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# STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

59 Alexander Street  
Manly NSW 2095

By A. Elboz *Director*  
Space Landscape Designs Pty Ltd

26<sup>th</sup> July 2021

## 1.0 Site Description and Location

The subject site is known as 59 Alexander Street, Manly NSW 2095; described as Lot 2, D.P. 209499. The site is a rectangular shape with a site area of 235.1m<sup>2</sup>. The subject site is located on the southern side of Alexander Street. There is an existing single storey semi-detached dwelling on the site with no vehicular access. Alterations and additions were approved in 2019 DA2019/1182 for an opening roof at the rear.

The site is surrounded with one and two storey dwellings with heritage listed trees along Alexander Street.



*Image 1 - Location of Subject Site courtesy of Northern Beaches Council*

## 2.0 Locality and Planning

The site is located within Northern Beaches Council. This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council.

Consideration has been given to Manly Local Environmental Plan (LEP) 2013 and Manly Development Control Plan (DCP) 2013, Environmental Planning and Assessment Act 1979 and applicable State Environmental Planning Policies. Consideration has also been given to the State Environmental Planning Policy (Coastal Management) 2018.

### 3.0 The Development Proposal

The proposal seeks the following approval:

- Construction of new front fence
- A hard stand car parking space to the front of the site
- Remove sections of existing porch masonry wall to achieve the proposed car space.

Relevant pieces of legislation applicable to this development is as follows:

#### State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) took effect on 3 April 2018.

The site is not located on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Therefore clauses 12, 13, 14 do not apply to this site.

#### **15 Development in coastal zone generally—development not to increase risk of coastal hazards**

*Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.*

#### Comments

The proposed works are unlikely to increase the risk of coastal hazards on the land.

#### SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

### 4.0 MLEP 2013

#### Zoning

The site is zoned R1 General Residential and therefore is suitable for the development. Provisions of Manly LEP 2013 as relevant to the proposed development:

#### CI 4.3 Height of buildings

<b>Standard</b> 8.5m	<b>Proposed</b> N/A The development does not propose a change in the building height of the existing dwelling.
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#### CI 4.4 Floor Space Ratio

<b>Standard</b> 0.4:1	<b>Proposed</b> N/A –The proposed development does not alter the existing FSR
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#### CI 4.6 Variation to Development Standards

The proposed development does not contravene the development standard.

#### CI 5.10 Heritage Conservation

The site does not contain a heritage item nor is it located in a heritage conversation area.

The street trees are identified as a local heritage item (I77). The proposal incorporates a new driveway and crossover which retains the existing street tree.

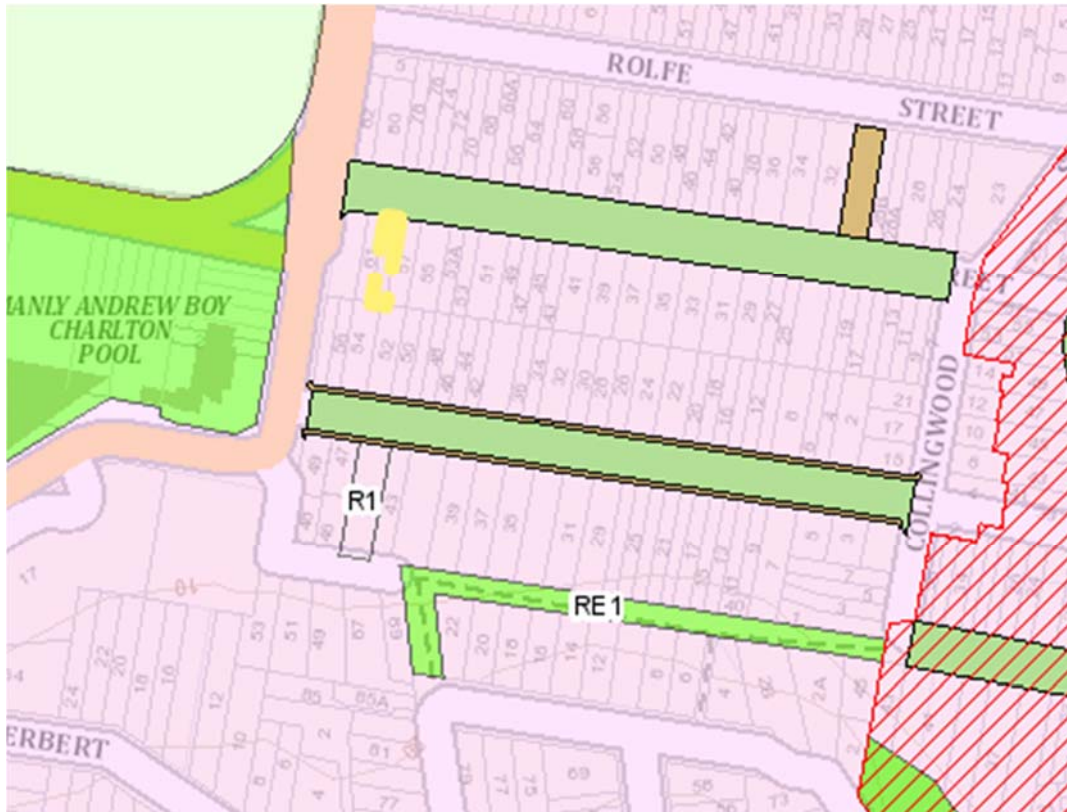


Image 2 – Extract of Heritage Map courtesy of Northern Beaches Council

#### CI 5.11 Bush Fire Hazard Reduction

The subject site is not identified as Bushfire Prone Land.

#### CI 6.1 Acid Sulfate Soils

The subject site is identified as Class 3 on Council's Acid Sulfate Soils Map. The proposal will not provide for any works greater than 1m below existing ground level and will not lower the water table to below 1 metre.

#### CI 6.2 Earthworks

The proposed works will not have any detrimental impact on surrounding land. Natural ground level will be maintained up to 900mm to side and rear boundaries.

## **5.0 Manly Development Control Plan 2013**

The objectives of the primary controls set out in the Manly DCP and the compliance with those controls are outlined below.

### **PART 3**

#### **3.1 Streetscape and Townscape**

##### **3.1.1 Streetscape (Residential areas)**

*To minimise any negative visual impact of walls, fences and carparking on the street frontage.*  
The proposed front fence is 1m high and complies with the control of 1.5m high. The fence is a combination of stone cladding and timber battens. It will not cause any unreasonable visual impact in the street due to the mix of solid and transparent design and height of 1m. The fence complements the existing dwelling and is consistent with other fences in Alexander Street which are a mix of solid rendered walls, stone and timber panels.

The new car space will not have any detrimental impact on the existing streetscape, given that it will be located behind the front fence and replaces an existing brick paved area. There will be no increase in bulk due to no structure being associated with the space.

*To ensure development generally viewed from the street complements the identified streetscape.*

The new car space is consistent with the type of development in the street.

The proposed fence is compatible with the style and form of surrounding fences, particularly when having regard to the adjoining semi at No. 61 which had a car parking space and 1.6m high front fence approved in 2017. The car space will not be visible due to the gate and front fence.

*To encourage soft landscaping alternatives when front fences and walls may not be appropriate.*

The existing site has a front fence. The new front fence is to enhance the streetscape. The car space replaces an existing area of brick paving.

##### **3.1.1.2 Front Fences and Gates**

The proposed front fence and gate reflects the characteristics of the locality with materials being a mixture of stone and timber battens. The proposed gates do not encroach on public land.

#### **3.2 Heritage Considerations**

The site does not contain a heritage item nor is it located in a heritage conservation area.

#### **3.3 Landscaping**

##### **3.3.1 Landscaping Design**

A Landscape Plan accompanies this application with a mix of native and low water exotic species.

##### **3.3.2 Preservation of Trees or Bushland Vegetation**

One palm tree is required to be removed.

#### **3.4 Amenity**

##### **3.4.1 Sunlight and Overshadowing**

The proposal will not result in any additional loss of sunlight to adjoining neighbours being located on the front boundary.

### 3.7 Storm water Management

The new walls will not cause any additional storm water runoff. The wall will be built to engineers details. Sediment and Erosion Control measure will be in place prior to construction.

### 3.8 Waste Management

During construction, rubble and waste will be disposed of into a skip located on site. All waste will be disposed of by suitable contractors and be recycled where possible.

The proposed development will not produce additional household waste. The current household waste will continue to be dealt with according to council guidelines.

### 3.9 Mechanical Plant Equipment

N/A

## PART 4 Residential Development Controls

### 4.1 Residential Development Controls

Built Form Controls	Requirement	Proposed	Comments	Complies
4.1.2 Height of Building	6.5m	N/A		
4.1.2.2 Number of storeys	2	N/A		
4.1.2.3 Roof Height	2.5m	N/A		
4.1.4.1 Street Front Setbacks	6m	N/A		
4.1.4.2 Side setbacks	1m	N/A		
4.1.4.4 Rear Setbacks	8m	N/A		
4.1.5.1 Open Space and Landscaping	OS3-55% of site (129.3m <sup>2</sup> )	51.1m <sup>2</sup>	See comments below	No
4.1.5.2 Landscape Area	Minimum of 35% as Landscape Area (45.2.5m <sup>2</sup> )	4.3m <sup>2</sup>		No
	2 native trees	1 existing tree over 7m high at the rear of site.	Given the minimal lot size it is unreasonable to plant another canopy tree on site.	No



Merit consideration is sought for the variation on Open Space requirement and Landscape Area. Given the small narrow site, it is difficult to comply to a 3m minimum dimension in any one direction. The existing site is non-compliant and the proposed front fence replaces an existing fence and does not decrease the existing Open Space or Landscape area. The proposal maintains the existing amount of total open space with the exception of the hard stand. However the car space replaces existing paved brick area.

Due to the narrow blocks and lack of off street parking for surrounding sites, it is difficult for the owners to find parking near their property. The proposal enhances the amenity of the site by providing off street parking.

The impact to stormwater will be minimal as the hardstand area replaces existing brick paving.

A new garden bed has been added to separate the car space from the pedestrian gate entry. The proposal will not spread any weed species or degrade private or public open space. The existing site does not have a large potential for wildlife habitat and the proposal will not change the existing situation. No changes to the rear which has an existing native tree. The works does not increase the bulk of the existing dwelling.

The hard stand car space is located wholly over an established hard surface area therefore not impacting upon the existing landscaped area of the site

4.1.6 Parking	2 spaces	1 space	Proposal provides for 1 car parking space which is considered appropriate given no parking is currently provided.	No
4.1.10 Fencing	1.5m high	1m high		Yes

### Summary

The proposal has been designed to complement the existing dwelling and provide a car space for the owners. The design responds to the site's constraints as demonstrated in the Statement of Environmental Effects.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties. It is felt that the development is consistent with the existing character of the area.

We trust Council will view this application favourably and support the proposal.

**SITE PHOTOS**



*Image 3 – Existing streetscape showing subject site and adjoining semi*



*Image 4 –Showing front of site with existing brick paving, front fence and palm to be removed*





Section of  
wall removed  
to allow for  
car space  
hardstand  
area

*Image 5 – View of existing front façade*