

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**For**

**CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO AN  
EXISTING DWELLING**

**AT: 46 PINE STREET MANLY 2095**

**PREPARED BY: FARSHID HOSSEINI**

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## **1.INTRODUCTION**

This application seeks approval for the alternation and addition an existing single garage to a double garage of the existing dwelling upon land at Lot 2 in DP1071850 which is known as NO 46 PINE Street, MANLY

In preparation of this development application consideration has been given to the following:

- Environmental Planning and Assessment Act 1979
- Manly Local Environmental Plan 2013 (MLEP)
- Manly Development Control Plan 2013 (MDCP)

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. . It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of the support of the Council.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan
- Architectural Plans prepared by Farshid Hosseini

- Waste Management Plan.

## 2. SITE DESCRIPTION AND LOCALITY

### 2.0 The Site.

2.1 The site is located at 46 Pine Street, Manly and is legally described as Lot 2 1in DP 1071850.



### 2.2 Site Details

The site is regular in shape with the front boundary following the line of the road. It has an area of 263.5 m<sup>2</sup>. A survey plan accompanies this application that shows boundary lengths and orientation. The dwelling is a 2-storey house with a masonry façade and pitched roof. It has an enclosed single garage with access off concrete hard standing off the street.

The existing surrounding development comprises a mix of one and two storey residential dwellings on similar sized allotments. The west adjoining is a vacant land and east adjoining is number 44 pine street is a double story. opposite side of the site is also 2 story residential.

## 3.Features of the Proposal

**The proposal alternation and addition will be extending a single garage to a double garage.**

#### **4.Schedule of Relevant Planning Instruments and Controls.**

**The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:**

- Environmental Planning and Assessment Act 1979
- Manly Local Environmental Plan 2013 (MLEP)
- Manly Development Control Plan 2013 (MDCP)

#### **5.0 Manly Local Environmental Plan 2013 (MLEP 2013).**

The Manly Local Environmental Plan 2015 is the primary local planning instrument applying to the site. The relevant provisions of MLEP2013 as they relate to the subject site are considered below.

### **Clause 2.2 Zoning of the Land**

#### **ZONING & DEVELOPMENT CONTROLS**

The site is zoned R1 General Residential. Development for the purposes of a dwelling alterations/additions and ancillary development is permissible in this zone with the consent of Council.



### **Clause 4.3 Height of Buildings**

The proposal does not result in an increase in height of the buildings on site,

### **Clause 4.4 Floor Space Ratio (FSR)**

FSR is 0.6:1.

$263.5 \times 0.6 = 158.1$

69.34m existing ground floor

73.50 m existing first floor

142.815m total existing

+ 15m proposed = 157.81 m which complies with FSR regulation

### **Minimum Open Space = 55% of site area**

$263.5 \times 55\% = 144.925$  Existing open space is 158.03 + proposed 15.92 = 173.95 which is 65.99%

### **Minimum Soft Open Space = 35% of Open Space which is more than 35%**

### **Landscaping 35%**

$$263.5 \times 35\% = 92.225 \text{ sq}$$

Existing landscape is 113.5 sq (43%) ,the proposed is reducing 10sq of landscaping and will be 103.8 Sqm still is more than 35% of soft landscaping 92.225 Sqm.

### **Heritage Conservation N/A**

### **Land Reservation Acquisition NA**

### **Foreshore Building Line NA**

It is considered that the proposal and site do not invoke any other relevant clauses of the Manly Local Environmental Plan 2013.

### **Acid Sulphate Soils Class 4**

#### **Acid sulfate soils**

- (1) The objective of this clause is to ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the [Acid Sulfate Soils Map](#) as being of the class specified for those works.

class 4 : Works more than 2 metres below the natural ground surface.  
Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.

The proposed will not be more than 500mm below the natural ground surface

## 6. RESIDENTIAL DEVELOPMENT CONTROLS

The following table provides a summary of the relevant controls of the MDCP:

General Principles of Development

Relevant Aims & Objectives	Relevant Controls	Comments	Compliance
<p><b>General Principles of Development</b></p> <p>Streetscape (Residential areas)</p>	<p>Development in the streetscape (inc. buildings, fences, and landscaping) should be designed to:</p> <p>ensure the bulk and design of development does not detract from the scenic amenity of the area when viewed from surrounding public and private land;</p>	<p>The proposed double garage references the existing the addition does not adversely impact any adjoining pro with no loss of scenic amenity of the surrounding properties.</p> <p>As noted, the proposed addition is like the current building form providing create solar access and amenity with more practical ceiling heights.</p>	<p>Yes Complies</p>
<p>Heritage Considerations</p>	<p>NA</p>	<p>NA</p>	<p>NA</p>



Landscaping	To encourage appropriate tree planting and maintenance of existing vegetation. 2) To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.	There is not any tree or native plants that needs to be removed , the proposal seeks to minor changes to the existing landscaping or landscaping area at the northeast of the building which has not any tree in it, and a such no further consideration is sought	Yes complies
Careful design consideration should be given to minimise loss of sunlight, privacy, views, noise and vibration impacts and other nuisance for neighbouring properties and the development property.	3.4.1 Sunlight Access and Overshadowing  3.4.2 Privacy and Security	The proposal retains all existing views, without loss of privacy to the applicant or adjoining properties	Yes complies
Sustainability		Not Basix certificate needed	YES
Waste Management		A waste management plan has been has provided as part of this application	YES Complies
Stormwater Management		NA	YES

## 7.MDCP (2013) Numeric Compliance Table

Clause	Requirement	Compliance
Height	8.5m	Yes , as existing
Side Boundary	1/3rd wall height	Yes, proposed wall height is 2900mm and side boundary is 1010 mm
Rear Setback	Additions maintain existing ground floor setbacks	Yes, as existing
Front Setback	6 m or prevailing	Yes, as existing
Minimum Front Setback	(DCP) 6.0m	Front setback for the proposed garage doesn't change
Floor Space Ratio	Max 0.6:1	Yes, $263.5 \times 0.6 = 158.1$ 142.815m total existing + 15m proposed = 157.81 m which complies with FSR regulation
Open Space	55%	53.99% is less than
Landscaping	35%	Yes, Existing is 43% and proposed and proposed is about 39%
Car Parking	2 car space	<b>Proposed a double garage.</b>

## **8.0 Development Control Summary**

The proposal is considered generally numerically compliant with the MDCP in all relevant clauses noted in the table (Item 7.0) but has a minor noncompliance with open space.

## **9.0 Conclusion**

This statement provides an assessment of the proposal against the relevant environmental planning framework, the proposal is consistent with the objectives and controls of the relevant statutory and policy framework.

There are no additional significant adverse impacts that have been identified as likely to arise from the proposed development, which is primarily for the replacement of an existing addition, in a manner that is more appropriate, gives greater privacy to neighbouring properties and better amenity for the occupants.

In doing so it makes no significant impact to the surrounding properties, or conservation area.

It is requested that Council grant consent to the proposal.