



**Statement of
Environmental
Effects
at
2 Herbert Street,
Manly
NSW 2095
For
Simon Schultheiss**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 2 Herbert Street in Manly.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the northern side of Herbert Street in the residential neighbourhood of Manly.

Site Address: No 2 Herbert Street, Manly

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Manly)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot B DP.391849 known as 2 Herbert Street, Manly, has a Zoning of R1 General Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Manly Local Environment Plan 2013
Manly Development Control Plan 2013

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with storage under on a battle-axe block with housing directly opposite.

Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low to medium density area. An important characteristic and element of Manly significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with storage under & with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of garden beds along either side of the access drive with small trees & shrubs along the side boundaries. In front of the dwelling either side of the drive & hardstand parking are small grassed areas with medium to large native trees. To the rear yard there are several small trees & palms & a sloping grassed area up to the western boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide for a core filled concrete block retaining wall with improved drainage to the northern side of the property. Small amounts of fill over the drainage works prevent accumulation of debris that prevents water flow in the channel. The proposed works are a replacement of the existing drainage that is in disrepair to provide a safe & functional drainage option for the property.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.



Photo from East end of North Boundary



Photo from midpoint of North Boundary facing west



Example of cracking in the existing retaining wall

3.1 Features of the Proposal

Externally the proposal encompasses:

- New core filled concrete block walls to northern boundary of the property
- New drainage to wall to link into existing drainage behind garage

Internally the proposal encompasses:

- N/A

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for drainage along the northern boundary for the residents whilst maintaining the bulk of the dwelling that is fitting for the Manly area. The owner is looking to improve the existing drainage to be more functional for the owner's family. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the northern & southern aspects improving the site drainage to prevent any damage to the subject & surrounding properties.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Core filled concrete block wall & concrete footings to Engineering details

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	755.5 sq m	-
GFA (Gross Floor Area)	Existing	-
Density	Existing	1 unit/250m ²
Height	1.6m (ret wall)	8.5m
Built upon area	Existing	256.85 sq m
Open space area (OS3)	Existing	415.53 sq m
Landscaping	Existing	166.21 sq m

The existing open space & landscaped areas are to be retained under this application to allow for flora habitats & native flora maintenance. The location of the retaining wall does not adversely impact planting areas for native trees. The intention of the application is to improve existing the stormwater to the northern boundary which prevents damage to the subject & adjacent northerly property by excessive water runoff. It is in our opinion that the objectives under MDCP2013 Part 4.1.5 have been achieved with this proposal.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	Existing	6.0m
Rear Set Back	Existing (dwelling) On boundary (ret wall)	8.0m
Side Set Back	Existing	1/3 of wall height

The setbacks for the residence will remain consistent with the existing dwelling & adjacent properties.

The location of the new retaining wall is along the northern boundary to provide a stormwater barrier to the adjacent property. The northern boundary could be considered either a rear or side boundary with the location of the retaining wall considered reasonable as it provides an improved drainage channel between dwellings to provide reasonable amenity between properties. View sharing, solar

access & air flow is not adversely impacted. It is in our opinion that the objectives under MDCP2013 Part 4.1.4 have been achieved with this proposal

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Herbert Street is to be maintained with the battle-axe drive & hardstand parking area. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of proposed retaining wall along the northern boundary at No 2 Herbert Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space. The core filled concrete block walls provide a barrier to the neighbours on the adjacent boundaries and the new improved drainage does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed retaining wall has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The shadowing will be on the subject property which will maintain sunlight to the open space areas on the northerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The core filled concrete block walls on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Site stormwater will be improved with this proposal & will be fed into the new rebuilt drainage channel along the northern boundary stormwater drainage system and inter allotment drainage to the eastern side of the property.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The retaining wall has been designed to make maximum use of the existing dwelling & aspects.

4.2 Passive Solar Heating

Passive solar heating is maintained with this proposal.

4.3 Passive Cooling

Passive cooling is maintained with this proposal.

4.4 Natural light

Natural light is maintained with this proposal.

4.5 Insulation and Thermal Mass

Insulation & thermal mass is maintained with this proposal.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for on the driveway in front of the dwelling. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Manly is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 2 Herbert Street is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new retaining wall & rebuilt drainage channel to the rear of the house follows this design concept. There

have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

The proposed development has a low risk of landslide in relation to both property & life due to the existing grade & assets on site. There is no detrimental impact of stormwater discharge as the proposal improves the existing stormwater system with the additional runoff feeding into the existing system to the eastern side of the property. The development will not adversely impact on or affect the existing subsurface flow conditions with minimal disturbance of soil.

4.9 Building Form

Building form is maintained with this proposal.

4.10 Roof Form

Roof form is maintained with this proposal.

4.11 Walls

Walls to the dwelling are maintained with this proposal. New core filled concrete block walls are proposed for the retaining wall to provide an engineered drainage solution to benefit the subject & adjacent neighbouring properties.

4.12 Windows and Doors

Windows & doors are maintained with this proposal.

4.13 Garages and Carports

The existing garage is maintained with this proposal.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development except for the proposed concrete block retaining wall that bounds the drainage channel & forms part of the

northern boundary fencing.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required where possible.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 2 Herbert Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Manly. The proposed design solution provides a retaining wall & drainage channel that is both architecturally and environmentally responsive to the needs of the site and local community. Core filled concrete block walls, concrete footings, orientation and amenity combine to greatly improve the immediate and future amenity of this property. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Core filled concrete block	Natural	Natural
6.1.2 Footings	Concrete	Natural	Natural