

Northern Beaches Council

STATEMENT OF ENVIRONMENTAL EFFECTS

For The Construction Of

REMEDIAL REPAIR OF RESIDENTIAL FLAT BUILDING

48 – 50 Darley Road
Manly NSW 2095

For

Maincom Pty Ltd

AND NOTES IN SUPPORT OF
DEVELOPMENT APPLICATION

Issue A

Prepared By

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1. INTRODUCTION

1.1 Objective

This Statement of Environmental Effects has been prepared on behalf of the applicant of the subject property, Maincom Pty Ltd. The statement has been designed for Northern Beaches Council in support of the Development Application for the remedial repair of the residential flat building.

It is the intention of the applicant to demolish the damaged wall, floor and windows as indicated on the architectural drawing, and replace like for like.

The enhancements to this property will not only improve the aesthetics of the site but will also greatly improve the functionality as well.

1.2 Site Information

Lot	1
DP	115867
Number	48 - 50
Street	Darley Road
Suburb	Manly
State	New South Wales
Country	Australia

1.3 Application Information

Client	Maincom Building
Contact	A J Lewis
Post	PO Box 4031 Wagstaffe NSW 2257
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Tel	02 4360 2419
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1.4 Relevant Controls

The proposed development has been designed in accordance with the following controls;

Manly Development Control Plan 2013 (DCP - 2013)
Manly Local Environmental Plan 2013 (LEP - 2013)

2. SITE ANALYSIS

2.1 Site Location

The subject site is located on the corner of Darley Road and Ashburner Street.

2.2 Site Description

The site is flat in contour.

2.3 Existing Use

The site is currently occupied by a two storey brick residential flat building.

2.4 Existing Areas

The total area of the existing residential flat building is as follows;

Ground Floor Area	320 M/2
First Floor Area	306 M/2

2.5 Existing Access to Site

Access to the site is currently gained via Ashburner Street.

2.6 Existing Services to Site

The site currently has access to water, electricity, sewer and telephone services, all of which will remain in their current form of use.

2.7 Existing Privacy and Overshadowing

There are currently no existing privacy issues with regards to the existing dwelling and neighbouring residences.

2.8 Flood Consideration

The site is not considered to be located in a flood prone area.

2.9 Bush Fire Consideration

The site is not considered to be located in a bush fire prone area.

2.10 Miscellaneous

There are no waterways or watercourses pertaining to this property.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development is to demolish the damage to the existing façade, floor area and windows on Ashburner street, and replace them as detailed in the architectural documents.

3.2 Proposed Areas

When completed the area of the development will remain as existing. The footprint and areas of both the ground and first floor areas will not change.

3.3 Proposed Use

When completed, the proposed residential flat building will continue to be provide accommodation to the existing tenants.

4. DEVELOPMENT ANALYSIS

4.1 Compliance

Manly Local Environmental Plan - LEP 2013

As the proposal is to conduct remedial repair of the residential flat building due to subsidence, compliance to the Manly LEP 2013 will not be applicable.

Manly Development Control Plan - DCP 2013

As the proposal is to conduct remedial repair of the residential flat building due to subsidence, compliance to the Manly DCP 2013 will not be applicable.

4.2 Proposed Access to Site

The proposed access to the subject site will remain in its current position. There is a single garage located at the rear of the residential flat building which is accessed via Ashburner Street

4.3 Proposed Privacy and Overshadowing

There will be no increased shadowing to the existing residential flat building. The proposal is to repair damage caused to the building by subsidence as documented in the architectural plans. The existing height and wall setbacks will not change.

4.4 Utilities Services and Waste

Water, electricity, sewer, and telephone are currently connected to the site. There will be no impact on the current domestic sized wheeled garbage and recycling bins used on the site.

4.5 Drainage and Stormwater

All new gutters and downpipes will be connected to the existing stormwater system.

4.6 Cut and Fill

A minor amount of excavation will be required to carry out the repair work.

4.7 Erosion and Sediment Control

Erosion and sediment control measures will be used in accordance with Northern Beaches Council guidelines.

On completion of the construction all areas of the site that have been disturbed by the construction of the new alterations and additions will be turfed, graded and drained appropriately which will prevent further soil erosion and sedimentation of the site.

4.8 Energy Efficiency

Due to the estimated construction costs this development does require Basix Certification. A Basix Certificate accompanies the subject application.

4.9 Other Environmental Impact

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local or community or visual landscape.

5. **HERITAGE IMPACT STATEMENT**

It is noted that the subject property is within a 'Town Centre Conservation Area'. Manly LEP 2013 contains the following objectives with regards to development within a heritage conservation area.

Manly LEP 2013

5.10 Heritage conservation

Objectives

- (a) to conserve the environmental heritage of Manly,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

It should be noted that the proposed remedial work will not detract or alter the significance of heritage items within the heritage conservation area. The proposed work is to simply demolish, repair and replace the damaged section of the residential flat building along Ashburner Street which is the result of subsidence. The walls will be replaced with like for like, and all brickwork will be either re-used or match accordingly. Windows will be replaced to match the existing windows.

6. **CONCLUSION**

CHARACTER STATEMENT

It should be noted that the repair work will seek to return the residential flat building to its existing finish and character.

It is therefore recommended that the proposal to carry out the remedial repair work to number 48 – 50 Darley Road be granted approval.