

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed

ALTERATION to existing CARPORT.

at

**36 Pacific Parade, MANLY
NSW 2095**



Figure 1. Artist impression: Raised Carport Roof at 36 Pacific Parade, Manly

LIST OF DOCUMENTS ARCHITECTURAL DRAWINGS

DRAWING REGISTER:

GA-100. COVER SHEET, LOCATION and SITE PLAN	1:100 @ A3
GA-101. EXISTING PLAN	1:100 @ A3
GA-102. DEMOLITION AND MANAGEMENT PLAN	1:100 @ A3
GA-103. ROOF and SCHEDULE OF AREAS	1:100 @ A3
GA-104. PROPOSED PLANS	1:100 @ A3
GA-105. PROPOSED ELEVATIONS - SHT 1	1:100 @ A3
GA-106. PROPOSED ELEVATIONS - SHT 1	1:100 @ A3
GA-107. ELEVATION & SECTIONS	1:100 @ A3
GA-108 & GA-109. NOTIFICATION PLANS & ELEVATIONS	NTS @ A4

Issue 5

OTHER DOCUMENTS:

STATEMENT of ENVIRONMENTAL EFFECTS_c	RP Design Studio
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DETAILS SUMMARY

Site and Proposal Details

See also Application Form

Address of Site	No.36 Pacific Parade, Manly NSW 2095
Lot, DP	Lot 1, DP 115645
Site Area	Total 222.8m ²
Council	Northern Beaches Council
Locality Zone	Northern Beaches Zone R1 General Residential
DCP Control	Northern Beaches Council (Manly) DCP 2013 Part 2, 3, and 4; Manly LEP 2013 Maps 003: FSR, HER, HOB, CL1, LZN, ASS & LSZ. DA Submission Guidelines
Purpose of Proposal under the Planning and Scheme	Raise existing Carport Roof
Registered Proprietor	Matt and Bianca Mouldsdale
DA Reference	DA8/2018 issued on 18/05/2017

Introduction

The land is administered by Northern Beaches (Manly) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

1. Overview of Proposal

The proposal seeks approval for Alterations to the existing Carport that has been constructed under DA Consent DA8/2018 issued on 18/05/2017.

The alteration does not impact upon FSR, building height, site coverage or solar access between properties. The carport roof, framing and storage platform will be raised in order to allow for a larger sized vehicle with roof racks to be parked under cover. It is anticipated that the roof and roof framing will need to be raised 450mm. This will allow the ridge to remain under the current balcony balustrade with enough space to flash and make it watertight, without compromising bulk and scale to Pacific Parade.

During the construction program, the Roof and Roof Framing will be dismantled and then reinstalled at the new proposed height. It is not proposed that the Carport be re-built with new materials. Extensions to the existing support posts are likely to be of steel and will be welded to the existing posts. All finishes or touch ups will be in the same finishes to match that of the existing.

The front fence and the timber picket gates will remain, with minor work proposed to the gate arm and motor to reach the new height when open.

Existing building

The existing building is proposed to be demolished.



Figure 2 - 5. Existing two storey house with carport within 36 Pacific Parade, Manly.

The site is regular and consistent with the surrounding sites, all quite rectangular with primary street frontages and rear gardens.

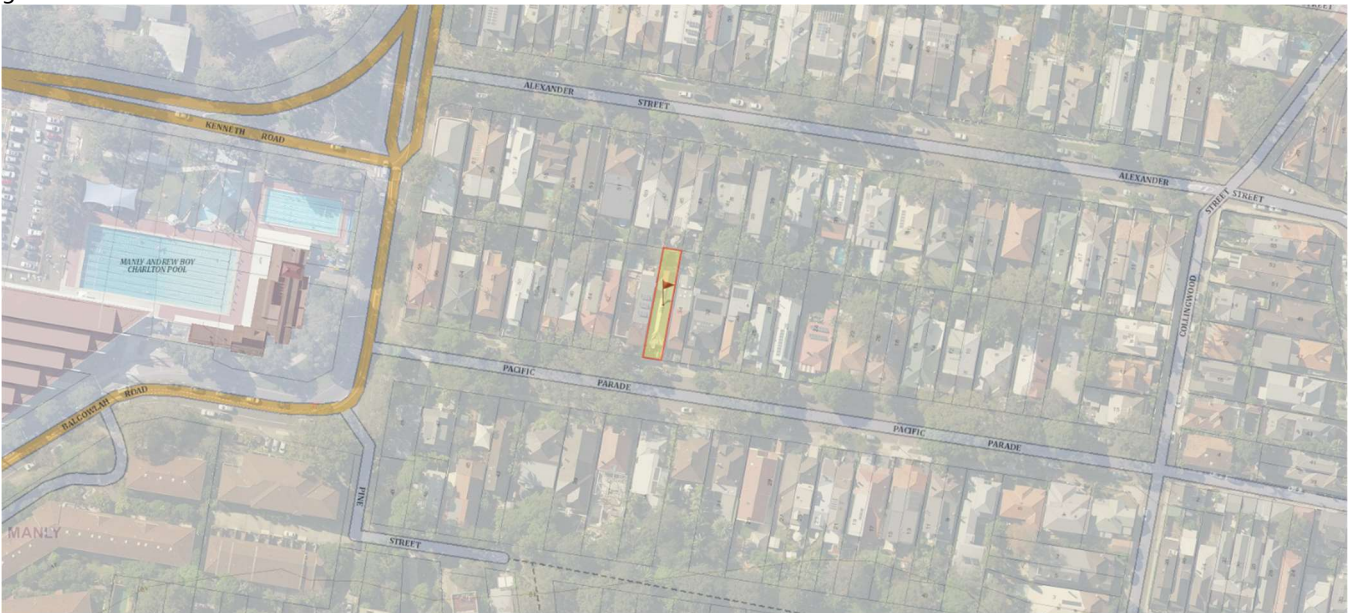


Figure 6. Six maps satellite and lot image depicting the nature of the allotments in the immediate area.

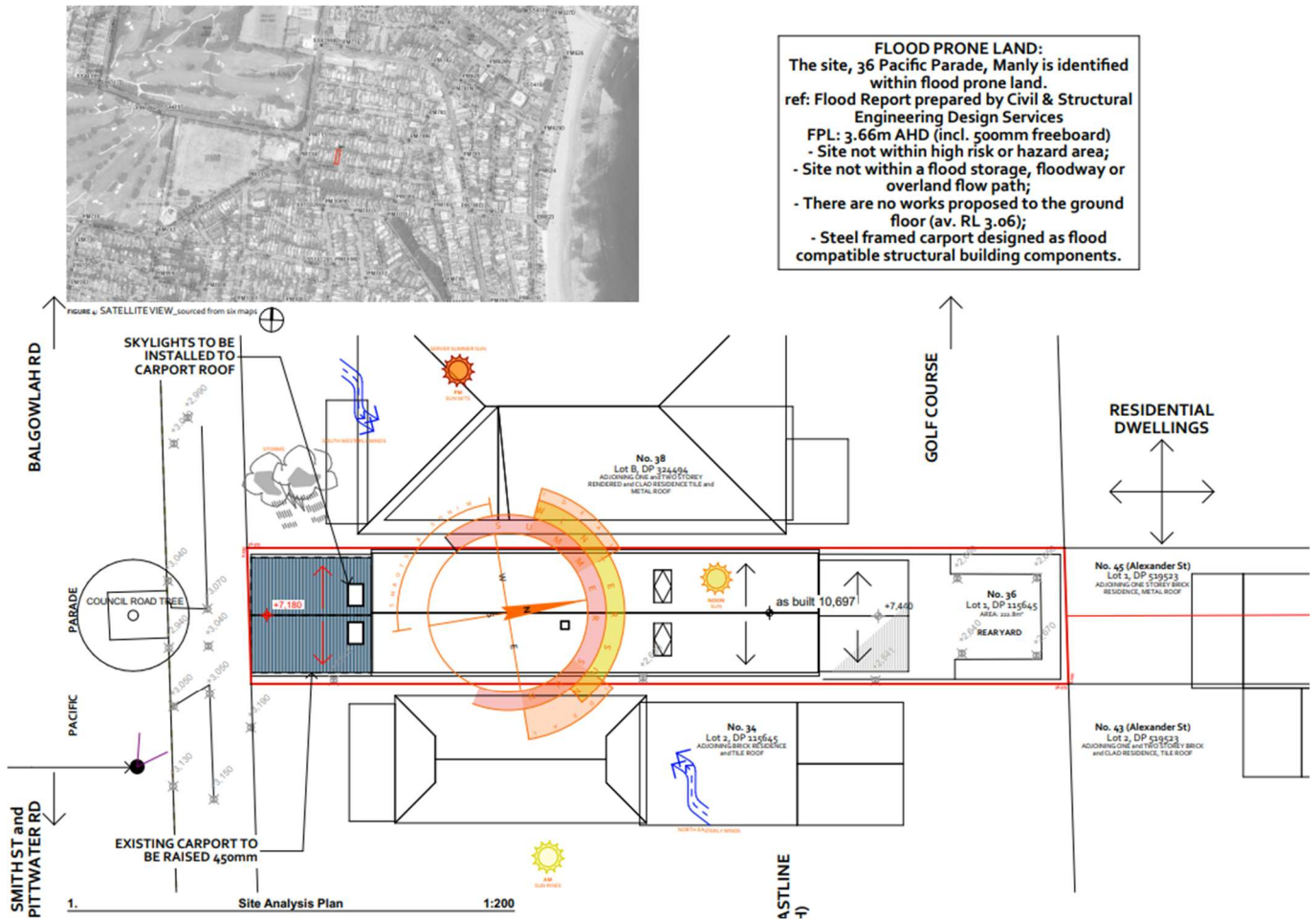


Figure 7. Site Analysis Plan depicting contextual influences on site.

The proposed works are making use of the existing built elements and raising them by a 450mm extension to the existing steel posts. It is envisaged this alteration will have little impact upon the streetscape, or the bulk and scale of the property.

1.3 Development Standards: Local Environmental Plan

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Water recreation structures; Water recycling facilities; Water supply systems

4 Prohibited

Advertising structures; Water treatment facilities; Any other development not specified in item 2 or 3

The proposed alteration to an existing residential dwelling is permissible.

B - Acid Sulfate Soils

Acid Sulfate Soils Map Sheet ASS_003

Class 4 Acid Sulfate Soil Zone

7.14 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 of land	Works
1	Any works
2	Works below the natural ground surface Works by which the water table is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:

- (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and
- (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):

- (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
- (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
- (c) minor work, being work that costs less than \$20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:

- (a) the works involve the disturbance of less than 1 tonne of soil, and
- (b) the works are not likely to lower the watertable.

1.4 Built Form

Manly DCP 2013 (amendment 2016)

The following clauses of the DCP have been reviewed and considered against the proposed development:

Part 2 – clause 2.1.2; 2.1.4; 2.1.6; 2.1.7; 2.1.10; 2.1.11; 2.1.12; and 2.1.14.

Part 3 – clause 3.1.1; 3.4; 3.5; 3.6; 3.7; and 3.8.

Part 4 – clause 4.1.1; 4.1.2; 4.1.3; 4.1.4; 4.1.5; 4.1.6; 4.1.7; 4.1.10; 4.4.1; and 4.4.2.

a. Housing Density

Existing, unchanged

One dwelling on a site with an area of 222.8m². The new works do not exceed the allowable site coverage. The site coverage will remain unchanged with an area of 145.0m², therefore is within the specified Housing Density. The building density is therefore compliant.

b. Building Height

Complaint

The building is two storeys in height. The proposed building works do not exceed the specified 8.5m. The attached development will reach a nominal height of 4,090mm as measured from the internal floor level. The building height is therefore compliant.

c. Building Setbacks

Existing, unchanged. Envelope Compliant

The DCP 2013 building setbacks Clause 4.1.4 applies.

4.1.4 Building setbacks

Objectives

(a) *Ensure that new development relates to the existing setback patterns.*

Front:

The existing carport is set to 0.2m to the Southern Boundary at a width of 5.2m, equal to 85% of the site width.

Side:

All side setbacks are to remain unchanged. The building envelope does change as a result of the proposed raising of the roof. The proposed gutter level is to be under 3m, at 2.85m.

Provisions

(1) *Front setbacks are to be consistent.*

Front setback and front carport are consistent with adjoining properties and properties along Pacific Parade.

e. Residential Amenity

Solar Access:

This will be unchanged to the site itself, and the neighbouring properties.

Overshadowing to either neighbour to the East or West will be unchanged. The alterations to the Carport will result in additional overshadowing falling to the street and street reserve only.

Landscaping and Deep Soil Planting:

The proposed works will not change the current Landscaping. It is as approved under DA8/2018

Total Site Area:	222.80m ²
Site Coverage	145.00m ²
Private Open Space:	58.00m ²
Deep Soil Landscaping	37.00m ²

g. FSR

Proposed FSR

Allowable as per MAP_003

As approved under DA8/2018

0.77:1 (173.00m²)

Allowable FSR 0.6:1 (133.68m²)

1.5 Table of Compliance

AREAS:			
Site Area:	222.8m ²		
Existing Site Coverage: - no change	145.0m ²	(0.65:1)	
Existing GFA - no change	173.0m ²	(0.77:1)	
Existing Ridge Height: - no change	new ridge height at the highest point of new addition rl 10.697 (7.570m above natural ground level)		
Front and Side Setbacks: - no change, these are existing	REFER TO PLANS		
Proposed Deep Soil Landscaping	n/a	existing areas to remian.	
Private Open Space - no change	58.0m ²	includes rear yard and balconies	
Items	Applies	Requirement	Proposal
LZN_003	Yes	R1-General Residential	no change
FSR_003	No	Area F 0.6:1	no change
HOB_003	Yes	Area I 8.5m	no change
ASS_003	Yes	Class 4	no ground works
HER_003	Yes	Street Trees	no work in street

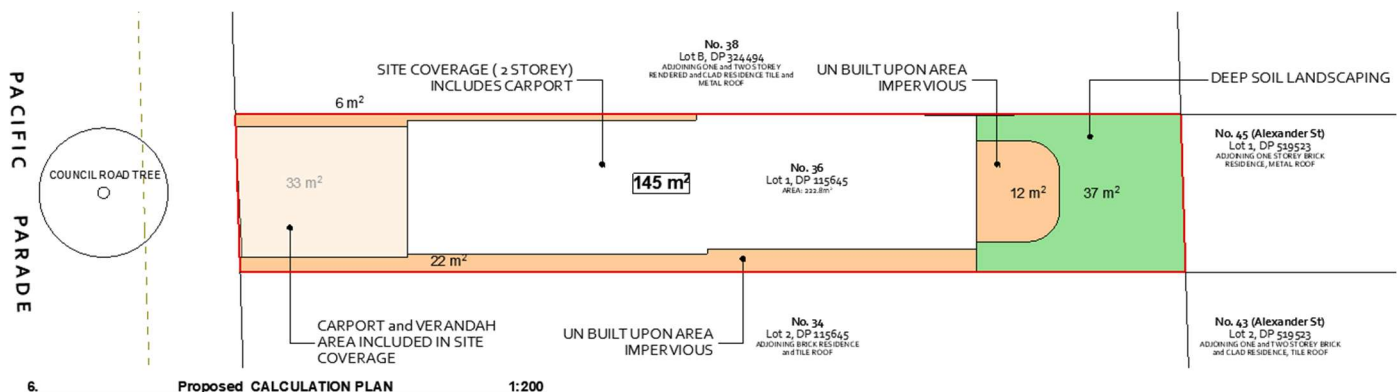


Figure 8. Calculation plan and Table of Compliance.

2. Legal Description

The proposed site includes Lot 1, DP 115645

3. Description of Existing Development and Vegetation

The existing house and carport comprise of the following base construction:

- Roof: Metal, Timber Frame. Carport: Metal and Steel Frame.
- Flooring: Concrete and timber frame. Paved surface to Carport.
- Walls: Masonry and timber frame. Steel and timber framed walls/ support to Carport
- Door & Window Frames: Aluminium
- Fence: Stone and Timber painted picket. The Gate arm and Motor to be raised will remain as metal.

It is proposed that the Carport roof and framing will be dismantled, then reinstalled at the new height. Steel welded extension to the Carport supports to allow for the new height. Gate and Fence heights will remain as built. The Gate arm and Gate motor will be modified to suit the new height.

The existing vegetation on the site is kept to the rear of the building. An existing site tree exists to Pacific Parade. These essential elements are all to be retained in their current state. The new works do not impact upon these.

4. Site Topography, Drainage and Services

No excavation or site works are proposed.

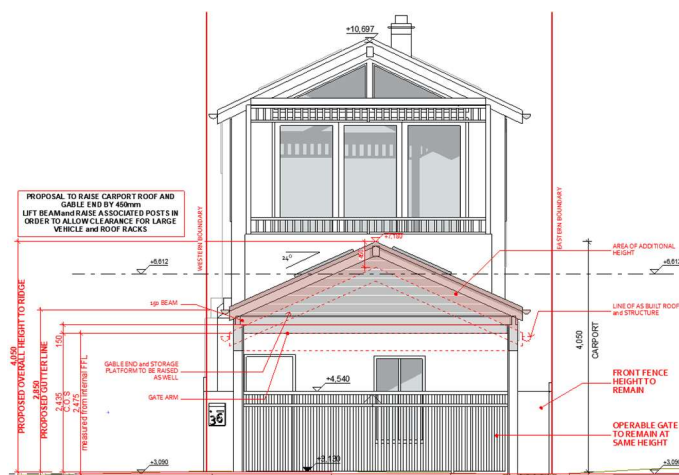
All existing stormwater drainage will be retained and reconnected to.

5. Acoustics and Privacy

The proposed works do not intend to generate any Privacy or Acoustic issues relating to the neighbouring properties. In its most part, the property will remain as approved.

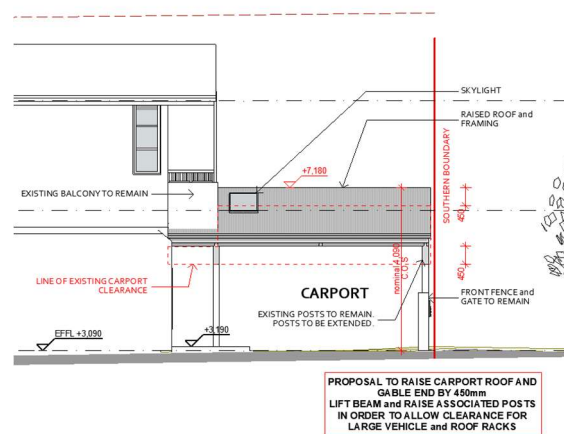
6. Views

The Views from and into this property are of minimal significance considering the surrounding context. The proposed works do not prevent or limit any views from neighbouring properties.



Pacific Parade Elevation

Figure 9. Proposed new heights Pacific Parade Elevation



West Elevation

7. Conclusion

It is envisaged that the alterations to the existing Carport will not adversely affect the streetscape or bulk and scale. The alteration to the building envelope retains the attached development under 3m to the side boundaries, and below 4.5m at it's highest point. The alteration to the Carport will enable the Owner to house either of the vehicles they own, whilst maintaining a modest amount of storage within the roof space.

It is in our opinion that the alteration to the Carport meets the day to day needs of the residents.