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Statement of Environmental Effects

Accompanying a development application for

PROPOSED NEW DOUBLE GARAGE AND INCLINATOR

At

Lot 26 DP 7027

8 HOPE AVENUE NORTH MANLY

NSW 2100

01/05/2019

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1. Introduction

This statement of environmental effects has been prepared by Alluvial studios to accompany a development application for a double garage and inclined lift at 8 Hope Avenue North Manly. The application is being lodged by Alluvial Studio on behalf of Bretton and Jennifer Pack.

The proposal has been designed to achieve the relevant provisions of Warringah Local Environment Plan 2011 (WLEP 2011), Warringah Development Control Plan 2011 (WDCP 2011) and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal includes a new double garage, inclined lift and entrance boardwalk. The design is informed by accessibility needs of the occupants on a steep slopping site setback 33m from the street curb. Furthermore, the proposal has been dictated by the natural elements of the site including local native canopy trees and sandstone outcrops. A permeable boardwalk mitigates the impact on the structural root zone of the native trees. The garage's non-compliant setback from the front boundary is a result of a desire to protect the local native canopy trees and sandstone outcrops. The garage boardwalk and inclined lift comply with all other setback requirements.

This statement has been prepared having regard to the following documentation:

- Landscape drawings, Alluvial Studio: AL 18 004 L_100 to L_304 [D]
- Engineers drawings, Taylors Consulting, Sheet 1, 27 May 2019
- Acoustic report by Noise and sound services
- Preliminary Geotechnical report by Ascent Geotechnical Consulting
- Arboricultural impact assessment by consulting arborist Selena Hannan

2. Site description and analysis

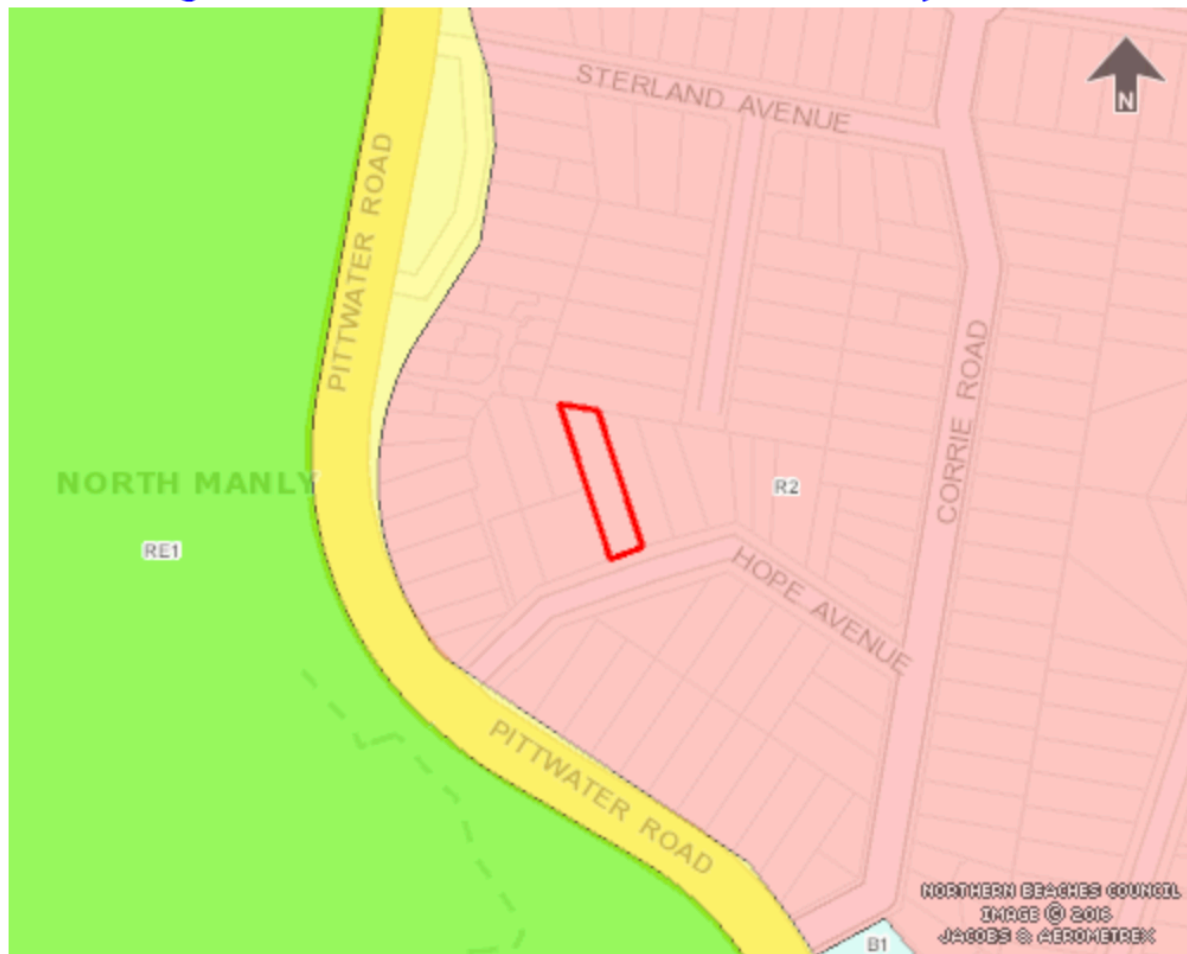
2.1 Location and property description

The property is located at Lot 26 DP 70278 Hope Avenue North Manly, zoned R2 Low density residential. It is in landslip area B (Flanking slopes 5-15 degrees)



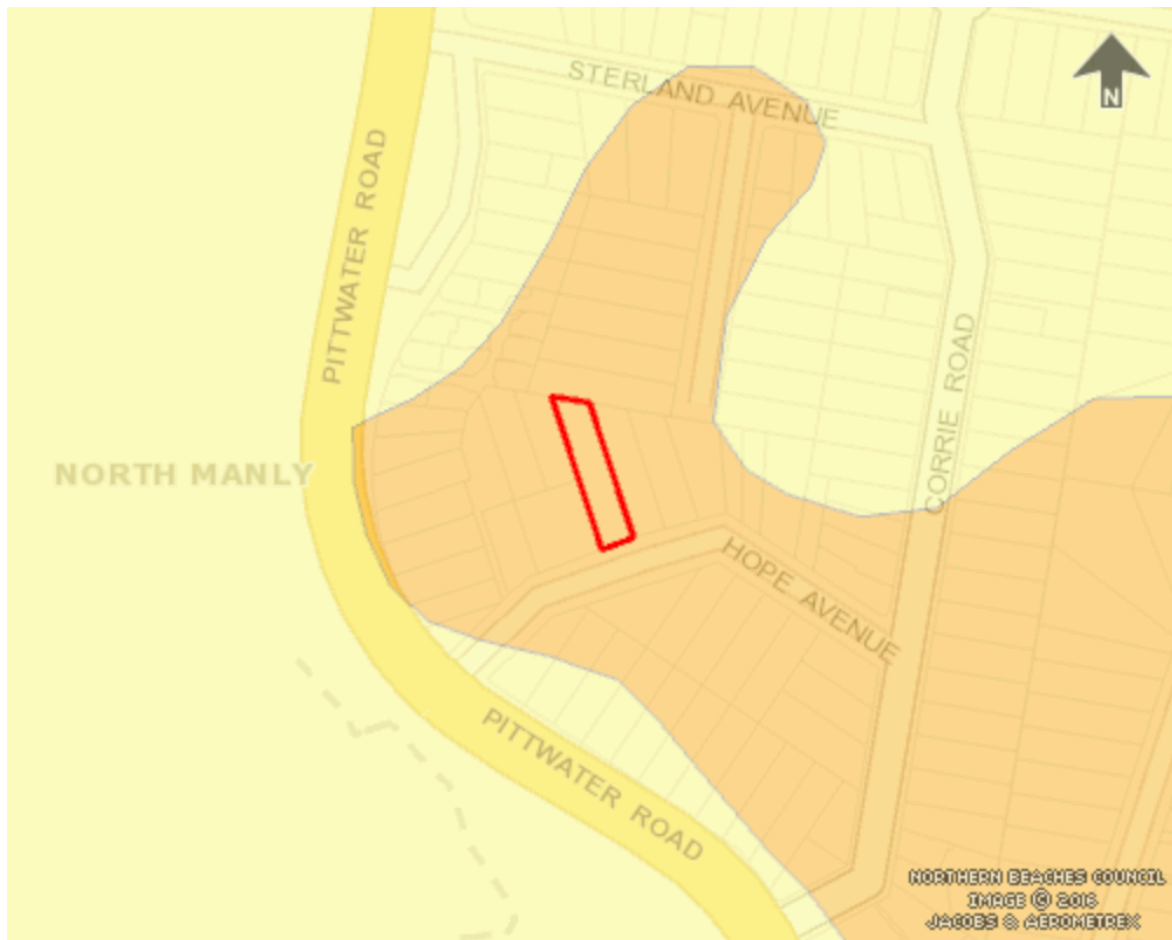
Aerial view of site

Statement of Environmental Effects
8 Hope Avenue North Manly NSW 2100



WARRINGAH LAND ZONING MAP

Neighbourhood Centre	Light Industrial
Local Centre	Low Density Residential
Commercial Core	Medium Density Residential
Mixed Use	Public Recreation
Business Development	Private Recreation
Business Park	Primary Production Small Lots
National Parks and Nature Reserves	Special Activities
Environmental Conservation	Infrastructure
Environmental Management	Natural Waterways
Environmental Living	Deferred matter
General Industrial	



WARRINGAH LANDSLIP RISK MAP

- Area A - Slope less than 5 degrees
- Area B - Flanking Slopes from 5 to 25 degrees
- Area C - Slopes more than 25 degrees
- Area D - Collaroy Plateau Area Flanking Slopes 5 to 15 degrees
- Area E - Collaroy Plateau Area Slopes more than 15 degrees

2.2 Site characteristics

The site supports a single dwelling, single floor house. NO works are proposed to the house. The front of the site is steeply sloped with stone outcrops and a significant number of local native canopy trees. Refer images below, site analysis plan (AL 18 004 L_101 [D] p.2) and arborist report. The front of the site also supports a single carport parking facility, which does not comply with current parking AS standards and council setback requirements. The existing carport also appears to be significantly dilapidated and overgrown by invasive weed species. The rear of the site gently slopes to the north west. NO works are proposed to the rear of the site.



View from Hope Avenue



Heavily vegetated front setback with sandstone outcrops

2.3 Surrounding development

The site is surrounded by single dwelling houses zoned R2 Low Residential.

3. Details of proposal

3.1 Proposed works

The proposed works includes:

(a) Garage

Proposal includes a 5.4m Wide x 5.4m Deep x 2.8m double garage Refer drawings AL004 18 L_201 [D].

(b) Inclined Lift

Proposal includes an Inclined lift with two landings. It would be noted there is a substantial difference in levels of 11m over a distance of 19.5m. Therefore, there is a need for the inclined lift to gain access from the garage level to the dwelling house in order to reduce the need to use stairs by residents of the property.

(c) Entrance boardwalk

Proposal includes permeable boardwalk path, avoiding structural root zones of trees. It allows access from the garage level to the dwelling house through a series of ramps and stairs. Refer drawing AL004 18 L_201 [D]

4. Assessment of relevant controls policies

4.1 State Environmental Planning Policies

The proposed development complies with all relevant state environmental planning policies.

4.2 Warringah Local Environment Plan 2011 (WLEP 2011)

The proposed alterations and additions to a dwelling house. In particular, the extension to a garage and the construction of an inclined lift is permitted with consent under the Warringah Local Environment Plan 2011.

4.3 Warringah Development Control Plan 2011 (WDCP 2011)

Principal Development Standards:	
4.3 Height of Buildings	
Standard	Proposed
8.5m	2.8
Comment The proposed garage height satisfies the control.	

Part B: Built Form Controls	
B1 Wall Height	
Control	Proposed
7.2m	2.6m
Comment The proposed garage and retaining wall heights satisfies the control.	
B3 Side Boundary Envelope	
Control	Proposed
4m	Within envelope
Comment The proposed design satisfies the control	
B5 Side Boundary Setbacks	
Control	Proposed
900mm	East - 2.85m West - 2.1m

Comment	
The proposed design satisfies the control	
B7 Front Boundary Setbacks	
Control	Proposed
6.5m	100mm - 2.1m - Garage 800mm - Inclined lift
Comment	
The proposed design does not satisfy the control. The garage's front setback non-compliance is a result of protecting the existing local native canopy trees and sandstone outcrops. The inclined lifts non-compliance is mitigated by a screening hedge planted in front to screen the structure from Hope Avenue Refer AL 18 004 L_201 [D]	
B9 Rear Boundary Setback	
Control	Proposed
6m	47.5m
Comment	
The proposed design satisfies the control	
D1 Landscaped Open Space and Bushland Settings	
Control	Proposed
40% (428.5m ²)	63% (649m ²)
Comment	
The proposed design satisfies the control	

4.4 Issue of non-compliance

The proposed design does not satisfy the front boundary setback control. This can be justified by the significant local native canopy *Angophora costata* trees in the front setback refer arborist report and landscape plans AL 18 004 L_201 [D]. To protect these local native canopy trees the garage cannot be set back the required 6.5m from the front boundary. Furthermore, if the garage was set back the required 6.5m it would disturb/destroy naturally occurring sandstone outcrops. The inclined lifts non-compliance is a result of the angle required to reach the dwelling house from the garage. To mitigate non-compliance a native screening hedge *acmena smithii* is proposed to screen the structure from hope avenue. Refer AL 18 004 L_201 [D].

4.5 the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development will have minimal impact on the environment. The garage is located to avoid the local native canopy species and the naturally occurring sandstone outcrops. The boardwalk is permeable mitigating rainfall runoff issues and disturbing the structural root zones of the native canopy trees. The inclined lift will have minimal impact on sandstone outcrops, avoiding all outcrops where possible. There is NO significant social or Environmental impacts to the locality.

4.6 The suitability of the site for development

The site has challenges due to its steep heavily vegetated nature however, a considered design approach addressing these issues will future proof the site from parking and accessibility issues for the occupants.

4.7 any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

5.0 Other considerations

5.1 Visual Impacts

The proposed design does not have any significant visual impacts. The garage will be single storey and standard rendered concrete blockwork with automated garage door. The inclined lift will be screened by landscaping.

5.2 Open Space

The proposed design has minimal impact on open space and satisfies the councils controls for landscape open space and bushland. Refer site plan AL 18 004 L_100 [D].

5.3 Overshadowing and Privacy

The proposed design has no impact on overshadowing and privacy

5.4 Noise

The inclined lift satisfies all sound requirements from Northern Beaches Council. Refer to Acoustic report.

5.5 Erosion Control Measures

The proposed design implements adequate erosion and sediment control measures including, sediment control fencing, waterproof covering to stockpiles, earth bank to front of stockpiles to prevent scouring and sandbag kerb sediment traps. Refer AL 18 00D L_200 [D]

5.6 Economic and Social Impacts

Not applicable

5.7 Environmental Benefits

The proposed design will reduce stormwater runoff from the existing concrete path by removing and replacing with permeable boardwalk path. Landscaping will increase local native flora species on site, creating a more resilient and habitable landscape for local fauna.

5.8 Disabled Access

Not applicable

5.9 Security, Site Facilities and Safety

The Proposed new garage structure will allow 2 x vehicles to be parked securely off the street. Furthermore, it will create a new bin storage area, removing them from view from Hope Avenue.

5.10 Waste Management

Proposed waste management shows waste to be adequately stockpiled and removed from site by truck and disposed of at local tip to all relevant Australian standards. Refer waste management and sedimentation plan AL 18 004 L_200 [D]

5.11 Building Code of Australia

All proposed works will comply with Building Code of Australia

5.12 Traffic

No impact

5.13 Stormwater/flooding

All new works will drain to existing stormwater outlets

6.0 Conclusion

The proposal has been designed to achieve the relevant provisions of Warringah Local Environment Plan 2011 (WLEP 2011), Warringah Development Control Plan 2011 (WDCP 2011) and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The new double garage, inclinator and entrance boardwalk addresses accessibility needs of the occupants. The proposal is shaped by the natural elements of the site including local native canopy trees and sandstone out crops. The issue of non-compliance of the garage/inclined lift setback from the front boundary is a result of a desire to protect the local native canopy trees and sandstone outcrops. Furthermore, landscaping has been used to screen the inclined lift structure from Hope Avenue and surrounding properties.