

Statement of Environmental Effects

New internal lift installation for
an existing semi-detached dwelling at
180B Woodland Street, Balgowlah
(Lot 12 in DP 286406)



Author:	Momcilo Romic
Date Issued:	17 August 2019
Revision:	Final

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1. Introduction

This Development Application proposes a new internal lift installation for an existing semi-detached dwelling at 180B Woodland Street, Balgowlah 2093 (Lot 12 in DP 286406).

At the site stands an existing 2 storey semi-detached dwelling of a postmodern architectural style.

The development proposal is permissible in the R1- General Residential zone under the provisions of Manly Local Environmental Plan (LEP) 2013.

The proposed works are defined as ancillary alterations to an existing semi-detached dwelling.

The proposed changes do not compromise the core objectives of Manly Development Control Plan.

The proposed works are necessary to provide a suitable level of amenity for the occupiers and do not result in detrimental impacts.

The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and it is concluded that the proposed development is consistent with the relevant objectives of MLEP 2013 / MDCP.

2. Site Details

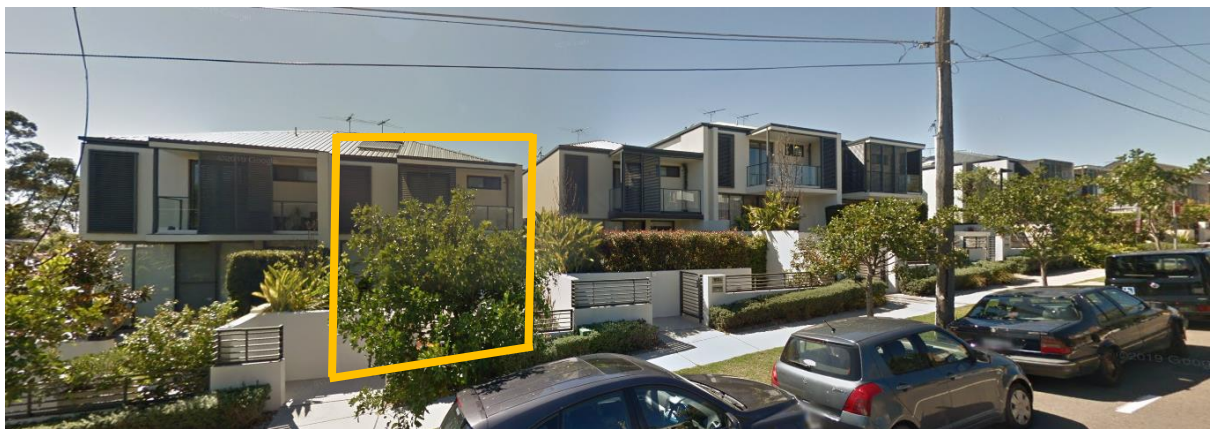
2.1. Location

The subject site is a Torrens title allotment of a regular shape that is situated on the eastern side of Woodland Street.

The site is known as 180B Woodland Street, Balgowlah and is legally identified as Lot 12 in DP 286406) and the site has a total site area of 207.5 sq.m.

At the site stands an existing 2 storey semi-detached dwelling of a postmodern architectural style.

The semi-detached dwelling is one of 25 infill houses that are located at Woodland Street and vehicle access is provided from Thomas Street which is a private access.



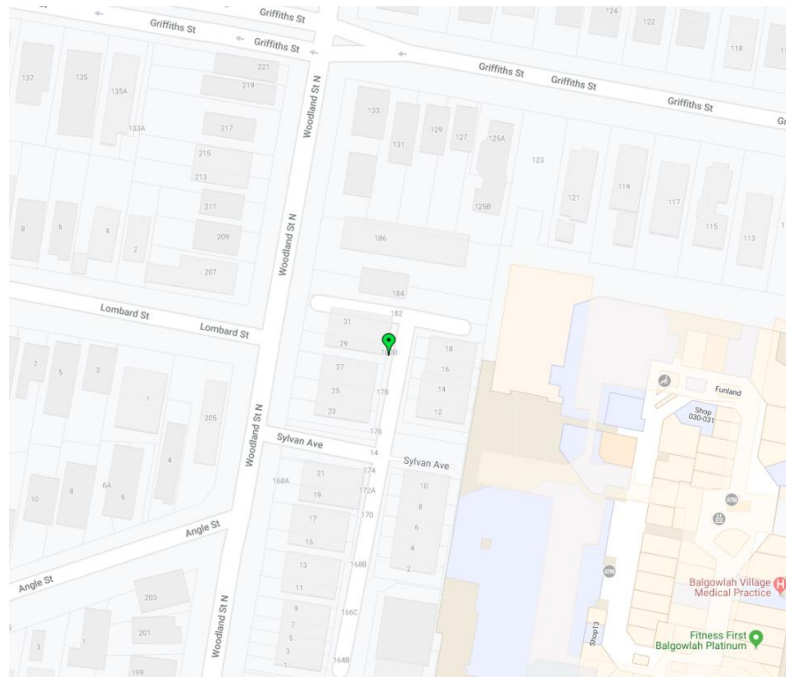
Subject site

The semi-detached dwelling shares a common party wall with 182 Woodland Street, Balgowlah. No works are proposed as part of this development proposal which affect this common party wall.

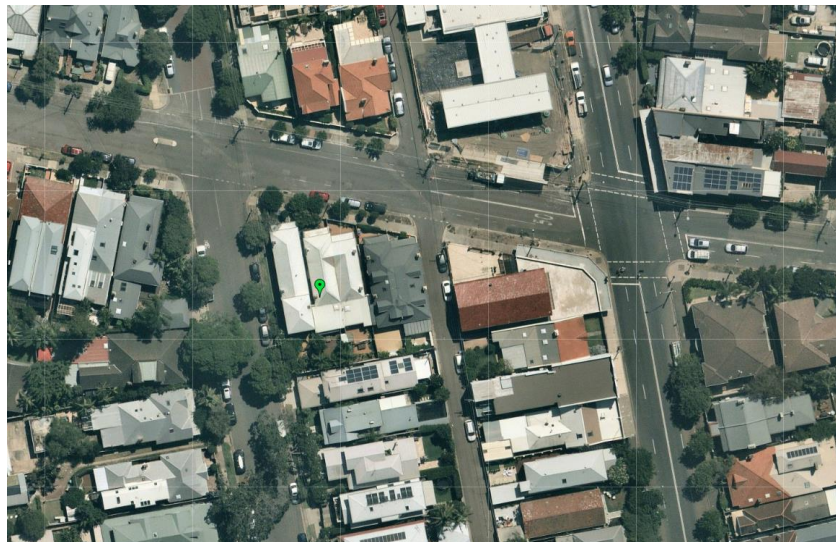
Surrounding the development consists of a mixed residential environment that is typified by medium, high density and low-density housing forms of varying age, scale and design.

To the east of the site is the Totem Shopping Centre/Stockland Village Balgowlah commercial centre

A location plan of the site is provided below.



Location Plan



Site Aerial Photograph

2.2. Zoning

The site is located within the R1 General Residential zone pursuant to Manly Local Environmental Plan 2013.

A zoning map is provided below.



LEP Zoning Map

3. Development Proposal

The Development Application proposes a new internal lift installation for an existing semi-detached dwelling at 180B Woodland Street, Balgowlah 2093 (Lot 12 in DP 286406).

The development proposal consists of the following works:

- New lift shaft.
- Lift installation.

- Internal wall reconfiguration and new corridor.
- Removal of the existing laundry.
- New laundry.
- Ancillary works.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Permissibility

The proposed development is permissible in the R1- General Residential zone under the provisions of Manly Local Environmental Plan 2013 as ancillary works to an existing semi-detached dwelling.

The development is classified as Local Development.

5. Matters of Consideration

5.1. Section 4.15(1)(A)(I) – any environmental planning instruments

Manly Local Environmental Plan 2013

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
Aims of the LEP?	Yes
Zone objectives of the LEP?	Yes

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Height of Buildings	8.5 m	No change. All works internal.	N/A	Yes

Floor Space Ratio Site area: 207.5 sq.m	FSR: 0.5:1	No change/ neutral outcome. All works internal and lift shaft exempt from inclusion in FSR calculations.	N/A	Yes
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Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	N/A
5.1 Heritage Conservation	N/A
6.1 Acid sulfate soils	N/A
6.2 Earthworks	Yes Minor excavation proposed for the new footing/underpinning.
6.4 Stormwater management	Yes Any existing stormwater lines that may be affected are to be made good.
6.8 Landslide risk	N/A
6.12 Essential services	N/A

5.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the improvement works and are viewed ancillary works to existing residential accommodation found onsite.

5.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed improvement works on merit satisfactorily address the core objectives of Manly Development Control Plan.

Built Form Controls

Built Form Controls - Site Area: 207.5m²	Requirement	Proposed	Analysis	Complies
4.1.2.1 Wall Height	Max. 6.5m or existing	2.410m	Below the wall height control.	Yes
4.1.2.2 Number of Storeys	2 or existing	No change.	No change	Yes
4.1.4.3 Side Setbacks and Secondary Street Frontages	The semi-detached dwelling contains 2 existing zero lot walls	No change as works are to occur at the lower ground floor plate.	No change.	Yes
4.1.4.4 Rear Setbacks	8m or existing	No change.	No change to the rear existing setback and the footprint remains unaffected.	Yes
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS3	Open space 55% of site area or existing	No change.	No change to the existing private open space area.	Yes
4.1.5.2 Landscaped Area	Landscaped area 35% of open space or existing	No change.	No change to the existing landscape area.	Yes
4.1.5.3 Private Open Space	18sqm or existing	No change.	No change to the existing private open space area.	Yes

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
3.1 Streetscapes and Townscapes	Yes	Yes
3.1.1 Streetscape (Residential areas)	Yes	Yes
3.2 Heritage Considerations	Yes	Yes
3.3.1 Landscaping Design	Yes	Yes
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	Yes	Yes
3.4.1 Sunlight Access and Overshadowing	Yes	Yes
3.4.2 Privacy and Security	Yes	Yes
3.4.3 Maintenance of Views	Yes	Yes
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Yes	Yes
3.7 Stormwater Management	Yes	Yes
3.8 Waste Management	Yes	Yes
3.10 Safety and Security	Yes	Yes
4.1 Residential Development Controls	Yes	Yes
4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)	Yes	Yes
4.1.3 Floor Space Ratio (FSR)	Yes	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	Yes	Yes
4.1.5 Open Space and Landscaping	Yes	Yes
4.1.7 First Floor and Roof Additions	Yes	Yes
4.4.2 Alterations and Additions	Yes	Yes

5.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the proposal.

5.5. Section 4.15(1)(A)(iv) – the regulations

The proposal is viewed sufficient to enable a proper evaluation to be carried out by Council under the planning regulations.

Clause 92 of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter is deemed to comply as a condition of consent.

Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter is deemed to comply as a condition of consent.

5.6. Section 4.15(1)(B) – the likely impacts of the development

There are no undesirable socio-economic impacts that will result from the works.

The proposed development will not have any detrimental social impact in the locality considering there are no amenity impacts of the new internal works for the neighbouring property.

5.7. Section 4.15(1)(C) – the suitability of the site

There are no adverse effects on adjoining properties and the site is considered suitable for the proposed development.

5.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process; however, these are not expected given the scale of the works.

5.9. Section 4.15(1)(e) – the public interest

The proposal is not contrary to the public interest and the works located at the lower ground floor plate thus do not impact on any view corridors or the enjoyment of surrounding lands.

6. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent and will not result in any adverse impacts on the adjoining parcels or the streetscape since the works are internal and situated at the existing lower ground floor plate.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of MLEP 2013 / MDCP and the objectives specified in Section 1.3(a) of the Environmental Planning and Assessment Act, 1979.

On this basis, it is recommended that the development proposal be approved subject to conditions.

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