



25 March 2019

The General Manager
Manly Council
1 Belgrave Street
Manly NSW 2095

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR 2 PACIFIC PARADE MANLY 2095**

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application made under part 4 of the *Environmental Planning and Assessment Act 1979* for alterations and additions to the ground floor and a first-floor addition to an existing free-standing dwelling at 2 Pacific Parade Manly.

Architectural drawings 0046 / DA01-6 dated 1.4.19 have been prepared by this office in relation to the proposed development.

In preparation of this document, consideration has been given to the following;

- The *Environmental Planning and Assessment Act 1979*;
- The *Environmental Planning and Assessment Regulation 2000*;
- *State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)*;
- *Manly Local Environmental Plan 2013*;
- *Manly Development Control Plan 2013*;

The proposal succeeds when assessed against the matters for consideration pursuant to section 79C of the *Environmental Planning and Assessment Act 1979*. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 HISTORY

The property is a contemporary architect designed residence, probably built in the early 70s. It appears to be in its original built form.

3.0 SITE DESCRIPTION AND LOCATION

3.1 Site Description

The site is legally described as Lot 40 in DP 4603 and is rectangular in shape, with a frontage and rear boundary of 12.19m and a depth of 52m. The location of the site is shown in **Figure 1**.

The site is currently occupied by a single storey brick residence (partially clad in weatherboard) with a 'Colorbond' metal roof.

There is a driveway to an existing double carport accessed by a vehicle crossing on Councils assets. The site has a moderate slope upwards of 650mm from the front boundary for a distance of 11m and then is essentially level.

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Figure 1



2 Pacific Parade streetscape view

P.3 Cont-



4 Pacific Parade street streetscape view (neighbour to the west).



15 Collingwood St viewed from Pacific Parade (neighbour to the east).

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3.2 Locality Description

The site is located on the northern side of Pacific Parade and one block from Collingwood Street. The site is bounded by two semi-detached residences to the north, a semi-detached residence to the west and to the east 3 residences fronting Collinwood Street. The street frontage has a mature Box tree on Councils assets to the east of the vehicle crossing, an Angophora tree to the west frontage and a Camphor Laurel tree to the rear in the north east corner.

The area is characterised by medium density semi-detached and freestanding dwellings, both single and 2 storey, on flat topography with tree lined streets

4.0 DEVELOPMENT PROPOSAL

The application proposes to the ground floor, internal alterations, an extension of the existing laundry and a minor addition to bedroom 2. Also proposed is a new first floor addition to the southern portion of the residence and a new pitched roof, replacing a flat roof, to the rear northern portion. A raised garden area to the front east boundary is to be removed and replaced with a section of retaining wall to the boundary, with a new garden path at the driveway level.

5.0 STATUTORY PLANNING FRAMEWORK

5.1 State Environmental Planning Policy (Building Sustainability Index) 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (SEPP BASIX) applies to this development.

A Basix certificate accompanies the development application and demonstrates that the proposal achieves compliance with the Basix water, energy and thermal efficiency targets.

5.2 Manly Local Environmental Plan 2013

Manly Local Environment Plan (LEP) 2013 applies to the subject site and this development proposal. The subject site is located within the R1 General Residential zone. The objectives of this zone are;

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.

The relevant aims of the plan are;

- To provide a high standard of urban design that responds to the existing or desired future character of areas.
- To ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population.
- To ensure high quality landscaped areas in the residential environment.
- To encourage higher density residential development to be located close to major transport nodes, services and employment opportunities.

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The proposed development is consistent with these objective as discussed in detail in the following part of this statement.

5.3 Preservation of trees or vegetation

The objective of this part is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

All existing trees on the site are to be preserved and the Box tree on Councils assets, in front of the property, is to be protected with no change proposed to the existing crossover.

5.4 Acid sulphate soils

The subject property is located within an acid sulphate area (class 4). Development consent is required for the carrying out of works on land shown on the Acid Sulphate Soils Map as being of the class specified for these 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 subject property does not involve works within this description so no development consent is required.

5.5 Height of buildings

The proposed height of the addition is below the maximum 8.5 height limit, which contributes to compliance with bulk and scale. There is no loss of public or private views or vegetation. Solar amenity has been maintained in line with the DCP guidelines.

5.6 Floor space ratio (FSR).

The FSR permitted is 0.6:1 permitting 268.5m². Proposed is 235.00m² giving an FSR of 0.53:1. The appropriate visual relationship between the new development and the existing character and landscaped area are met.

5.7 Stormwater management

The proposed will comply with Councils ' Stormwater Control Policy'.

5.8 Heritage conservation

The street trees to Pacific Parade are listed as Heritage item I191 Street trees. No changes to Councils assets are proposed.

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6.0 MANLY DEVELOPMENT CONTROL PLAN 2013

6.1 Streetscapes and Townscapes

The proposed is within the de facto front building setbacks to the east. The neighbour to the east is build to the Pacific Parade boundary. There is no existing or proposed front fencing or reduction in the landscaping . The open carport remains as the existing set back further than other properties on the street. As a result there is no negative visual impact of walls, fencing or carparking on the street frontage and the proposed compliments the identified streetscape maintaining the character of the locality.

6.2 Amenity (Views, Overshadowing, overlooking / Privacy, Noise)

6.2.1 Sunlight Access and Overshadowing

Solar diagrams prepared by pcArch Pty Ltd have been included with the submission demonstrating compliance with this part. It is also noted that a substantial tree (not represented on the Survey) is located to the rear western boundary of 17 Collingwood street which would essentially negate the increase in p.m. overshadowing to their rear yard.

Parts 3.4.1.1 (overshadowing to adjoining open space) and 3.4.1.2 (maintaining solar access to living room of adjacent properties) controls are met.

6.2.2 Privacy and Security

In accordance with the requirements the setbacks of the proposed building and the location of the windows have been designed to mitigate viewing between windows and/or outdoor living areas of adjacent buildings. The new ground floor laundry window will have translucent glazing to ensure privacy. There are no new windows to the western first floor addition and only one suitably scaled window to the eastern first floor addition. The new first floor north facing dormer windows are obscured from the northern neighbours by the roof form fronting them. No balconies facing neighbouring properties to the north, east or west are proposed. Neighbourhood security is enhanced by the visually open frontage from the street to the front door

6.2.3 Maintenance of views

There is no disruption of views from adjacent or nearby development or impact on views from public spaces

6.3 Sustainability

This has been addressed with the inclusion of a Basix Certificate

6.4 Stormwater Management

The proposed building footprint has a net increase of by 9.0m² with 8.5m² of this superimposing an existing timber deck area. There is no other increase in impervious area. As the increase is less than 50m² there is no on site detention (OSD) requirement. All stormwater will be as the existing or to suit the new roof configurations discharging to the street.

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6.5. Height of buildings (incorporating Wall Height, Number of Storeys and Roof Height).

The maximum height is 8.5m. with a maximum wall height is 6.5m. The proposed is well under these controls

6.6. Floor Space Ratio (FSR),

The FSR permitted is 0.6:1 permitting 268.5m². Proposed is 235.00m² giving an FSR of 0.53:1. The FSR meets all of the relevant controls of the LEP and the three objectives of the DCP.

6.7 Setbacks (front, side and rear).

The rear setback is unchanged from the existing.

The front setback relates to the front building line to the west, with the front of the house being set back from 6.025 to 6.4m. A permissible open front porch and carport exceeds this setback by 1.2m but is still within the de facto building line. The neighbour to the left, which fronts Collingwood Street, is built to the boundary on Pacific Parade. The front alignment maintains the desired spatial properties and landscaped character of the street.

Section 4.1.7.1 First Floor Additions states; *'First floor additions must compliment the architectural style of the ground floor and where possible retain roof forms. Notwithstanding setback provisions, the addition may follow the existing ground wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues'*.

The setback to the west is as the existing being slightly in excess of 900mm and meets the criteria to be compliant with Section 4.1.7.1 above.

The proposed setback to the east is 1.67m. The average wall height is 4.7m and required is a setback of 1/3 being 1.57m.

6.7 Open Space and Landscaping

A landscape plan prepared by Gerald Gilchrist + Associates Pty Ltd is included with the DA submission.

The subject property is in Area OS3 requiring 55% of the site area as open space and 35% of that being landscape area. With a site area of 445.7m² the open space requirement is 245.14m² and a landscape area of 85.8m². A minimum of 18m² of private open space is also a requisite.

The existing open space as defined by the DCP is 136.27. Proposed is 127.57m² a reduction of 8.7m. This reduction results from the addition to the ground floor laundry and bedroom 2 occupying space either end of the eastern deck. This is not an area currently used for recreation and has no impact on the streetscape or on the resident's amenity. The landscape area as defined by the DCP is 77.86m² which is as the existing.

The site enjoys 94.4m² of private open space exceeding the 18m² requirement, the landscape area is unchanged from the existing and the open space is marginally reduced

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without impacting on the landscape area. An established native Angophora native tree as required exists to the south west of the site.

6.8 Parking Design and the Location of Garages

The carport remains as the existing, open on two sides and setback from the street within the front building line.

Conclusion

The proposed development has been designed to provide a high level of amenity for the current and future residents and to minimise the potential impacts on the adjoining properties. The proposed development complies with all the relevant planning provisions with the exception of a small reduction in open space.

Overall, the proposed development is consistent with the objectives of the Residential Zone R1 in that it will provide for the housing needs of the community and contribute to the variety of housing types and densities.

Having given due consideration to the matters pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979* as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

Yours faithfully,
Gerald Gilchrist + Associates Pty Ltd



Gerald Gilchrist, Director