

# STATEMENT OF ENVIRONMENTAL EFFECTS

For minor alterations & additions to an existing residential dwelling at:

**28A Cliff St, Manly**

**February 2025**

Prepared for Tim & Mandy Ramson by:

**Wolski Coppin Architecture**

Suite 3, Level 1 507 Military Road  
MOSMAN NSW 2088

Tel: (02) 9953 8477

Email: [info@wolskicoppin.com.au](mailto:info@wolskicoppin.com.au)

## 1.0 INTRODUCTION

This report has been prepared in support of a development application to Northern Beaches Council seeking to introduce a new lift structure to an existing 3-storey mirrored semi-detached residential dwelling at 28A Cliff St Manly. The lift shaft will be added to the dwelling toward the north-eastern boundary and will be located in the middle of the north-eastern façade.

The lift will run from the basement to the top floor (attic) and due to this new lift structure, the existing staircase will be rebuilt on the upper levels. The roof will also be modified to allow for adequate headroom when accessing the lift.

The existing façade and floorplan will be extended out by approximately 2.91 m<sup>2</sup> in order to accommodate the new lift and rebuilt stairs.

The addition of this lift will greatly improve accessibility for the residents especially considering that the master bedroom is located in the attic and the kitchen and living areas are on the first floor which would therefore require constant use of the staircase.

## 1.1 EXISTING SITE

The subject building is a semi-detached dwelling located on the south east side of Cliff St.

28A Cliff St is located in a precinct of older taller Flat Buildings that then decrease in height moving away from the site. The only substantial area of open space is the adjacent site at 22-26 Cliff St and is Common Open Space

The neighbouring building at 22-26 Cliff St is a 2-3 storey apartment complex with a basement and the building sharing the north-east boundary at 30 Cliff St is another a 3-storey apartment building. Directly across the street is a 5-storey apartment block and neighbouring on either side is a 3 and 4 storey apartment building.

Refer Locality Plan Below



## 1.2 EXISTING DEVELOPMENT

The existing residence is a mirrored semi-detached dwelling. It comprises of two storeys and an attic along with a basement which sits approximately 0.5m below the street level at RL23.4. The ground floor is accessed from the main entry or a staircase from the basement and includes 6 bedrooms (3 in each dwelling) in addition to a laundry and bathroom in each dwelling. The site slopes up to a grass backyard which is predominantly level and contiguous with the ground floor with a concrete plinth and paling fence running the length of the rear boundary.

The first floor in each dwelling includes the kitchen, dining and living areas along with a bathroom. There are balconies at the front and rear overlooking the driveway and backyard respectively. The attic consists of an ensuite and master bedroom which walks out onto a north facing balcony. The dwelling at 28 Cliff Street Manly, also incorporates an approved lift shaft located in the middle of the south-western boundary and which runs between 4 levels from the basement to the attic, with a roof overrun at the top which does not exceed the existing roof height.

## 2.0 PROPOSED WORKS

The proposal seeks to add a lift structure to the existing semi-detached dwelling at 28A Cliff Street Manly. The structure and design will be mirrored from the approved lift shaft at 28 Cliff Street and will be located in the middle of the north-eastern boundary. Similar to the adjacent lift shaft at 28 Cliff Street, the lift shaft will run between 4 levels from the basement to the attic and the top of the lift shaft does not exceed the height of the current existing roof. The lift shaft will extend out 1.02m from the existing façade and the roof will be modified to allow for headroom when accessing the lift in the attic.

At the basement level, a large majority of the lift will occupy the existing crawl space and as a result only a volume of approximately 1m<sup>3</sup> of earth is required to be excavated.

To incorporate the new lift shaft, the current stairs will be altered on all floors except for the basement and this will also require a minor extension to the north-east façade above the ground in order to accommodate this new staircase.

While there is an extension to the current north-eastern façade to accommodate the new lift shaft and staircase, the existing dense vegetation that is present in the north-eastern corner of the site at the street boundary will obscure the majority of the lift shaft from the street thus maintaining the existing streetscape.

As the proposed lift shaft is in the north-eastern façade, the shadow of the lift shaft will fall only on the existing building. A majority of the lift shaft and existing residence is already overshadowed by the 3-4 storey neighbouring residence at 30 Cliff Street directly adjacent to the north-east.

Proposed works include;

### 01 BASEMENT

- Excavation of 1m<sup>3</sup> of earth to accommodate for new lift shaft
- Addition of new lift structure on north-eastern boundary opposite existing staircase

### 02 GROUND

- Addition of new lift structure on north-eastern boundary accessed through bedroom 3
- Rebuild existing staircase
- Construct new walls along north-eastern boundary to accommodate for new staircase and lift shaft
- Install new door to lift
- Build new Masonry Fence along rear boundary to match rear fence at 28 Cliff St

### 03 LEVEL 1

- Addition of new lift structure on north-eastern boundary
- Demolish existing staircase
- Construct new walls along north-eastern boundary to accommodate for new staircase and lift shaft
- Install new window in lift shaft, opposite the lift entry
- Install new door to lift
- Build new north eastern façade 455 wide balcony extension to match exst on south eastern facade

### 04 ATTIC

- Addition of new lift structure on north-eastern boundary
- Modifications to existing staircase
- Modifications to existing roof over hallway to lift to allow for adequate headroom
- Construct roof over lift shaft

### 3.0 COMPLIANCE WITH CONTROLS

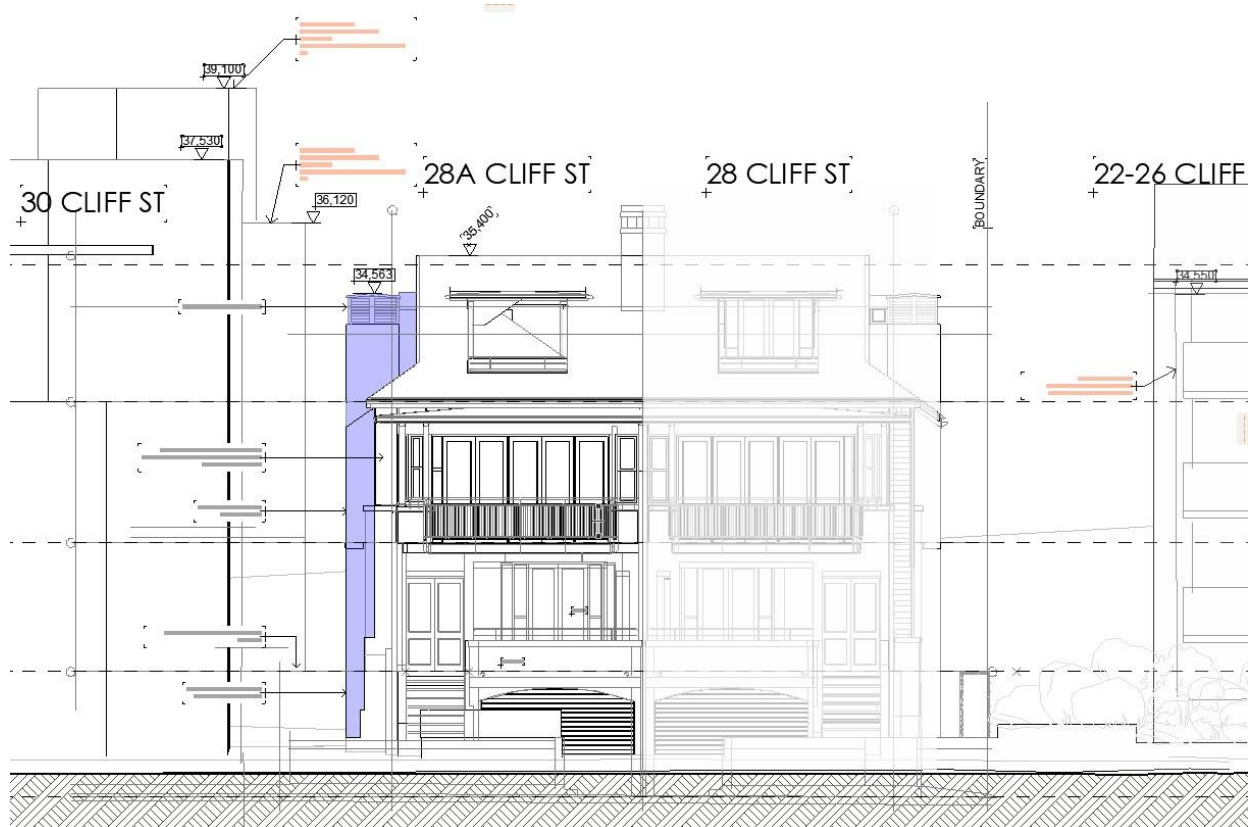
The proposed works have minimal impact on compliance with council controls.

#### 3.1 Manly LEP 2013

##### 3.1.1 Height of Buildings

The proposed lift shaft at RL 34.563 will not exceed the current building height of 35.400.

While the lift tower is approximately 730mm above the 8.5m height limit, it is 930mm below the existing roof ridge and 1500 below the adjacent wall at 30 Cliff St



##### 3.1.2 Floor Space Ratio

There is only a slight increase in gross floor area by 6 m<sup>2</sup> due to the internal additions and the subsequent relocation of the volume on the south-west façade to incorporate the lift shaft and new staircase.

This lift extension will protrude 1.02 m from the existing façade towards the boundary. Given that the approximately 9.5m high opposite wall at No.30 Cliff Street is only approximately 1m away from the shared boundary with 28A Cliff Street, this extension will not have a significant impact on the neighbouring property or residents.

### 3.2 Manly DCP 2013

#### 3.2.1 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

The uppermost extension exceeds the maximum wall height by 870mm however the 495 protuberance fits well under the 750 wide eaves so there is no change to the roof line associated with the stair reconfiguration.

The lift wall face is only 1420 wide in a 17500 total building length i.e., 8 %. It exceeds the wall height by 5.53m. The adjacent building to the north has a 9.5m high unbroken wall, approximately 1m

#### 3.2.2 Setbacks (front, side and rear) and Building Separation

There is no change to the front and rear setbacks

The side setback has minor alterations above the ground

The lower stair modification is 3060 long x 605 wide 1350 above the finished ground and complies with the wall height

The upper stair modification is 2500 long x 495 wide 1350 and fits under the existing eaves

### 3.3 Controls Summary

2013 MANLY LEP	COUNCIL REQ.	EXISTING	PROPOSED	COMMENT
<b>BUILDING HEIGHT</b>	Max 8.5 m	10.3m	10.3m	Additions do not exceed current building height
<b>FSR @ 0.6:1</b>	142m <sup>2</sup>	155m <sup>2</sup>	161m <sup>2</sup>	Non-compliant however is an insignificant increase and will mirror approved additions at 28 Cliff St
<b>SITE AREA</b>	Min 250m <sup>2</sup>	237m <sup>2</sup>	237m <sup>2</sup>	Unchanged
2013 MANLY DCP	COUNCIL REQ.	EXISTING	PROPOSED	COMMENT
<b>FRONT SETBACK</b>	6m	7m	7m	Unchanged
<b>SIDE SETBACK</b>	1/3 wall height	2.2m	1.2m	Minor reduction the centre of North Eastern Elevation due to addition of lift shaft and stair modifications
<b>REAR SETBACK</b>	8m	6.3m	6.3m	Unchanged
<b>WALL HEIGHT</b>	6.5 m	7.1m	8.6m (Lift Shaft)	Only the lift shaft will have a wall height which exceeds the existing, due to the 9.5m wall of the property directly adjacent to the east, this wall height will have minimal impact on the streetscape or neighbouring residents.
<b>OPEN SPACE</b>	55% OF SITE AREA = 130 m <sup>2</sup>	287m <sup>2</sup>	287m <sup>2</sup>	Unchanged
<b>LANDSCAPING</b>	35% OF OPEN SPACE = 46 m <sup>2</sup>	108m <sup>2</sup>	108m <sup>2</sup>	Unchanged

### 3.4 Controls Noncompliance

#### 3.2.1 FSR

The floor space ratio will have a minor increase by 6 m<sup>2</sup> due to the addition of the lift shaft and modifications to the existing staircase to accommodate for the changes. While this increase will result in a further increase of the FSR beyond the controls, it will not result in any excessive bulk and scale and will not have any significant visual impact on the surrounding environment as per the FSR objectives of Section 4.4 of the 2013 Manly LEP.

Additionally, the FSR increase is identical to that of a recently approved lift shaft at the neighbouring site to the west at 28 Cliff Street as the design of the lift shaft and roof is mirrored off of this design, as to help maintain and improve the streetscape. Thus, the minor increase in FSR is consistent with the objectives of the LEP and will not have a detrimental impact on the surrounding environment.

#### 3.2.1 Side Setback

The side setback will decrease to 1.2m from 2.2m for the extent of the 1.4m wide lift shaft and will decrease to a minimum of 1.6m along the minor extension to accommodate for the stair modifications. The side setbacks will decrease for only 1.5% of the entire length of the site, and will not have a significant impact on the neighbouring residents or the streetscape.

The adjacent building directly to the east at 30 Cliff Street has a solid approx. 9.5m high wall built within 1.2m of the shared boundary with the subject site. As a result, the addition of a new lift shaft on this shared boundary will not have a detrimental impact on the neighbouring property, nor will it have any significant impact on the perceived bulk and scale of the streetscape as the adjacent building is significantly more imposing and existing vegetation at the street front will help to provide visual cover.

#### 3.2.1 Wall Height

The wall height of the proposed lift shaft is 8.6m. While this does exceed the DCP control, this wall height is only for the extent of the lift shaft which is 1.4m in length and extrudes from the current building by approximately 1m. As a result, it will have a minimal impact on the overall bulk and scale of the building, especially taking into consideration that the height of the additions will not exceed the existing roof height.

Additionally, as aforementioned, the existing building directly to the east of the property has an approximately 9.5m high wall built within 1.2m of the shared boundary with the site. As a result, the addition of this lift shaft and the 8.6m wall height will not have a significant impact on the perceived bulk and scale of the streetscape and is still significantly shorter in height than the western walls of the neighbouring site. Due to the scale of the adjacent wall and a limited number of small windows within, the lift shaft wall height will have minimal impact on the neighbouring residents.

## 4.0 Impacts on Locale

### 4.1 Accessibility

This development application seeks approval for the addition of a lift structure to an existing 2 storey semi-detached dwelling with attic and basement, to help vastly improve the accessibility of the residence. With the master bedroom on the top floor in the attic, along with the kitchen, living and dining rooms being located on the first floor, the addition of a lift would greatly improve accessibility to these areas and the residence as a whole.

### 4.2 Scale of Development

In addition to the lift structure, the development also includes rebuilding the existing staircase and minor changes and additions to the north-eastern façade to accommodate for the new lift.



### 4.3 Impacts

The new lift shaft will not exceed the current roof height and has only minor impacts. The overall built form remains mostly unchanged and that area that is affected is screened by dense vegetation.

#### 4.3.1 Overlooking

There is no change to the number of windows in the relatively blank eastern façade, the wide openings directed to the front and rear.

#### 4.3.2 Overshadowing

The additions are located on the north-eastern side of the dual occupancy residence and thus does not overshadow any adjacent properties as a majority of the new shadow will fall on the roof of the existing building. While there is some minor overshadowing onto the neighbouring residence at 14 Reddall St to the rear of the property, these additional shadows fall onto the hard paved rear car port of the property. As a result, the overshadowing will not impact the amenity of the residents as no primary living spaces are impacted.

#### 4.3.3 Visual Bulk

The additions are not major and will not significantly impact the bulk and scale of the building. Vegetation at the street front will help ensure that the lift shaft will be predominantly obscured when viewed from the street helping to preserve the existing streetscape.

Additionally, the existing neighbouring building directly to the north-east has a 9.5m wall approximately 1m from the shared boundary and as such the addition of this lift shaft will not significantly impact the existing bulk and scale of the streetscape. The existing view from the street front can be seen in the figures below depicting the existing bulk and scale of the neighbouring site to the east and the existing natural screening at street level.



#### 4.3.4 Precedent

The proposed works are mirrored off of the approved works at 28 Cliff Street and will result in the identical roof RLs and internal floor space.

#### 4.3.5 Public Benefit

The proposed works will enable more generations to use this building and the addition of the lift shaft at 28a Cliff St will complement the identical lift shaft at 28 Cliff Street and this symmetry will help to improve the overall streetscape and design of both dual occupancy residences.

## 5.0 CONCLUSION

The proposed works will mirror the approved works at 28 Cliff Street and thus provide symmetry to the building and thus improve the streetscape. The works themselves are minor in nature and whilst they do exceed the FSR, setback and wall height controls, these are all insignificant and will have no detrimental impact on neighbouring residents.

The proposed lift shaft will have no new east-facing windows and will not cast any significant shadows onto adjacent living areas. The perceived bulk and scale of the building will not be greatly impacted, in part due to the minor nature of the works but aided by existing vegetative screening at street level. The adjacent 4 storey residence at 30 Cliff Street has an existing approx. 9.5m high wall within 1.2m of the shared side boundary and with only a few smaller windows present in this façade, the addition of this lift shaft will not have any significant impacts on the neighbour's amenity.