

January 2019

Statement of Environmental Effects

72 WOOD STREET, MANLY NSW 2095
Lot 1 Sec DP 831124
Land Area: 1626.7 SqM

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Appendix 1. – Photographs, Existing Building

1.0 INTRODUCTION

This document has been prepared in order to provide information for a Development Application at **72 Wood Street, Manly (the property)**

During preparation of this document, consideration has been given to the following Northern Beaches Council planning controls:

- Manly Local Environmental Plan 2013
- Manly Development Control Plans 2013
- Northern Beaches Council Planning Maps

DEVELOPMENT HISTORY

A search of the site history at Manly Council indicates a number of submissions have been made for the property:

S96 343/1995

Description: Car parking area & change definition
Application Type: Section 96 Modifications
Status: **Approved Under Delegation**
Submitted: 16/11/1995
Determined: 02/04/1996

DA 325/1997

Description: New - DA0325/97 BA 0421/97 Converting to flats/garages
Application Type: Development Application
Status: **Approved Munics**
Submitted: 27/08/1997
Determined: 05/08/1999

DA 2019/0554

Description: New – Construction of a carport
Application Type: Development Application
Status: **Approved**
Submitted: 16/05/2019
Determined: 31/07/2019

2.0 SITE & CONTEXT

The property has a principal frontage to Wood Street and is located on the South side of the street. The property has rear street access to Stuart Street. Similarly to most properties along this side of the street, the site falls to the South West. The property is located in a "General Residential" zone and has been converted to flats.

The property is not a heritage item and does not fall in a heritage conservation area.

3.0 DESCRIPTION OF EXISTING PROPERTY

The existing property is a large rendered masonry building with a tiled roof. It has a few sandstone features on the dwelling and front boundary walls. The property has two driveways and a few retaining walls along the fall of the site.

4.0 DEVELOPMENT PROPOSAL

The garage on 72 Wood street Manly has been demolished part of the previous development application (DA2019/0554). Structural changes had to be addressed to reconstruct existing retaining walls along the northern and eastern boundary.

New planter boxes are proposed on the front boundary, with new fill and turf to the remaining open space where the garage was positioned. See drawing 2.0 prepared by zeesey interiors.

Materiality

New concrete blockwork walls. New fill and turf.

Shadowing

No shadow diagrams were necessary for the proposal.

Setbacks

Planter boxes and block retaining walls is proposed on the front and east boundary of the property to hold back earth from the driveway and neighbouring property.

Demolition and Excavation

Minimal excavation will be required for the building phase of the proposal, New footings for the retaining walls will need to be excavated.

Services and Stormwater

Natural soil with turf will replace the garage structure. Existing services will be retained.

5.0 CONCLUSION

This Statement of Environmental Effects has been prepared in accordance with the provisions of relevant legislation; the development complies with the provisions of the Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013.

The proposed work will have a minimal impact to the surrounding area

The initial carport structure was not feasible for the owner and will proceed to use their existing vehicle crossing shown in Image 3 below. All owners prefer a landscaped grass area to replace the initial hardstand carport.

6.0 APPENDICES

STATEMENT OF ENVIRONMENTAL EFFECTS



IMAGE 1: Locality

Subject property, 72 Wood Street Manly
Area where Garage was demolished, new block
retaining walls to be constructed on site



IMAGE 2: Locality

New retaining walls proposed



IMAGE 3: Locality

Subject property, 72 Wood Street Manly
Driveways