

November 2019

Statement of Environmental Effects

Modifications - Minimal environmental impact 4.55(1A)
DA 2019/0554

72 WOOD STREET, MANLY NSW 2095
Lot 1 Sec DP 831124
Land Area: 1626.7 SqM

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Appendix 1. – Photographs, Existing Building

1.0 INTRODUCTION

This document has been prepared in order to provide information for a Development Application to demolish the existing garage and reinstate the off-street parking at **72 Wood Street, Manly (the property)**

Modifications to the existing proposal are outlined in this document in red. Existing garage has been demolished and no carport is proposed on site.

During preparation of this document, consideration has been given to the following Northern Beaches Council planning controls:

- Manly Local Environmental Plan 2013
- Manly Development Control Plans 2013
- Northern Beaches Council Planning Maps

DEVELOPMENT HISTORY

A search of the site history at Manly Council indicates a number of submissions have been made for the property:

S96 343/1995

Description:	Car parking area & change definition
Application Type:	Section 96 Modifications
Status:	Approved Under Delegation
Submitted:	16/11/1995
Determined:	02/04/1996

DA 325/1997

Description:	New - DA0325/97 BA 0421/97 Converting to flats/garages
Application Type:	Development Application
Status:	Approved Munics
Submitted:	27/08/1997
Determined:	05/08/1999

DA 2019/0554

Description:	New – Construction of a carport
Application Type:	Development Application
Status:	Approved
Submitted:	16/05/2019
Determined:	31/07/2019

2.0 SITE & CONTEXT

The property has a principal frontage to Wood Street and is located on the South side of the street. The property has rear street access to Stuart Street. Similarly to most properties along this side of the street, the site falls to the South West. The property is located in a “General Residential” zone and has been converted to flats.

The property is not a heritage item and does not fall in a heritage conservation area.

3.0 DESCRIPTION OF EXISTING PROPERTY

The existing property is a large rendered masonry building with a tiled roof. It has a few sandstone features on the dwelling and front boundary wall. The existing garage is a painted brick structure and located away from the dwelling on the front boundary. The garage is in a dilapidated condition and shares the boundary of 74-74A Wood street. The garage structural integrity is a concern and is not in use for safety reasons.

The garage on 72 Wood street Manly has been demolished.

The site currently has two driveways, one that was servicing the demolished garage and another sloping down with the site fall that is currently used by the owner. (See site Plan).

4.0 DEVELOPMENT PROPOSAL

The proposed development is to demolish the existing rendered garage on the boundary (completed as approved in DA2019/0554) and replace it with a new structural concrete slab and planter boxes.

~~The new slab will be built in exactly the same footprint as the garage. The planter boxes are proposed to grow hedges around the car space to act as a fence.~~

~~The proposal aims to still have an off street car park that will meet the requirements of the Client whilst not having adverse effect on the streetscape or surrounding properties.~~

No structural slab to be constructed as previously proposed. New block retaining walls are proposed on the boundary instead to support the footpath and neighbouring (no.74 Wood street) driveway. The proposal aims to retain the existing falls of the property and fill the demolished area with soil to slope the site down to match the existing falls. Therefor the proposals intentions are to minimise the building works and retain natural landscape area.

Materiality

~~New concrete slab with footings as per the engineer's details. Planter boxes will be constructed out of pine and clad in timber panels and stained, refer to the elevations (MAN100) submitted with the application.~~

New concrete blockwork wall on boundary.

Shadowing

Shadow diagrams have not been prepared for the proposal new car space cause it does not cast any shadow on the neighbouring property.

Setbacks

~~The new car space will be forward of the building line and will have a minimal impact on the streetscape. The car space is on the front boundary of the site.~~

The owners and current tenants of the neighbouring property have been shown the plans and have supported this application.

Block retaining wall is proposed on the front and east boundary of the property to hold back earth from the driveway and neighbouring property.

Demolition and Excavation

Minimal excavation will be required for the building phase of the proposal, ~~as the car space will be built in an area with existing fall. New piers will need to be constructed for the slab.~~ New footings for the retaining walls will need to be excavated.

Demolition will involve the removal of the brick walls, congregated roof and existing slab.

Services and Stormwater

The proposal does not affect the stormwater service. ~~All water will be connected to the existing stormwater system.~~ Natural soil with turf will replace the garage structure. Subsoil drain will be installed in porous fill.

5.0 CONCLUSION

This Statement of Environmental Effects has been prepared in accordance with the provisions of relevant legislation; the development complies with the provisions of the Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013.

The proposed work will have a minimal impact to the surrounding area, ~~demolishing the existing garage is a necessity for safety purposes and allowing the owners to have access to their off-street car space.~~

The initial carport structure was not feasible for the owner and will proceed to use their existing vehicle crossing shown in Image 3 below. All owners prefer a landscaped grass area to replace the initial hardstand carport.

6.0 APPENDICES



IMAGE 1: Locality

Subject property, 72 Wood Street Manly
Area where Garage was demolished, new block retaining walls to be constructed on site



IMAGE 2: Locality

New retaining walls proposed



IMAGE 3: Locality

Subject property, 72 Wood Street Manly
Driveways