

The General Manager

Northern Beaches Council Planning Department

## STATEMENT OF ENVIRONMENTAL EFFECTS

2/45 WHISTLER ST

SP 39849



### INTRODUCTION

This statement has been prepared in support of a Development Application for minor alterations to an existing dwelling at the above address and in accordance with the Manly Local Environment Plan 2013 and Manly Development Control Plan 2013.

The proposal involves changes to two existing openings to improve internal functionality and visual connection to the rear courtyard.

## THE SITE

2/45 Whistler Street is a townhouse. The block consists of three attached dwellings over three storeys, and an underground carpark.

## THE PROPOSAL

The proposal involves:

- Replacing one existing window with French doors to provide improved access to private open space.
- Replacing one existing sliding door with a window to enhance internal flow and ensure light to the interior of the dwelling.
- Installation of a new kitchen.

There is no change to the overall building footprint (other than one step from the French doors to the courtyard), height or site coverage.

## PHOTOS



Proposal to change sliding door to fixed smaller window.



Proposal to change window to French doors with step to courtyard (in compliance with building code) and retractable awning to provide shade to the doors in the summer.

#### IMPACT OF THE PROPOSAL

There will be virtually no impact. There is no change to the location of the openings, only the size.

#### STREETSCAPE AND HERITAGE CONSIDERATIONS

There will be no change to the streetscape as all proposed works to the rear of the property.

#### AMENITY (views overshadowing, overlooking and privacy)

The changes improve internal function and daylight access.

The alterations will have no negative impact on privacy, views, solar access and general amenity. There is no change to the location of openings, only to the size.

The proposed new window, being smaller in size, will have less impact for the neighbours on Steinton Street than the current sliding door.

The proposed French doors cannot be seen by neighbouring properties due to screening from large palms.

## SUSTAINABILITY

The new window and French doors will be aluminium, double glazed. A retractable awning will be installed over the French doors to minimise summer sun and maximise winter sun.

The alterations to the existing walls will be double brick (as is the rest of the property).

## OPEN SPACES AND LANDSCAPED AREA

No changes are proposed to existing areas of open space and soft landscaping.

## STORMWATER AND WASTE MANAGEMENT

No impact.

## NOISE AND TRAFFIC

No impact - no change to occupancy or use.

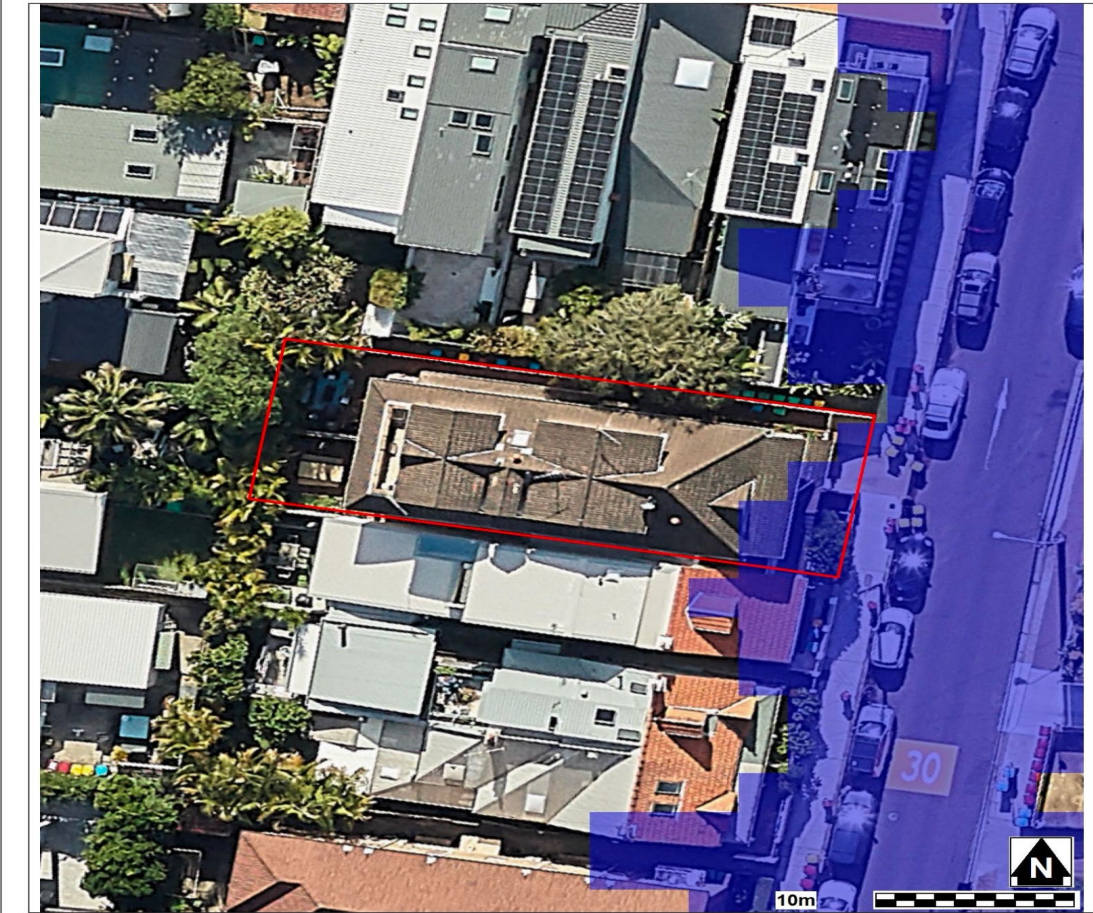
## FLOODING

Although the aerial photograph of the property indicates that the front portion of the site falls within a medium flood risk area (refer to the maximum flood illustration below), this section corresponds to the driveway leading to the underground car park and/or relates to Lot 1.

As shown in the attached strata plan—and evident in the site photograph at the beginning of this report—Lot 2 is well set back from the street and outside the identified flood-prone area. In addition, all proposed works are located at the rear of the dwelling and are situated at least 500mm above street level.



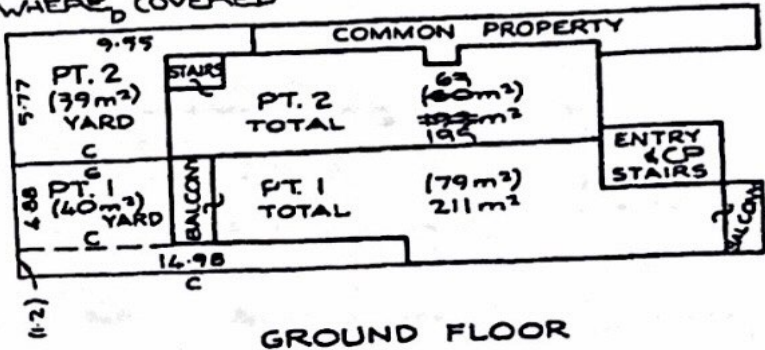
MAP D: PROBABLE MAXIMUM FLOOD EXTENT



ING WILL LEAD TO REJECTION

STRATA PLAN 39849

THE STRATA OF LOT 1 YARD EXTENDS FROM 1 METRE BELOW TO 4 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF LOT 1 AND LOT 2  
THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE BASE EXCEPT WHERE COVERED



## EARTHWORKS

None

## BUSHFIRE PROTECTION

The site is not within a bushfire zone.

## LAND ADJOINING PUBLIC SPACES

The site is not within the vicinity of an area classified a Public Open Space.

## SUITABILITY OF THE SITE

The site is already developed for residential use and fully serviced.

The proposal is entirely suitable for the location and consistent with the surrounding build form (Lot 1 already has direct access to its courtyard from the rear of its property).

The proposed alterations do not raise any issues with respect to the suitability of the site.

## CONCLUSION

The statement demonstrates that the proposal alterations are minor, consistent with planning objectives and will not adversely affect the environment or neighbouring properties.