

Ref: DA 2018 / 1193

Date: 26 May 2020

Northern Beaches Council
1 Belgrave Street
Manly, NSW 2095

Statement of Environmental Effects
Modification of Development Consent under Section 4.55 (1A)
for
5 Reid Street, Seaforth, 2092

1.0 INTRODUCTION

As owners of the above-mentioned property, we hereby seek Council approval for a modification of a development consent (DA No. 2018/1193) under Section 4.55(1A) or the EPA Act 1979. The application seeks an addition to the unresolved landscape design of the front yard to include carport. The proposed carport in front of the existing garage will allow for occasional off road visitor parking and create greater amenity for the use of the front yard.

The proposed amendment is the subject of a Section 4.55(1A) modification application and not a new development application. The proposal is of minimal environmental impact as it would be open to all sides, create no impact on overshadowing of adjacent sites, whilst still allowing for landscaped area as proposed in the 2018 DA Application. Accordingly, the proposal will result in the same levels of compliance with the height and FSR development standards prescribed by the Manly Beaches Local Environmental Plan (LEP) 2013; and the relevant landscaping controls contained in the Manly Development Control Plan (DCP) 2013.

This submission contains: a brief background to the proposal; a summary of the proposed modifications; an environmental planning assessment; and a brief conclusion.

2.0 BACKGROUND

On 24 September 2018, a Development Application (DA 2018/1193) was lodged with the Northern Beaches Council for the demolition of the existing dwelling and construction of a new two storey dwelling house. In 2019 during construction of the primary dwelling outlined above, a complying development certificate for the erection of a secondary dwelling and in ground swimming pool was submitted. Works on both primary and secondary dwellings have been completed with the external landscape features now remaining incomplete.

3.0 RATIONALE FOR MODIFICATIONS TO THE CONDITIONS

The proposed modifications to the approved development have been designed to have no impact on the approved DA. The proposed carport has been designed to have minimal impact to the existing dwelling and neighbours. The proposed carport has a slim structural design to minimise the look from Reid Street and the adjacent footpath to Macmillan Street. In addition to the slim structure and complimentary materials to the existing house, the siting of the under-croft allows it to be surrounded by planting and landscape features to reduce its visual impact.

The proposed modifications to add a carport to the front yard will increase the amenity of the front yard and increase off road parking.

The drawings in the following list have been amended to incorporate the proposed changes subject to this application and accompany the application.

Drawing Number	Drawing Title	Revision
01	COVER	
02	SITE PLAN	B
03	GROUND FLOOR	B
04	LEVEL 01	B
05	ROOF PLAN	B
06	EAST & NORTH ELEVATIONS	B
07	WEST & SOUTH ELEVATIONS	B
10	LANDSCAPE PLAN	B
		B

4.0 ENVIRONMENT PLANNING ASSESSMENT

This section will consider the following: The assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 79C(1)(a) and (e)

4.1 Statutory and Policy Compliance

Manly Local Environmental Plan (LEP) 2013

The subject site is zoned R2 Low Density Residential under the Manly LEP 2013. The site is not a heritage item and is not within a heritage conservation area.

Under the Manly LEP, dwelling houses are permissible within the R2 Low Density Residential zone. Accordingly, the modifications are permissible with development consent.

Clause 4.3 of Council's LEP prescribes a maximum height of 8.5m and a maximum FSR of 0.45:1. The proposed works will maintain the approved building envelope and will not alter the approved building height and FSR when compared to the approval.

Accordingly, the proposal will result in the same levels of compliance with the Manly LEP when compared with the approval.

Manly Development Control Plan (DCP) 2013

The key control that has a bearing on the proposed modifications when compared to the approved development relates to Residential streetscape and landscaping objectives outlined in 3.1.1 and 3.3.1 respectively. This has been addressed below:

The compliance of the proposal with the Manly DCP 2013 is summarised in the below. Any non-compliance will be addressed separately in the section the table.

PROJECT DATA / COMPLIANCE – MANLY COMPREHENSIVE DCP 2013			
Provision	Requirement	Proposal	Complies / Comments
Streetscape Residential Areas (3.1.1)			
3.1.1.1 Complementary Design and Visual Improvement	Complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality.	Carport structure to front yard.	Yes – the design is complementary to the residential dwelling, using minimal structural elements and complementary materials.
3.1.1.4 Garage, Carports and Hardstand Areas	Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by: i) its roof form, material choice and detailing by being subservient to the associated dwelling; and ii) being compatible with the streetscape and the location in relation to front setback criteria.	Carport structure to front yard.	Yes – with the structure having a darker colour against the white finish of the house, the under-croft will recede and have little visual impact from the street frontage. In addition, the landscape elements surrounding the carport will largely screen the carport from public view. Whilst the carport is intended to increase the amenity of the expansive private open space in the front-yard. It may from time-to-time be used for temporary visitor parking.
Landscaping Design (3.3.1)			

3.3.1.c Under-croft Areas	Under-croft areas must be presented as a positive space and integrated into the design of the building by use of appropriate landscaping and/or the retention of natural features and vegetation where possible, having regard to the volume of the space and its orientation. In relation to sloping sites (see also paragraph 4.1.8) and in lower density areas, any supporting under-croft structures must be minimised.	Carport structure to front yard.	Yes – the carport is a positive addition to the dwelling which allows amenity to the front yard by: i) Shading the front yard from western sun. ii) Maintaining soft and permeable landscaping around the structure to integrate with the surrounding planting. iii) Having minimal structure that is integrated with the existing house to maximise usable space for activity and landscaping.
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5.0 CONCLUSION

It is considered that the above-mentioned minor modifications to DA 2018/1193, will improve the amenity of the front yard at 5 Reid Street whilst maintaining the public streetscape appearance.

Importantly, the proposal will remain consistent with the approved height and FSR development and maintains compliance with the controls contained in the DCP. Accordingly, the proposal is appropriate from a planning point of view.

Respectfully,



Peter & Carol Richards
Owners