

MANLY WHARF, MANLY



STATEMENT OF ENVIRONMENTAL EFFECTS

97.532

PREPARED FOR:

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East Esplanade
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Our Ref: 532.07.SEE 061206

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: TENANCY 1 (SHOP 210) MANLY WHARF, MANLY

PROJECT NO: 532

PROJECT SUMMARY

1. INTRODUCTION

This Statement of Environmental Effects has been prepared for TMG Developments Pty Ltd by Architectural Projects Pty Ltd, Architects.

The Statement is to accompany a development application to Manly Council for alterations and additions to Tenancy 1 (Shop 210) Manly Wharf, Manly.

Tenancy 1 (Shop 210) is located in the south west corner of the wharf, west of the main entrance and south of the welcoming arms. The area is partly located in the original 1940s. The wharf is designed by Baldwinson and the 1988 extensions designed by Heysons.

The proposal involves the demolition of the existing non-original shopfront and blue tiled sill. New timber framed bifold shopfront doors similar to those used elsewhere in the complex are proposed. It is proposed to extend the outdoor seating to the west and southern areas under the existing canopy.

The existing parapet which sits behind the line of the existing non-original glazing is retained.

The new chairs are consistent with the heritage guidelines in their use of materials.

The external envelope of the building remains unchanged. The external envelope is set back behind the projecting bays of tenancies 22 and 23. The extended seating provides an equivalent distance to that currently provided between tenancies 22 and 23 and the external bench seating and tenancies 2, 3, 4 and 5 and the hand railing. New doors are consistent with other new doors in the centre and reinforce the new image for Manly Wharf. No change is proposed to signage.

The purpose of this statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of S.79C of the environmental Planning & Assessment (EP & A) Act, 1979.

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an environmental planning assessment; and a conclusion.

2. SITE ANALYSIS

2.1 SITE DESCRIPTION

Address: Tenancy 1 (Shop 210) Manly Wharf, Manly
Description: Irregular shaped block.
Boundaries:
Site Area:
Frontages:
Topography: Generally flat

2.2 EXISTING BUILT FORM AND LANDSCAPING OF THE SITE

A single storey, part two-storey 1940 wharf.

2.3 THE CHARACTER OF THE AREA

Manly Wharf defines the character of this area due to its welcoming arms. The building is listed as a heritage item.

2.4 THE SURROUNDS

The site located on the waterside of The Corso is isolated from the character of the Corso.

3. *THE PROPOSAL*

Tenancy 1 (Shop 210) is located in the south west corner of the wharf, west of the main entrance and south of the welcoming arms. The area is partly located in the original 1940s. The wharf is designed by Baldwinson and the 1988 extensions designed by Heysons.

The proposal involves the demolition of the existing non-original shopfront and blue tiled sill. New timber framed bifold shopfront doors similar to those used elsewhere in the complex are proposed. It is proposed to extend the outdoor seating to the west and southern areas under the existing canopy.

The existing parapet which sits behind the line of the existing non-original glazing is retained.

The new chairs are consistent with the heritage guidelines in their use of materials.

The proposal is consistent with the Signage and Fitments and Tenancy Fitouts Heritage Exemptions Policy.

The external envelope of the building remains unchanged. The external envelope is set back behind the projecting bays of tenancies 22 and 23. The extended seating provides an equivalent distance to that currently provided between tenancies 22 and 23 and the external bench seating and tenancies 2, 3, 4 and 5 and the hand railing. New doors are consistent with other new doors in the centre and reinforce the new image for Manly Wharf. No change is proposed to signage.

3.1 LANDSCAPING

Not applicable.

3.2 ACCESS, PARKING AND PUBLIC TRANSPORT

Not applicable.

3.3 CONSTRUCTION ACTIVITIES

In regard to the proposed construction works it is anticipated these would extend over a period of approximately four weeks. Construction activities would be limited to the normal hours and days stipulated by council. The equipment or machinery used in the construction works will comply with the relevant Australian Standards in regard to noise emissions.

3.4 DETAILS OF THE PROPOSED BUILDING

Ground Floor

First Floor Level

4. PLANNING CONTROLS

4.1 SUMMARY OF PRIMARY PLANNING PROVISIONS

Section 79C(1) of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. These include:

- The provisions of any environmental planning instrument or draft, any development control plan or matters prescribed by the regulations;
- The likely impact of the proposed development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality;
- The suitability of the site for development;
- Any submissions made in accordance with this act or regulations; and
- The public interest.

4.2 MANLY COUNCIL PLANNING INSTRUMENTS

There are two primary planning instruments effecting the site; Manly LEP1988 and Manly DCP for Business Zones 1989.

4.2.1 Manly Local Environment Plan 1988, Updated October 2005

The aims of the Manly LEP 1988 are:

- (a) to encourage further development of the commercial centres to cater for the retail, commercial, entertainment, welfare and recreational needs of the residents and visitors;
- (b) to increase availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of the Manly Council area;
- (c) to recognise that tourism is a major industry and employer in Manly and to endeavour to encourage its growth and continuing viability;
- (d) to conserve and protect Aboriginal relics and items of the environmental heritage being buildings, works, relics or places of historic, scientific, cultural, social, archaeological, traditional, architectural, natural or aesthetic significance;
- (e) to manage change within the Manly Council area so that Aboriginal relics and items of the environmental heritage that contribute to its social sense of place are protected and conserved;
- (f) to preserve and enhance the amenity of defined environmentally sensitive areas, public places and areas visible from public places or from navigable waters around the Manly Council area;
- (g) to ensure that new development does not detract from the very special visual quality of the Manly Council area;
- (h) to interrelate movement systems with land use; and
- (i) to increase safety and amenity of residential, commercial and industrial precincts without downgrading accessibility.

It is considered that the proposal compares favourably with the aims and objectives of the Manly LEP.

The property is not zoned.

cl. 18 Items of the Environmental Heritage

The property is identified as an item of environmental heritage.

1. *A building classified as a heritage item cannot be altered or demolished without the consent of Council.*
2. *Council shall not grant consent to alter or demolish a heritage item pursuant to sub clause (1) without assessing the heritage significance, the extent to which the work would alter the heritage significance, whether*

the setting of the heritage item should be retained, whether the item constitutes a danger to the occupiers and users of the item.

A Statement of Heritage Impact prepared by Architectural Projects has been submitted separately with this development application. It is considered that the proposal compares favourably with the objectives of clause 18 of the Manly LEP.

cl. 21 Conservation Area

A person shall not alter or demolish the outside of a building in a conservation zone without Council consent.

The subject site is in Manly Cove Conservation area. The subject site is adjacent to The Corso Conservation area. It is considered that the proposal compares favourably with the objectives of clause 21 of the Manly LEP. Refer to the Statement of Heritage Impact attached.

cl. 30 Services

Council shall not grant consent to development until arrangements satisfactory to Sydney Water have been made for the provision of water and sewerage services.

The subject site is currently serviced by water and sewerage systems. It is considered the proposal compares favourably with the objectives of clause 30 of the Manly LEP.

cl. 33 Development on Land Identified on Acid Sulphate Soils Planning Map

A person shall not carry out works described in the table on planning map no. 5 without Council consent.

Manly Cove is classed as 'acid sulphate soil Class 5'. Lowest reactivity level.

The subject site is identified on planning map no. 5 as being class 4 and class 5 land. The proposal does not involve excavation and will not result in the water table lowering. It is considered that the proposal compares favourably with the objectives of clause 33 of the Manly LEP.

4.2.2 Manly Development Control Policy for Manly Cove dated 1996.

It is considered that the proposal compares favourably with the aims and objectives of the Manly DCP for Manly Cove.

cl. 2.2 Building Heights

The maximum wall height shall not exceed RL 10.500.

The proposal does not change the existing height. It is considered that the proposal compares favourably with clause 2.2.

cl. 3.1 Design for Townscape

Council must be satisfied that the design of any new development has given due attention to the sites position within and contribution to the overall existing and future townscape and landscape quality of Manly Cove.

It is considered that the proposal compares favourably with clause 3.1

4.2.3 Sydney Regional Environmental Plan No. 23 (for development below high water mark).

Manly Cove is zoned "W2 Environmental Protection" under SREP 2005 – Sydney Harbour Catchment

4.2.4 Standard 3.2.3. – Food Premises and Equipment

5. ENVIRONMENTAL PLANNING ASSESSMENT

5.1 GENERAL

This section of the statement provides a planning assessment of the proposed development covering all relevant areas of consideration under Section 79C of the EP and A Act, 1979.

5.2 STATUTORY AND POLICY COMPLIANCE S79C (1) (A)

The relevant matters for consideration under S79C (1) (a) EP+A 1979 are summarized as follows:

EP & A 1979	MATTERS FOR CONSIDERATION	OK	SEE COMMENTS
S79C(1) (a)	Manly LEP 1988 (2005)	✓	
	Other Relevant LEPs	✓	
	DCP for the Business Zone 1989 (2005)	✓	
S79(1) (a)	Any other matter		
	(b) As 2601-1991 The Demolition of buildings	✓	

The matters noted above are discussed in detail below.

TABLE 2 ENVIRONMENTAL APPRAISAL

Objectives	Satisfactory
Statutory Controls	Yes (Section 4.1)
Policy Controls	Yes (Section 4.2 + 4.3)
Design in relation to existing building and natural environment	Yes (Section 4.8)
Landscape Provision	N/A
Traffic generation and carparking	Existing maintained
Loading and Servicing facilities	N/A
Physical relation to and impact upon adjoining development	Yes (Section 4.8)
All relevant Section 79C considerations	Yes (Section 4.0)

TABLE 3 PROJECT DATA/POLICY COMPLIANCE

SITE AREA: 129.8 m²

Development Standard LEP & DCPs	Proposal	Complies
FSR		Yes
Maximum Height		Yes
Boundary Setback		Yes
North		Yes
South		Yes
East		Yes
West		Yes
Landscaped Area		N/A
Carparking		None – N/A

Driveway	N/A
Driveway Width	N/A
Driveway Gradient	N/A

5.3 NATURAL ENVIRONMENT IMPACT – S79C (1)(B)

The relevant matters for consideration under Section 796(1)(b) EP+A 1979 have been considered as follows:

5.3.1 Topographic Impacts

The proposal shall not result in any adverse impacts on existing flow paths or topography.

5.3.2 Water and Air Quality Impacts

The proposed development is unlikely to have any significant impact on air or water quality in the locality. The completed project will be connected to Council's existing stormwater drainage system and to the existing sewer system.

5.3.3 Flora and Fauna Impacts

As previously indicated, the site contains no trees

5.3.4 External appearance and Design

The external envelope of the building remains unchanged. The external envelope is set back behind the projecting bays of tenancies 22 and 23. The extended seating provides an equivalent distance to that currently provided between tenancies 22 and 23 and the external bench seating. New doors are consistent with other new doors in the centre and reinforce the new image for Manly Wharf. No change is proposed to signage.

5.3.5 Scenic and Landscape Impacts

The proposal does not require the removal of any trees.

5.4 BUILT ENVIRONMENT IMPACTS – S79C (1)(B)

5.4.1 External appearance and Relationship to Area Character

The proposal is considered to be compatible with the surrounding area and the heritage item.

5.4.2 Relationship to Neighbouring Properties

Solar Access

No changes are proposed.

Views

The proposal will have no impact on views.

Aural and Visual Privacy

The proposal has been designed to minimize as far as practical, the likelihood of any adverse overlooking of neighbouring properties. No new windows are proposed in areas that will afford the occupants to overlook neighbouring properties.

In terms of aural privacy, appropriate internal noise levels within the development will be achieved due to the lack of any significant noise generators surrounding the site. Acoustic privacy between dwellings will be achieved through the use of materials with low noise and vibration penetration properties.

Accordingly, the proposed development is considered to be appropriate in terms of acoustic and visual privacy, and potential adverse impacts have been minimised through the careful design of the buildings.

Area Character

The proposal has no impact.

5.5 SOCIAL AND ECONOMIC IMPACTS

The proposal shall utilize existing infrastructure in undertaking the construction and shall provide some short term employment and accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

5.6 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT S79C (1)(C)

The relevant matters for consideration under Section 79C (1)(c) of the EP&A Act have been considered in the preparation of this application and are as follows.

5.6.1 Access to Services

The site is located in a well-established residential and commercial area and is therefore well serviced by electricity, water, sewerage, gas and telephone.

5.6.2 Traffic Generation/Parking and Access

All vehicle access to the site is via existing below ground parking. The minor increase in local traffic during construction is unlikely to have any adverse impact upon the existing infrastructure.

5.6.3 Hazards

The site is not in an area recognized by the council as being subject to landslip, flooding or bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

5.7 THE PUBLIC INTEREST

The proposed development is consistent with council's planning policies and statutory instruments and shall have minimal impact on the adjoining area. Accordingly the proposed development is considered in the public interest.

6. CONCLUSION

The proposed development has been assessed in light of Section 79C of the EP&A Act, 1979 and Council's planning instruments.

The proposal is a permissible use. It is considered to compare favourably with the general and specific objectives of the planning controls.

The proposed development is considered to have a neutral relationship to the heritage items and The Corso Conservation Area and Manly Cove Conservation Area. It is submitted that the proposal is consistent with the surrounding development. The proposal is not likely to result in any significant loss of privacy to any adjoining or nearby property owners. The proposal is not considered likely to result in significant loss of views and the amount of additional shadows cast by the proposed development are not likely to significantly affect the amenity of the surrounding residences. The proposal fully complies with all numerical development controls.

The proposal has been designed so that there shall not be any adverse impact on the heritage streetscape or on the heritage item itself.

The proposed development is compatible with Council and State Government Planning objectives for the site and the locality. The site is suitable for the development proposed which will generally have positive environmental impacts and improve the amenity of the neighbourhood. Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest..