

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **24 Lauderdale Avenue Fairlight 2094**

Reference : It is noted that the provisions of the Manly DCP 2013 including car parking , requirements , front boundary setbacks and landscaping have been considered .

Other reference documents include but are not limited to Manly LEP 2013 , AS2890.1:2004, EPA act 1979, RMS guidelines and BCA.

#### **1.Description**

The site is 461.60 sq.m with a street frontage of 10.16 m. The existing dwelling is of early building stock comprising brick walls , tiled and metal sheet roof and timber windows on brick pier foundations . The dwelling is in good condition and yard spaces are well maintained .

#### **2. Proposal**

a) to provide hardstand off- street parking to enable one resident car space and one visitor car space.

b) the hardstand area comprises porous surface with crushed sandstone or equivalent pervious blue metal or recycled road base materials.

c) the landscaping to the front yard streetscape is increased and is compliant with regulatory requirements

d) the hardstand area is inclusive approved surface drainage system to fall to each side , then to dish drain at the front boundary junction to the street crossover , into a grated sump , then to existing house service stormwater to street discharge culvert pit .

e) the excavations to contour the levels and falls for the hardstand area are minor with a maximum excavation depth at the building line of approximately 450 mm with fall to the street crossover at approximately 6.0 %

### 3. Manly DCP 2013 Considerations

- 3.1.1 Streetscape Refer Item 3 ( f ) this SEE .

- 3.3.1 Landscaping .

Specific landscaping responses have been made with details added to the submission drawings , as required by Councils Landscape Referral document dated 23/03/2021

- 3.3.2 Preservation of Trees

It is noted that the mature trees in the back yard of the property are retained.

- 4.1.5 Open Space and Landscaping

It is noted that to enable greater landscaping by way of screening of the existing built form , given considerations of open space and mitigation of any perceived bulk and scale issues that may /may not exist , the requirements as detailed in Council Landscape Referral Response dated 23/03/2021, have been adopted and shown on the submission drawings.

- 4.1.6 Parking , Vehicle Access and Loading ( Including Bicycle Facilities )

It is noted that Objective 1-7 have been satisfied

Objective 2 refers to Councils desire to reduce the demand for on-street parking . This proposal reduces the load on Lauderdale Ave. , which is narrow and has under supply of available parking spaces , by a factor of two spaces .

- 4.1.6.1 Parking Design and the Location of Garages , Carports or Hardstand Areas .

- a) Criteria achieved . This is particularly relevant given the extensive non- porous concrete front yard hardstands , driveway and garage as exists on each common side boundary neighbour property.
- b) Not applicable.
- c) Maximum width of the proposed hardstand area at 50% of the frontage is not practical , is unfair and is not consistent with the precedents set by both side neighbour properties.

The proposal presents both resident and community amenity and benefit as hereafter detailed in this S.E.E

This site has a small street frontage width , being a carry over from historical requirements to street frontage and subdivision lot size .

Strict adherence to this condition seriously disadvantages the property Owner , would constitute an unreasonable imposition on the residents , particularly in regards to the resident"s amenity , community benefit, increased landscape screening and reduction of on-street parking requirement loads , all of which is achieved with this proposal .

There would exist a clear inequity in imposing the criteria of this clause .

- d) Not applicable

- 4.1.6.2 Roof top Garden - Not applicable

- 4.1.6.3 Bicycle Storage - Not applicable

- 4.1.6.4 Vehicle access - Not applicable

- Refer NSW RMS – not applicable . It is however noted separating the pedestrian entry and the vehicular crossing has been maintained



and that porous pavements/hardstand , as strongly encouraged ,is part of this proposal.

- 4.1.6.6 Tandem , Stacked and Mechanical Parking Areas - Not applicable

- 4.4.5 Excavations ( Excavation and Filling )

All items within the proposal as pertains to this clause are compliant

#### 4. Community Benefit

a) reduced demand to on-street parking is achieved by this proposal. On-street parking in Lauderdale Avenue and within the immediate vicinity is at premium demand and under performance stress.

b) the subject dwelling, in the proposed development, is between adjoining properties to the side boundaries which have impervious hardstand parking areas existing. The dwelling to the west has a double vehicle width crossover and a two vehicle wide concrete hardstand . The dwelling to the east has a crossover wider than a standard single width with a concrete driveway to an enclosed garage forward of the building line at approximately 3 m from the street frontage .

The existing street distance separation for on-street parking ( in front of the subject dwelling ) between the two side boundary properties layback is 16.85 m.

c) with the resident 's vehicle removed from the street, by way of the off-street parking hardstand space proposed, inclusive proposed layback crossover width , the separation space between existing driveways reduces to one and one half vehicles.

d) the owner vehicle being off-street , as proposed however, then, equalises the existing overall loading to general on-street parking requirements .

e) by way of making allowance for the owner's visitor to park off-street within the proposed hardstand area , then that reduces the load to on-street parking and in fact improves the overall allocation of on-street parking available by a factor of one vehicle.

f) the proposal is for a pervious hardstand surface which will soften the streetscape , in lieu of impervious concrete hardstands to each adjacent property and with the increase landscaping in the front yard, the proposal will enhance the streetscape and visual ambience of the development.

## 5. Resident Amenity

The residents have a 3 year old and are shortly expecting a new addition to the family .

They are required to park at times approximately 1 klm away from the residence . The street is narrow with a 2 hour parking limit on both sides and the street can generate busy traffic .

Apart from the fact that it is illegal to double park, the idea of a quick pick up and drop off of a toddler and a baby , inclusive associated paraphernalia , is both impractical and dangerous .

The walking distance to and from their residence to their parked vehicle, were ever that may have been achieved , in that they rarely achieve a parking space in front of the residence , is problematic at best but also generates and constitutes a health and safety issue.

Add in the logistics of including strollers ,bassinets and the rest , such walking distance has unacceptable negative impact on the residents.

Council encourages off-street parking and this is a very clear case in point , as to the merits of enabling this to occur for this site and circumstance.

## 6. Environmental Impact

There exists no adverse impact to the existing natural and built environment , no adverse impact to the existing streetscape or community and no adverse impact to the existing overall amenity of the area or immediate environs.

Russell Turner ( B.Arch.Hons )

Applicant .

A handwritten signature in dark ink, appearing to read 'Russell Turner', with a long horizontal flourish extending to the right.

31.03.21.