structure is proposed over the front yard and the height of the new front fence will match the existing fence. No increase of shadow effect on the adjoining properties.

CLAUSE 4.1 RESIDENTIAL DEVELOPMENT CONTROLS

The clause provides objectives to be met with residential development generally within R1, R2, R3, E3 and E4 Zones as indicated in the MLEP 2013.

The site is located within the R1 General Residential Zone and the proposal is permitted.

CLAUSE 4.1.1 DWELLING DENSITY AND SUBDIVISION

No change

CLAUSE 4.1.2 HEIGHT OF BUILDINGS

No change

CLAUSE 4.1.2.2 NUMBER OF STOREYS

No change

CLAUSE 4.1.3 FLOOR SPACE RATIO

No change

CLAUSE 4.1.4 SETBACKS AND BUILDING SEPARATION

No change

CLAUSE 4.1.51 MINIMUM RESIDENTIAL OPEN SPACE REQUIREMENTS

No change

CLAUSE 4.1.6 PARKING, VEHICULAR ACCESS AND LOADING

The proposed off street parking space will result in the loss on one on street parking space.

The street parking restrictions here are currently ½ hour parking permitted between 8am and 10pm, or by resident permit.

Therefore the loss of the on street parking space will not detrimentally affect parking for the general public, the proposal will take one residents car from the street and therefore the impact on parking availability is neutral.

The proposed parking space is slightly under the length specified for the off street domestic parking, being 5365mm long vs 5400mm long. This is considered acceptable as the module is based on a B85 vehicle size from the 1990s – large Holden Commodore or Ford Falcon. Other recently approved parking spaces along this strip are also under 5400mm long and the proposed non compliance is minimal.

CLAUSE 4.1.7 FIRST FLOOR AND ROOF ADDITIONS

No change

CLAUSE 4.1.10 FENCING

The proposal includes replacing the existing solid fence with a white timber picket fence to match both neighbours No. 50 and 48 Pacific Parade. The new timber fence will match the height of the existing

fence. A new 2.4m wide motorised sliding vehicular gate is proposed. A new relocated timber pedestrian gate is proposed to replace the existing gate that is setback from the front boundary.

CONCLUSION

The proposed modifications are minor in nature and improve the amenity of the subject residence but do not result in detrimental impacts to neighbouring properties.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'CJd', is written over a light grey rectangular background.

Christopher Jordan