

Statement of Environmental Effects

Renovation of Lot 21, 62 North Steyne Manly 2095

Site description

Trident (SP5227) is a 15-story residential block of 41 units built in the early 1970's with:

- an underground carpark (42 car spaces),
- an entrance level,
- 13 floors each with three 2-bedroom units,
- a 14th level with a 3-bedroom and a 4-bedroom unit.

Lot 21 is on the 7th floor.



Development description

Renovation of existing, mostly original, 2-bedroom unit converting it into a 1-bedroom unit. New living, bedroom, kitchen, bathroom fixtures and fitting. Flooring replaced throughout. All waterproofing, plumbing and electricals replaced to current standards. New soundproofing to walls and floors. Installation of enclosed air conditioning unit on balcony (not visible externally). No window, external wall, or other externally visible changes.

Planning instruments

FORESHORE SCENIC PROTECTION AREA Zone R3 Medium Density Residential applies.

The relevant planning instruments and development control plans are:

Local Environment Plans

1. Manly Local Environmental Plan 2013
2. Manly Development Control Plan 2013
3. Pittwater Local Environmental Plan 2014.

State Environmental Planning Policies and Regional Environmental Plans

1. State Environmental Planning Policy 1—Development Standards
2. State Environmental Planning Policy 19 – Bushland in Urban Areas
3. State Environmental Planning Policy 33 – Hazardous and Offensive Development
4. State Environmental Planning Policy 55 – Remediation of Land
5. State Environmental Planning Policy 64 – Advertising and Signage
6. State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
7. State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
8. State Environmental Planning Policy (Affordable Rental Housing) 2009
9. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
10. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
11. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
12. Northern Beaches Council – Planning Certificate (2&5) ePLC2019/7246 Page 2 of 11

13. State Environmental Planning Policy (Infrastructure) 2007
14. State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
15. State Environmental Planning Policy (State and Regional Development) 2011
16. State Environmental Planning Policy (State Significant Precincts) 2005
17. Wholly Affected - State Environmental Planning Policy (Coastal Management) 2018
18. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
19. Draft State Environmental Planning Policy (Environment)
20. Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
21. Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
22. Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55).

Compliance to BCA and Australian standards

The NATSPEC Simple Domestic Specification applies to the development works. This defines a comprehensive table of complying standards and controls.

Environmental impact

As the development is limited to internal changes to an existing 7th floor unit, environmental impacts are:

1. Reduced energy consumption due to LED lighting, installation of energy efficient appliances and improved thermal insulation.
2. Reduced water consumption due to modern toilets, taps and showerheads.
3. Efficient removal and recycling of all demolition material at the Kimbriki Resource Recovery Centre.

No changes will be made to the following:

1. Site and building surrounds.
2. Building stormwater
3. Building utilities and services
4. Privacy, views and overshadowing.
5. Car parking.
6. Non-exclusive use common area.
7. External colours, materials and finishes.

Waste management

Demolition

There will be minor demolition works which include the removal of non-structural internal walls, flooring, fixtures, and fittings. Waste generated will be sorted into:

- scrap metal, wiring, pipes, kitchen sink, taps,
- scrap wood and cabinetry,
- concrete, brick and tiles,
- mixed waste (carpets, underlay etc),

and transported to the Kimbriki Resource Recovery Centre.

No asbestos has been identified within the lot.

Construction

The build is an internal fit out. Some waste will be created during the construction process. However, by wise ordering of materials and careful construction practices, this waste will be minimised. It will be stressed to the Contractor that care is to be taken to ensure the minimisation of waste.

General statements

For removal of doubt the following statements apply to these development works:

1. There are no additional authorities from which concurrence must be obtained.
2. The land is not subject to private land conservation agreement.
3. The development does not involve any change of usage of the building.
4. The development does not change the floor space area of the lot.