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STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

**17 Gertrude Street
Balgowlah Heights NSW 2093**

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

4th February 2021

1.0 Site Description and Location

The subject site is known as 17 Gertrude Street, Balgowlah Heights NSW 2093; described as Lot 6, Section B, D.P. 2044. The site is a rectangular shape with an area of 687.4m². The subject site has an easterly aspect, sloping from west to east with a 1.7m crossfall. There is an existing two storey brick house with in ground swimming pool located at the rear. The council verge to the front of the site has sandstone rock outcrops.

The site is surrounded with single one and two storey residential dwellings.

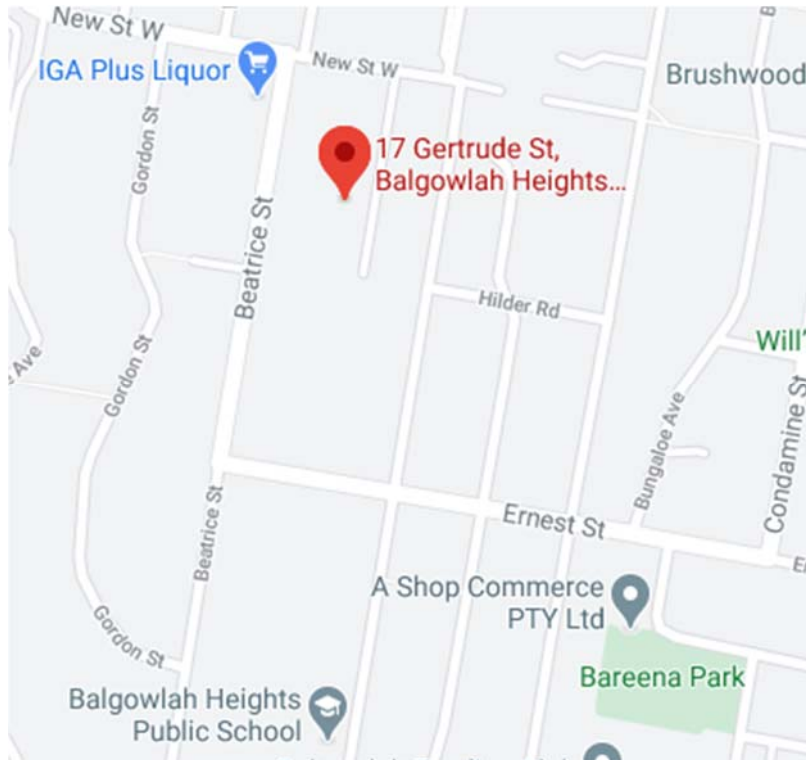


Image 1 - Site location courtesy of Google Maps

1.1 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.

2.0 The Proposal

The proposal seeks approval for construction of a new front fence

3.0 MLEP 2013

Zoning

The site is zoned R2 Low Density 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

Standard 8.5m	Proposed 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

Standard 0.45:1	Proposed 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.

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 not identified as being affected by Acid Sulfate Soils. The proposal 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. Excavation will be minor for footings only to support the new fence.

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.

7.0 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)

The adjoining sites and surrounding properties are characterised by one and two storey houses. The existing houses are made up of varied architectural styles with differing ages of construction.

There is a variety of front fences and/or retaining walls. These range from dwarf wall with infills, solid brick and solid stone. A number of properties on the low side of the street have carports located on the front boundary.

The fence will be comparable with the streetscape and visual character of the local area.

3.2 Heritage Considerations

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

3.3 Landscaping

3.3.1 Landscaping Design

There is no changes to the existing landscape which has been recently been completed.

3.3.2 Preservation of Trees or Bushland Vegetation

No existing trees are 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.

3.4.2 Privacy and Security

The proposal will not result in any privacy issue for the adjoining neighbours. The owners request a 1.8m high fence for security.

3.4.2.3 Acoustical Privacy

The proposal will not result in any noise generation.

3.4.3 Maintenance of Views

No view loss will occur for the neighbouring dwellings with the fence being located a ground level.

3.7 Stormwater Management

There is minimal change to the impervious area with a front brick fence and will not cause any additional stormwater runoff. 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

3.10 Safety and Security

As new front fence with sliding gate will provide security to the property. An intercom with camera will provide safety and security.

Due to the rocky outcrops and trees on the verge, pedestrian do not walk adjacent to the front boundaries between number 19 and number 17. Therefore the front fence will not create a safety hazard will vehicular entry and exit from the property.

PART 4 Residential Development Controls

4.1 Residential Development Controls

Built Form Controls	Requirement	Proposed	Comments	Complies
4.1.2 Height of Building	6.7m	New front fence 1.8m		Yes
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	1.5-1m	N/A		
4.1.4.4 Rear Setbacks	8m	N/A		
4.1.5.1 Open Space and Landscaping	OS3-55% of site (377.85m2)	253.6m2	See comments below	No
4.1.5.2 Landscape Area	Minimum of 35% as Landscape Area (132.25m2)	174m2		Yes
	3 native trees	1 existing and 2 proposed		Yes
<p>Merit consideration is sought for the variation on Open Space requirement. The existing site is non-compliant and the proposed front fence does not decrease the existing open space.</p> <p>All existing landscaping and vegetation is to be maintained. Additional tree plantings will enhance the landscaping on the site.</p> <p>The site exceeds the requirement for landscape area and remains consistent with the landscape character of the area.</p>				
4.1.10 Fencing	1m high	1.8m	See comments below	No

Merit consideration is sought for Front Fence height due to its position behind the rocky outcrop and existing trees on council verge.

The majority of the proposed fence will be screened from the streetscape due to its position behind the existing trees. It will therefore have minimal impact on the streetscape. Number 14 opposite the subject site has a solid stone wall with sections over 2m high. Therefore the proposed fence will not be out of character with existing planting maintaining the landscape character of the area.

Summary

The proposal has been designed to complement the existing dwelling and provide security for the owners.

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 streetscape.

Due to the existing trees and rocky outcrop, only a small section of the fence adjacent to the gate will be visible. The sliding gate will be open metal style to provide a sense of openness.

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

SITE PHOTOS



Image 2 – Number 14 Gertrude Street showing existing high solid fence and carport on front boundary



Image 3 – Showing existing streetscape with carports and high hedges and fences on front boundary



Image 4 – Existing trees screening proposed fence from streetscape



Image 4 – Looking north showing existing trees screening proposed fence from streetscape