

# Statement Of Environmental Effects

Property: 7 Benelong Street, Seaforth

## Introduction:

This Statement of Environmental Effect has been prepared to form part of a Development Application to Northern Beaches Council / Manly Council. Consent is sought to build a Carport roof over an existing driveway hardstand parking area with at 7 Benelong Street, Seaforth. A development application is submitted pursuant to the provisions of Manly Local Environment Plan 2013 and Manly DCP 2013 Amendment 14.

## Existing Use:

Single residential dwelling. The subject site is surrounded by 1 and 2 storey residential dwellings, Town houses/Dual occupancy houses and two primary schools.

## Site Analysis: R2 - D5 - OS3

Legal description: Lot; B DP; 36305

The site is situated within a R2 Residential zone.

The site is Irregular in shape, with the front Boundary following a curve along Benelong street and has a gentle slope from the Southwest down to the Northeast and is elevated about street level.

Site area: 525.2m<sup>2</sup>



## Project aims and objectives

- To integrate the carport with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

## Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the carport is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc). Proposed finishes to the carport connect with the existing home

## Open space - Os3

Site area= 525.2m<sup>2</sup>

Existing Open Space: 60% (313m<sup>2</sup>)

*(No change to existing site conditions and open space)*

Existing soft open space: 35% (183m<sup>2</sup>)

*(No change to existing site conditions and landscaped open space)*

## comment:

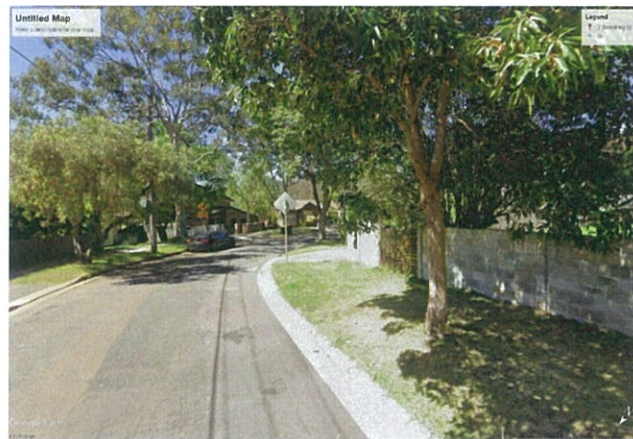
No Change to existing site conditions and open space/Landscape open space

***(Proposal is for a carport above an existing parking area only).***

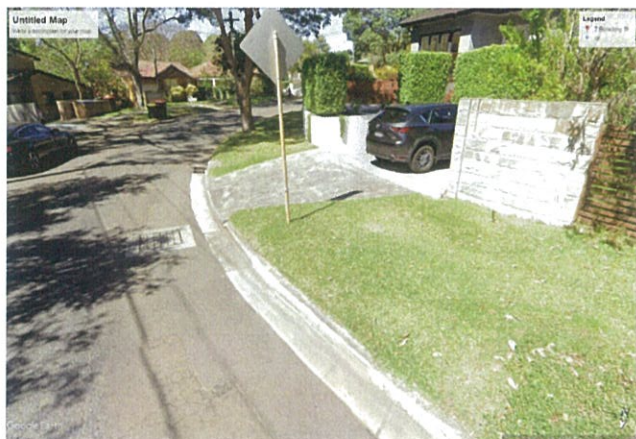


Design and Streetscape context Statement cont.

view along Benelong street where the street curves along the front boundary of No.7 Benelong where existing landscaped gardens, boundary hedges and tree lined streetscape will be maintained to screen the proposed carport.



view from infront of 7 Benelong street where the street curves along the front boundary. existing landscaped gardens, boundary hedges and tree lined streetscape will be maintained to screen the proposed carport.



Artists impression showing carport above existing off streeting parking hardstand area at 7 Benelong Street



**-Height Subzone: I (8.5m)****comment:**

The carport building height is 3.28m, Existing site conditions has the existing off street parking area set down from the dwelling and surrounding landscaped gardens which is at street level reducing bulk and scale and will immediately intergrate into the landscaped setting and surrounding area.

**-Site Drainage:****comment:**

The Proposed carport sits above the existing off street parking hardstand area, the carport roof water will be directed to the street gutter. No additional impervious surfaces to be created with the addition of the carport roof sitting over existing paving. Landscaped gardens to remain as is.

**-off street parking:****comment:**

There is no change to existing off street parking arrangements within the property, Two car spaces have been allowed for via an existing off street parking hardstand area. The proposed carport will maintain the character and appearance of the building and the character of the surrounding area.

The proposed carport structure will not dominate the street frontage. No other reasonable alternative to locating the carport on site exists owing to the existing site layout. The proposed carport is open on both sides and at the front.

The vision and site lines for vehicles entering and existing the site is good, and separate pedestrian entry is proposed from vehicle entry. A single vehicle crossing currently exists, and is not intended to be widened and compromise on street parking.

**-Shadow diagrams/Sunlight access:****comment:**

The proposal maintains reasonable solar access to the subject property and to adjoining dwellings.

**-Views:****comment:**

The proposal does not result in any unreasonable loss of privacy with minimal impact or disruption of views to neighbouring properties, There is no impact on the coastal or bushland environment.

**-Front setback:****comment:**

The current double off street parking area remains unchanged with this proposal, The carport roof is to be built directly above this parking area which is currently within the front setback.

The carport roof is inline with the DCP objectives namely;

- will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.
- There will be sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings.
- landscaped gardens and the tree lined streetscape minimise the appearance of bulk and scale when viewed from public places, the existing off street parking has been set down into the land at street level further reducing any perceived bulk and scale when viewed from public spaces.

**(Refer to Design and Streetscape context Statement pictures)**

**-Rear setback:****comment:**

The rear Setback is to remain unchanged.

**-Side setbacks:****comment:**

The current double off street parking area remains unchanged with this proposal, The carport roof is to be built directly above this parking area which is currently within the side setback.

The carport roof is inline with the DCP objectives namely;

- will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.
- There will be sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings.
- landscaped gardens and the tree lined streetscape minimise the appearance of bulk and scale when viewed from public places, the existing off street parking has been set down into the land at street level further reducing any perceived bulk and scale when viewed from public spaces.

**(Refer to Design and Streetscape context Statement pictures)**

**Supporting Information with reference to DCP objectives:**

The design, colour, and materials used are in keeping with the surrounding area.

The proposed carport maintains the visual pattern and scale of off street parking in the locality and the immediate context and enhances the aesthetic quality of the dwelling. The streetscape and context consists of many one and two storey homes as well as Town houses/Dual occupancy Home and 2 primary schools. Thus, the proposed resultant dwelling will be of an appropriate scale, bulk, finish and style.

- The proposed new carport structure is appropriate to the setting and this is achieved through high quality design of the proposed alterations. The proposed works will upgrade and revitalise the appearance of the site and provide a good quality of parking to the occupiers.
- The proposed carport to the front of the site is located in an area where minimal impact to surrounding land uses will occur, or to the surrounding streetscape.
- The proposed carport will maintain the character and appearance of the building and the character of the surrounding area.
- The proposal will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. Therefore, the proposed works are considered compatible with the site context.
- The existing vehicle hardstands are currently in use for parking, and no additional noise is likely to occur from vehicles.

**Summary**

The proposal will enable the continued use of the site as a residential accommodation, consistent with its current use as residential accommodation whilst preserving the visual character of the site. The application will ensure that the site contributes to the provision of range of housing choices across Sydney, and relieve congestion on surrounding streets. The proposal will not have any adverse economic or environmental impacts.