

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions **29 White Street, Balgowlah**

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1.0 Introduction

The existing dwelling is a 1930s era Strata block of interwar functionalist style comprising of 2 units. It is located on a gently sloping site on the low side of White Street. The house is not located within a heritage conservation area.

The Development Application consists of:

- Demolition and reinstatement of rear balcony and partial demolition of rear lean-to.
- Alterations and additions to Level 1 Unit 2 at the rear of the property.
- Additions to the rear of Ground floor Unit 1 at the rear of the property



Figure 1. 29 White Street, existing house

The owners of Unit 2 are a young professional couple, the proposed alterations and additions will provide the extra space needed for their growing family.

The owner of Unit 1 is a retired single man, the proposed alterations and additions will allow for him to age in place. Additions include extra laundry space as well as providing a level undercover entrance at the rear of the property.

The proposal requires the demolition of an ageing and unsafe balcony and partial demolition of existing addition. These elements will be replaced and enlarged to provide better amenity to both unit owners.

2.0 Background

This is a revised Development application following the withdrawal of application DA2020/0095. Part of the previous DA was proposing a 2 car carport on the northern boundary at footpath level, this part of the proposal has been removed.

As part of the withdrawal notice a number items were raised as issues;

Floor space ratio

Comments were that the proposed internal GFA exceeded the allowable FSR of the site. There is no intent to exceed the allowable GFA. The plans have been clarified to show what is internal area and what is Verandah.

Flood report

It was noted that site is located within a Medium Risk Flood Planning Precinct. As such, a Flood Management Report is required. A Flood engineer has prepared a flood management report and it is included as part of this Development application.

Arboricultural Impact Assessment Report

The return comments noted that the proposed works are within 5.0m of a tree. The tree in question is a Jacaranda and is listed on the Northern beaches council exempt species list and as such can be removed. This application does not propose removing the tree as the works comprising of a balcony can sit unaffected under the tree canopy.

Basix Certificate

A BASIX certificate was submitted with the original DA for Unit 2/29 only.

Comment back from council was as this is a Strata building a BASIX Certificate for multi-dwelling house type would need to be provided.

Upon consultation with a ESD consultant the advice is to provide two separate BASIX certificates for each individual unit.

The two certificates are included in this submission.

Plan Annotations

Additional annotations have been added to the plans and elevations to clarify the size and location of openings, windows and doors.

3.0 Response to Manly Local Environmental Plan 2013

Land Use Zone and Table Objectives (Clause 2.1)

The proposal does not change its existing use as a residence and meets the objectives of R1 – General Residential.

Demolition (Clause 2.7)

The existing lean-to structure is shown to be demolished as part of this development application.

Height of Building (Clause 4.3)

Building Height: Area I: 8.5m permitted (Manly LEP 2013)

Proposed height: 6.75m to highest roof line – complies

The proposal is consistent with the objectives of establishing an appropriate building height.

Floor Space Ratio (Clause 4.4)

Manly LEP 2013 Land Zoning Map (FSR_003) Zone D = Maximum FSR 0.5:1

Site area = 449.6m²

FSR = 0.5:1 allows 224.8m² Gross Floor Area

Unit 1 Existing = 87.6m²

Unit 2 Existing = 95.5m²

Existing Common Entry Lobby = 12.9m²

Unit 1 Proposed = 3.8m²

Unit 2 Proposed = 25.0m²

Proposed Gross Floor Area = 224.8m²

Proposed FSR = 0.5:1 – complies

4.0 Response to Manly Development Control Plan 2013

3.1.1.1 Complementary Design and Visual Improvement

The Existing building is to remain unchanged when viewed from the street.

3.1.1.2 Front Fences and gates.

The already existing front fences and gate are to be made good and retained unchanged.

3.1.1.4 Garages, carports and Hardstand Areas

There is no change proposed to the existing parking.

3.1.1.5 Garbage Areas

There is no change proposed to the existing garbage storage area.

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

There is a Heritage listed house at 37 White Street. This is 90m away. The proposed works at 29 White Street do not impact on this heritage item.

3.3.1 Landscaping Design

The proposed landscaping is no different from existing aside from the removal of a concrete path.

Refer Landscape plan for further information.

3.4.1.1 Overshadowing Adjoining open spaces

The proposed addition to 29 White street replaces an already existing structure of similar bulk and scale. The setback and length of structure have been maintained along the boundary with 27 White street. Shadow studies show that there is no further impact.

3.4.2.2 Balconies and Terraces

The existing balcony that is to be replaced will have a privacy screen added to limit overlooking of 27 White street.

4.1.2 Height of Building

The proposed addition is to be built to the same height as the existing which is 6.5m. This is lower than the MLEP height of 8.5m

4.1.2.1 Wall Height

The proposed wall height is 6.5m which complies with this clause as the site is flat.

4.1.3 Floor Space ratio

Manly LEP calls up Maximum FSR 0.50:1. Max allowable FSR 224.8m². Proposed total = 224.8m². The proposed development complies.

A breakdown of the FSR is noted on the DA title sheet.

4.1.4.1 Street Front setbacks

The proposal includes demolition and rebuild of addition to the rear of the property. No part of the existing frontage of the building will be changed.

4.1.4.2 Side setbacks and secondary street frontages.

The proposal includes partial demolition and rebuild of an addition to the rear of the property.

The side setback of the proposal to 27 White Street does not comply with the 1/3 guideline however the existing wall adjacent to the boundary will not be demolished.

The proposed unenclosed rear deck will be built to replace an already existing deck. There will be no adverse impact on 27 White street as it is proposed that a privacy screen be added.

4.1.4.3 Variations to side setback in residential Density areas D3 to D9

The proposal includes retaining an already existing wall along parallel to the 27 White street Boundary. This wall is 1m setback from the boundary. As the wall is already existing and is proposed to be kept it does not trigger this clause.

4.1.5.1 Minimum residential total open space requirements

Site is zoned OS3. Site area is 449.6m²

Total open space (55% of Site = 247.2m²) – 250.4m² Provided

Landscaped area (min 35% of Total open space = 87.64m²) – 94m² Provided

Refer DA Title Sheet for further information

4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstands

There is no change proposed to the existing parking.