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Statement of Environmental Effects

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Table of Contents

Statement of Environmental Effects	1
1. Introduction	3
2. Site Analysis	3
2.1. Locality	3
2.2. Site Description	4
2.3. Site Suitability	8
3. Description of Proposed Development	8
3.1. Building design & site layout	8
3.2. Landscaping	10
3.3. Car parking & Access	10
4. Planning Controls	11
4.1. Manly Local Environmental Plan (LEP) 2013	11
4.2. State Environmental Planning Policy (SEPP) BASIX -2004	11
4.3. Manly Development Control Plan (DCP) 2013	11
4.3.1. Development Standards Table	11
5. Planning Assessment	12
5.1. Likely Impacts of the Development - Natural Environment	12
5.1.1. Cut and Fill	12
5.1.2. Drainage and Stormwater	12
5.1.3. Erosion and Sediment Control	13
5.2. Likely Impacts of the Development - Built Environment	13
5.2.1. Visual Privacy	13
5.2.2. Acoustic Privacy	13
5.2.3. View Sharing & Crime Prevention	13
5.2.4. Solar Access & Overshadowing	14
5.2.5. Heritage	14
5.3. Likely Impacts of the Development - Site Suitability	14
5.3.1. Site Management	14
5.3.2. Fencing	14
5.3.3. Bushfire	14
5.3.4. Social Impact Statement	15
5.4. Public Interest	15
6. Conclusion	15

1. Introduction

The following Statement of Environmental Effects has been prepared for the proposed alterations and additions to the existing residential flat building at 2/2A Kangaroo Street, Manly. Key aspects of the proposal include the reconfiguration of two ground floor units to consolidate them into a single unit apartment.

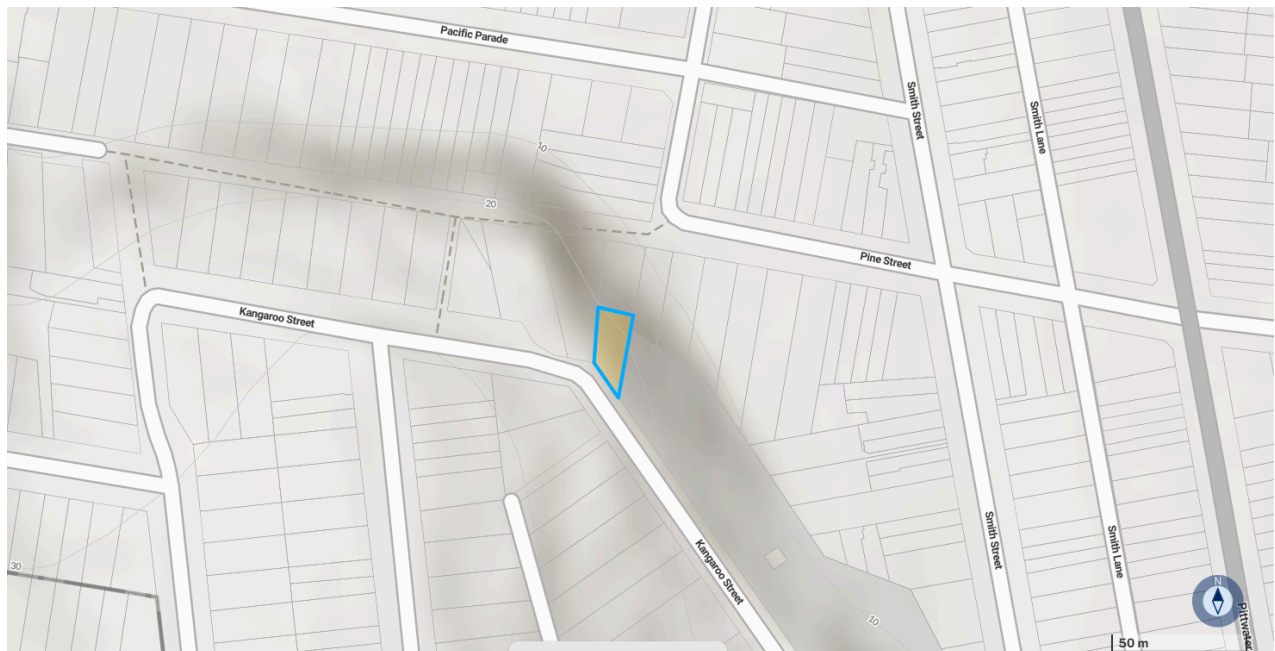
The modest alteration is proposed to improve the amenity for the residents and provides extended areas for living, kitchen, dining and additional bedrooms. The proposal does not compromise the character of the building or site and surrounding areas and has been assessed against relevant State and Council planning controls and is worthy of Council approvals.

2. Site Analysis

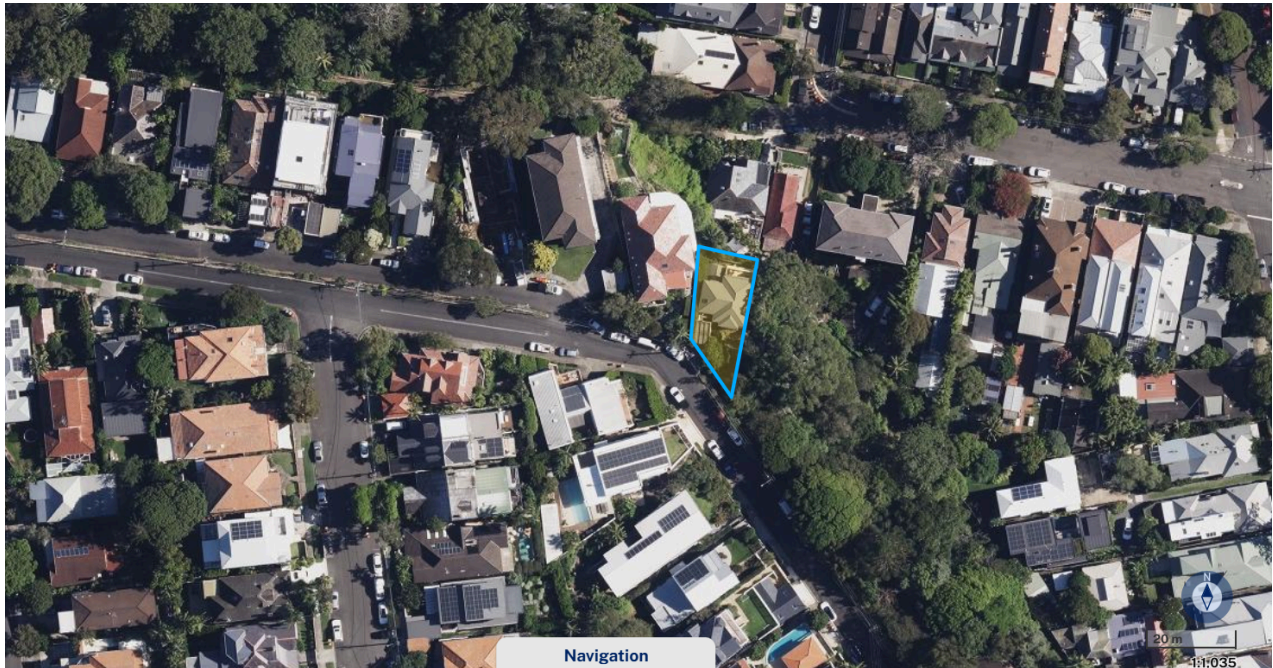
The following section contains a description on: The Locality, Site Description, Existing Built Form and the Existing Character and Context.

2.1. Locality

The site is oriented towards the north eastern side of Sydney and located approximately 15km from the CBD with a distance of 1.1 km from Manly Wharf and is located within the Northern Beaches Local Government Area (LGA).



Site location map (source: Explorer Maps)



Existing site and its surroundings (source: Explorer Maps)

2.2. Site Description

The subject site is located at 2/2A Kangaroo Street, Manly. This application pertains to proposed alterations and additions of an existing residential flat building.

The primary objective of this submission is to provide a comprehensive overview of the project and thoroughly address the relevant aspects outlined in the Manly Local Environmental Plan (LEP) 2013 and Manly Development Control Plan (DCP).

Address: 2/2A Kangaroo Street, Manly
Real property description: SP 15523
Site area: 815.7m² by DP 33594

The site contains a multi-storey residential flat building with a communal patio along the rear, front garden, and paving pathways towards the front setback. The building is made of brick and lightweight construction and features a pitched roof design with a side cladding extension stepping down towards the rear of the building. The property has minor tree planting along the rear and front of the site, the overall building is surrounded by some landscaping that is retained as existing. There are existing pathways that taper down from the rear patio towards (Pine Street).



Front elevation viewed from Kangaroo Street (Source: Google street view)



Rear elevation of building viewed from rear yard (Source: Gardner Design & Drafting)



Entry elevation of building viewed from side passageway (Source: Gardner Design & Drafting)



Side passageway viewed from existing site setback (Source: Gardner Design & Drafting)

2.3. Site Suitability

Under the Manly Local Environmental Plan (LEP), the site is zoned R1 General Residential development.

The proposed works are not visually different in style or character from neighbouring buildings and structures. The surrounding developments consist mainly of residential flat buildings. Most sites have off street parking, with either hardstand parking or street parking adjacent to the subject lands.

The property is a standard lot in a semi rectangular shape with a street frontage of 11.5m and depth of 47.28m measured along the western boundary alignment. The northern boundary is shared with Pine Street, and the terrain is generally level towards the southern alignments and reflects a prominent slope from the most eastern boundary side towards the north easter boundary alignment.

The site is not identified as being affected by Acid Sulphate Soils. The property is not located in a bushfire prone area and is not considered a heritage listed item. The property is not mapped as a sensitive biodiversity lot, is not located in a flood prone area, and the proposed internal alterations and additions will not permanently or significantly affect any natural features of the site.

3. Description of Proposed Development

The proposed alterations include a reconfiguration of two ground floor units to consolidate the units into one title generating a spacious open plan kitchen, dining, and living area. This will improve the functionality and flow of the internal spaces, enhancing the layout on the new consolidated unit. The side entry facade for the unit will be reconfigured to ensure a more consistent view of the surroundings and to allow for more natural light.

Summary of the proposed alterations to the existing units include :

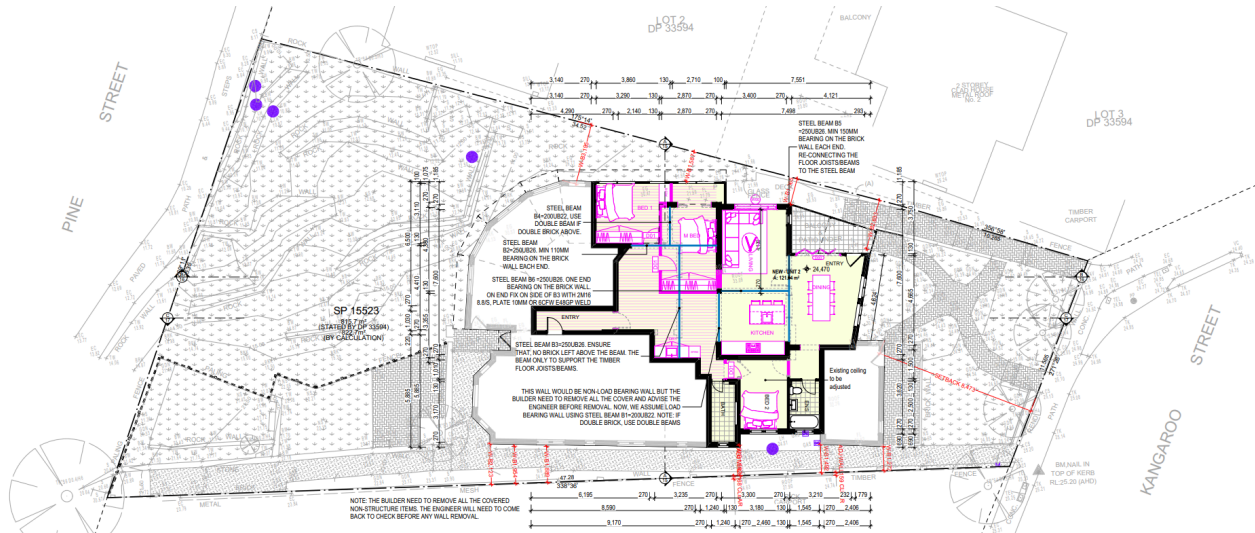
- Removal of partition wall located between Unit 2 and Unit 3.
- New internal layout configuration for the consolidated units to allow for one open plan kitchen, living and dining;
- New bedroom configuration and placement of kitchen;
- New window to be placed along existing window openings;
- New bifold door in lieu of existing window opening.
- New flooring finishes to suit the new room configurations;

3.1. Building design & site layout

The proposed alterations and additions have been designed to retain the existing scale and bulk of the existing residential flat building, while upholding the objectives of council's LEP & DCP's alike.

Kangaroo Street is predominantly characterised by a mix of residences on each side of the street frontages. Some of the developments have gone through external additions while others have gone through internal alterations and additions.

The proposal retains the existing character and street presence, with no alterations to the existing front facades or roof forms.



Proposed plans - Detract from drawing prepared by Gardner Design & Drafting :

The proposed internal reconfigurations on the existing floor are designed to enhance the functionality of the new dwelling rooms, with an open plan kitchen, living and dining positioned at the entry of the dwelling. All existing wet areas have been retained to mitigate any structural works. The open plan kitchen, living, and dining areas will enhance the sense of flow, complemented by the existing small patio located along the side of the building, which provides an additional entertainment space while maintaining the existing side access. The alteration will feature new doors and window openings to accommodate the updated layout.

Overall, the bulk and scale of the development is in keeping with the average setbacks of neighbouring dwellings, and the design has been retained to align with all other relevant setbacks. A detailed site analysis plan accompanies this application, illustrating the existing setback lines along neighbouring properties, which will be retained as existing.



Proposed Side elevation - Detract from drawing prepared by Gardner Design & Drafting :

The proposal does not include any external height alterations, hence no alterations are proposed to the existing roof ridge or structural height allowances. The design ensures it is compatible with the surrounding streetscape and the broader context of the area.

In essence, the proposed alterations and additions are consistent with the character of the streetscape. The design will incorporate materials and finishes that match the existing building fabric, including similar color palettes. This will help to enhance the dwelling features while ensuring the development does not conflict with the future characteristics of the area.

3.2. Landscaping

The proposal does not alter the existing landscaping feature on site. The proposal is not expected to negatively impact the site's flora and fauna as the existing landscaping and vegetation in the rear gardens will be preserved and protected throughout the construction process.

3.3. Car parking & Access

There is no change to the existing car parking arrangement for the site.

4. Planning Controls

4.1. Manly Local Environmental Plan (LEP) 2013

The development is Zoned R1 (General Residential) under the Manly Local Environmental Plan (LEP) 2013.

The objectives of Zone R1 are to:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal is compatible with the desired built form expressed in the DCP and does not give rise to any significant environmental impact on adjoining properties, or the community.

4.2. State Environmental Planning Policy (SEPP) BASIX -2004

Regulations under the Act have established a scheme to encourage sustainability under The BASIX scheme. SEPP BASIX requires that all alterations and additions meet the sustainable targets for adequate energy and water use.

The application in adhering with the specific requirements of the SEPP includes a comprehensive BASIX Assessment has been undertaken and the report accompanies this application.

4.3. Manly Development Control Plan (DCP) 2013

This plan applies to all land within the Manly Council Local Government Area (LGA) within the residential zones and under Manly LEP 2013.

The proposal is compatible with the desired built form expressed in the DCP and does not give rise to any significant environmental impact on adjoining properties, or the community.

4.3.1. Development Standards Table

COMPLIANCE TABLE LEP & DCP			
Details of Proposal	Controls	Proposed	Compliance
Site area	-	139.1m ²	-

COMPLIANCE TABLE LEP & DCP			
Details of Proposal	Controls	Proposed	Compliance
<i>Floor Space Ratio (0.6:1)</i>	EXISTING	EXISTING	Yes
<i>Building Height</i>	Max 8.5m	EXISTING	Yes
<i>Min. deepsoil permeable surfaces for lot</i>	EXISTING	EXISTING	Yes
<i>Setback</i>	EXISTING	EXISTING	Yes
<i>Solar Access</i>	EXISTING	EXISTING	Yes
<i>Private and Communal open space</i>	EXISTING	EXISTING	Yes

5. Planning Assessment

In accordance with Section 4.15 of the EPA Act. The following section considers the assessment upon the Natural Environmental Impact; the Built Environment Impacts and Site suitability.

5.1. Likely Impacts of the Development - Natural Environment

5.1.1. Cut and Fill

The proposed development does not involve excavation for any new foundations. The proposal will achieve compliance with the development controls and Australian standards.

All cut and fill operations have been carefully planned to respond to the site's natural levels to maintain and ensure adequate stability. This proactive approach helps prevent erosion and slippage occurrences on the site, contributing to its overall safety and environmental protection.

By implementing these design strategies, the sustainable approach will negate any adverse impacts on the amenity of the site, and neighbouring properties.

The volume of earthworks will be minimised and topsoil that is removed during excavation will be stockpiled onsite for reuse.

5.1.2. Drainage and Stormwater

There is no increment in the roof area of the building. The proposal does not affect the stormwater runoff on the site. The existing stormwater system will be capable of managing any stormwater on site.

5.1.3. Erosion and Sediment Control

Prior to the commencement of any construction activities on the site, it is imperative to implement erosion control measures. This includes the erection of a sediment control silt fence on the site to mitigate the risk of erosion and sediment runoff. Following these guidelines is essential to ensure the protection of the environment and compliance with local regulations during the construction phase.

5.2. Likely Impacts of the Development - Built Environment

5.2.1. Visual Privacy

The design prioritizes visual privacy for neighboring properties. Existing window placements within the current building facades will be retained to maximize privacy along the side and rear boundaries. While achieving complete visual privacy can be challenging due to the proximity of lots, the proposal minimizes cross-viewing and overlooking of adjacent living spaces to maintain and enhance privacy for all residents.

New windows will be set back more than 900mm from the side boundaries to further promote visual privacy and preserve the amenity of all residential lots and neighboring residents without negative impacts. Additionally, all new windows incorporate raised sills to provide extra protection against overlooking neighboring properties.

5.2.2. Acoustic Privacy

There will be no change to the acoustic privacy, as the existing sleeping arrangements on the new floor plan will remain in a similar location. While keeping the entertainment areas along the front of the property.

5.2.3. View Sharing & Crime Prevention

Preserving the established views to and from the development negates any adverse impacts the development has on the surrounding dwellings, as well as public domains. The views along the surrounding locality will be maintained as the scale and bulk of the development from the primary street frontage will remain unchanged. The proportion, scale, size, location and orientation of the proposed works has been designed to comply with the design criteria set out in the DCP to ensure views to and from the site sympathetically respond to surrounding development, and enhance amenity for residents and neighbours alike.

An important aspect of view sharing is the promotion of natural surveillance to and from the streetscape, which supports crime prevention within the local community. The unit currently presents multiple windows to the front street frontage as well as on the side, and in maintaining these openings, passive surveillance is carried out without compromising the privacy of the

residents or the quality of life for pedestrians in the vicinity. This approach contributes to a safer and more secure community while preserving the visual appeal of the area.

5.2.4. Solar Access & Overshadowing

No solar implications are expected in the design proposal as no external alterations have been proposed for the residential flat building.

5.2.5. Heritage

The subject is not listed as a heritage item or located in a Heritage Conservation Area.

5.3. Likely Impacts of the Development - Site Suitability

5.3.1. Site Management

The subject site will be managed with a focus on ensuring public safety at all times during the construction process. All construction activities will be conducted within the site boundaries to minimize inconvenience to the public. To further enhance safety, site fencing will be erected along the boundaries to prevent public access to the construction areas.

Waste generated during the construction process will be managed according to a Site Waste Management Plan. The plan is to outline the procedures for stockpiling and covering waste when necessary and ensure proper disposal in accordance with regulations and environmental considerations.

5.3.2. Fencing

As outlined in the Development Control Plan (DCP)

- *Side and rear fences are to be a maximum of 1.8m high*
- *Where a property is located on a corner, a higher side fence is acceptable if required for privacy or security.*

The proposal does not alter the side fencing along the boundary alignments; all fencing is to comply with the relevant controls outlined in the Development Control Plan (DCP).

5.3.3. Bushfire

The property is not classified as Bushfire Prone land under Manly Local Environmental Plan (2013).

5.3.4. Social Impact Statement

The proposed renovation will preserve the built form. Maintaining the scale, form and materiality will have a positive impact on the surrounding environment, contributing to the values and quality of the locality.

Consistent with the objectives of the R1 General Residential Use Zone under the Manly LEP 2013, the proposal responds to the site conditions to deliver a design that conserves and improves the existing fabric of the building, directly improving the amenity enjoyed by residents and neighbouring residents alike. With no adverse impacts on the streetscape, local environment, or external appearance, the development is a positive proposal with no social impacts and in the public interest.

5.4. Public Interest

The proposal has been thoughtfully designed with regards to the surrounding residential amenities and the streetscape. It is permissible within the zone and adheres to the key built form controls of the LEP and DCP. The project will deliver modern, well-designed alterations and additions that are appropriately scaled and suited to the local context. The building has been planned to preserve the amenity of neighbours and the community, while making a positive contribution to the streetscape and local character. Overall, this proposal represents a high-quality development that serves the public interest.

6. Conclusion

Permissible with consent, and a suitable response to the existing building and conditions of the site, the proposed alterations and additions will not give rise to any adverse impacts on the natural or built environment and the locality. The proposed modifications satisfy the relevant provisions of the applicable State Environmental Planning Instruments including the Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013.

The proposed development seeks to maximise the functionality and usability of the existing units by reconfiguring the internal spaces to open up the layout and achieve an open plan kitchen, living and dining area that is directly connected to the existing open balcony, thereby improving the amenity of the building for residents. The additions relate in scale and bulk with the neighbouring area. As family demographics are changing, families are opting for extensions whereby they adapt the existing structures to open plan livings and extend bedrooms to create larger homes which can comfortably accommodate young growing families. The proposed development in keeping with the development pattern of the area, adds to building vocabulary in the vicinity to the site and thereby does not adversely impact the surrounding developments or amenities of the area.

In conclusion, the proposed modifications provide satisfactory evidence of compliance with the applicable development standards, hence it is reasonable for the council to consider the application favourably.