

S I M O N R O S E W E L L

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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

ALTERATIONS AND ADDITIONS TO 1 & 2 / 28 REDDALL STREET MANLY

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## 1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the owners of Apartments 1 & 2 / 28 Reddall Street Manly to accompany a Development Application (DA) to Northern Beaches Council (NBC).

The proposed development is located at **28 Reddall Street Manly; Lot 85 DP70416**. The site has a site area of **696.7m<sup>2</sup>** (as calculated by the surveyor) and is zoned **R1 General Residential** under Manly Local Environmental Plan (MLEP 2013).

The Development Application seeks consent for an extension to the front balconies and minor modification to existing openings.

This SEE has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to:

- describe the existing improvements on the site and their flood affected condition;
- detail the proposed development;
- review the applicable planning regime relating to the proposal;
- assess the degree of compliance; and
- examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

The SEE concludes that the proposed development is considered to be of a minor nature, of appropriate scale, appropriately designed for the existing building, streetscape & precinct, and without adversely impacting on the amenity of adjoining land by way of loss of views, overshadowing or overlooking. Accordingly, it is considered that the proposal will deliver a suitable and appropriate development within Northern Beaches LGA and is worthy of approval.

## 2.0 SITE AND CONTEXT

28 Reddall Street is a 3 storey residential apartment block circa 1920 on the upper side of Reddall Street, between College Street and Addison Road; with 2 levels of apartments and a lower garage level to the street as well as a storage space either side behind the garage.

The lot is the same size as the adjacent lots to the east, which are on the same Deposited Plan and is commensurate in size to the adjacent single dwelling at 30 Reddall Street and other dwellings and apartments in the street with the exception of the adjacent 9 storey building to the west, 138-140 Addison Road. The façades typically comprise traditional federation brick with expressed lintels, painted timber windows with a pastiche of styles. 28 Reddall Street has traditional federation masonry over a sandstone base, cantilevered weatherboard balconies to the street, a 'red' tiled roof, contains two garages from the street to a partial Lower Ground Level and a central portico over the ground floor entries that are at the top of a full flight of stairs from the street. The Reddall Street façade is symmetrical in appearance. There are 3 apartments in the block; Units 1 and 2 on the ground floor with Unit 3 occupying the entire upper level.

This block, as are the other blocks within the Deposited Plan, is almost rectangular with a 15.24m street frontage and rear boundary and 45.72m side boundaries. The site area is 696.7m<sup>2</sup> and the site rises roughly 4.6m to the rear. The ground floor is just above the natural ground level at the rear and close to a full level above ground level to the street, enabling 2 garages, each with individual cross overs to the street; the partial lower ground floor being located to the front of the building. The side setbacks are 1.09m to the west, where a large apartment tower is set well away and behind the rear building line on this property and 2.29m to the east. There is adequate space and solar access around this building; the proposed balcony additions to the Ground Floor will yield negligible impact to shadowing, or privacy, noting the balconies exist and have separation and landscape screening from neighbouring properties.



Aerial view of 28 Reddall Street



Aerial view of 28 Reddall Street

### 3.0 NATURE OF PROPOSED WORKS AND PERCEIVED IMPACTS

The Development Application seeks consent for an extension to the front balconies and minor modification to existing openings. The additional balcony area comprises 6.9m<sup>2</sup>. The balcony form will remain as painted weatherboard, historically appropriate for this period of building, but with a lower balustrade to allow seated views over to the ocean with a glazed upper section. Structure will be minimal, with an inset post to each balcony and support from the entry stair. The associated doors are proposed as external sliding door to maximise amenity and increase safety. A light weight awning is proposed to provide protection over the doors and a portion of the balcony.

There are associated minor works comprising;

- the up-grade of the entry stair
- Increase of garage door width to Unit 2 for improved functionality. The material and nature of the façade will remain unchanged
- Conversion of a window to the western side of Unit 1 to a door within the same opening

Appropriate setbacks are retained from the street and side boundaries.

There are no environmental impacts associated with the proposed works.

### 4.0 STATUTORY CONTROLS

The provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended) determine the matters for consideration in assessing a development application as stated below:

- (a) the provisions of:
  - (i) any environmental planning instrument, and
  - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved, and
  - (iii) any development control plan, and
  - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

The relevant instruments for consideration in assessment of the application are listed in the introduction. The relevant matters identified above are addressed below:

#### 4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The proposal seeks development approval from Northern Beaches Council with authority granted under this act.

#### 4.2 SEPP 55

There are no issues arising from the site as the land has always been residential with no history of industry in the vicinity

### 4.3 SEPP 65

SEPP 65 is not applicable. The building does not constitute a 'residential flat building' with less than 4 apartments and the works and the works

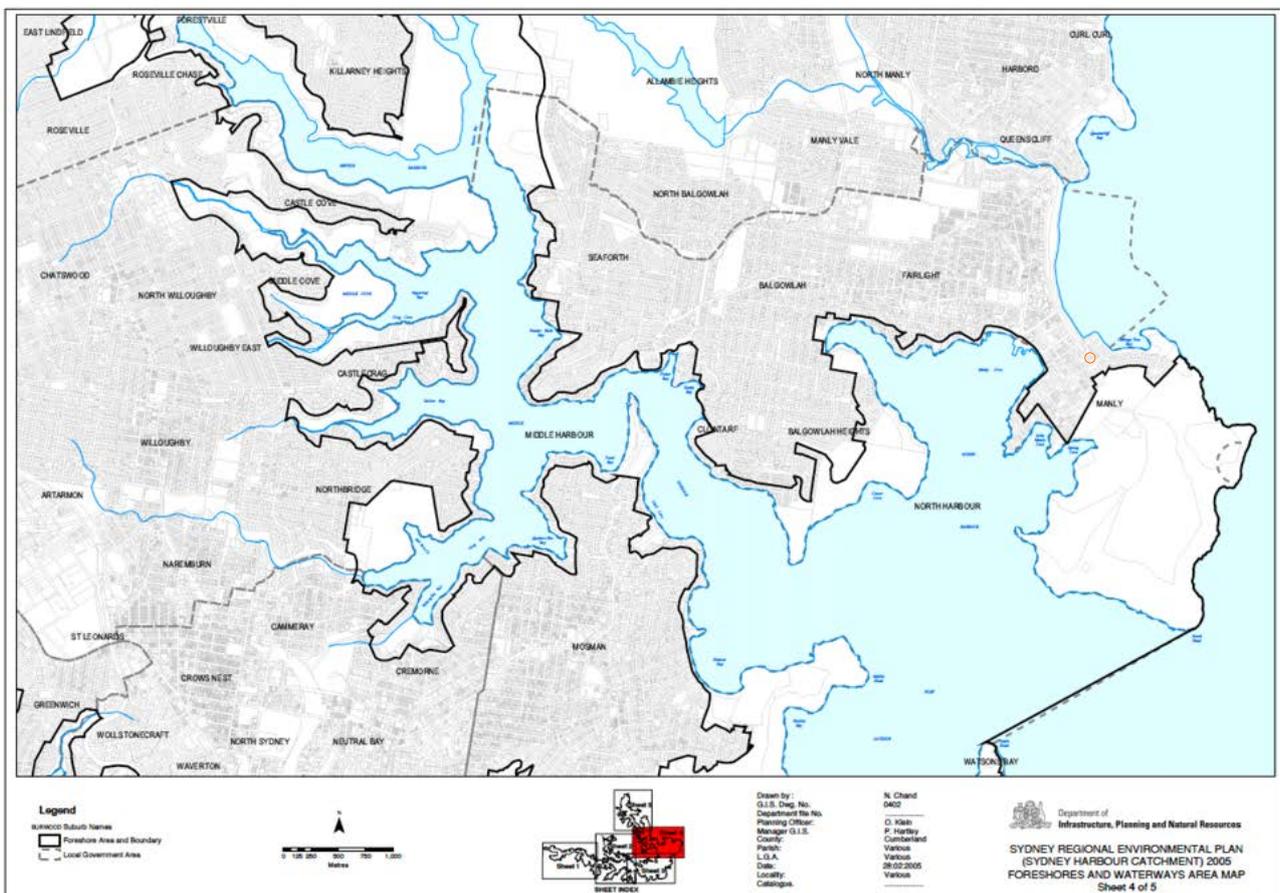
- a) do not constitute a new flat building
- b) the works do not involve a complete building upgrade
- c) the works do not involve the conversion of a non residential building into a residential building

### 4.4 SEPP (Basix)

Not applicable for this application

### 4.5 SREP (SYDNEY HARBOUR CATCHMENT)

There are no issues arising from the site as the land is not within the catchment area.



Site depicted with orange circle outside of harbour catchment area

### 4.6 MANLY LOCAL ENVIRONMENT PLAN 2013

2.1 Land use zones: the site is zoned 'R1 General Residential'

2.3 Zone objectives:

- 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 stated objectives provide for and facilitate a zone with varied residential densities and the proposal seeks improvements to the existing built form that enhances the amenity and day to day needs of the resident. This proposal meets this stated objective, and are of a minor nature that essentially preserves the existing built form and fabric.

#### **4.1 Minimum lot size:**

Not applicable – no variation

#### **4.3 Building height:**

Not applicable – no variation

#### **4.4 Floor space ratio:**

Not applicable – no variation

#### **4.6 Exceptions to development standards**

Not applicable – no variation

#### **5.10 Heritage and conservation**

The house at 32 Reddall Street, Logan Brae, is listed as an item of Local Significance as are the street trees in Addison Street from Bruce Ave to Reddall Street. Neither of these items are read in conjunction with this property and the works will have no relevance, reference or impact to these items.

#### **5.11 Bushfire hazard reduction**

The building is not in a bushfire prone area or in an area where acid sulphate soils or landslip is of concern.

#### **6.1 Acid sulfate soil**

The site is class 5 but as the works are contained to the minor works described and this clause is not applicable.

#### **6.2 Earthworks**

The isolated pad footings associated with the 2 steel posts are considered inconsequential to this clause and have no impact to ground water; they are within existing paved driveway areas.

#### **6.4 Stormwater management**

Not applicable – no variation

## 6.5 Terrestrial biodiversity

The site is within the mapped area frequented by long nose bandicoots, but the minor work is limited to the existing building fabric and suspended balcony; there is no impact.

## 6.6 Riparian land and watercourses

Not applicable.

## 6.7 Wetlands

Not applicable.

## 6.8 Landslide risk

Not applicable.

## 6.9 Foreshore scenic protection area

- (1) *The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.*
- (2) *This clause applies to land that is shown as "Foreshore Scenic Protection Area" on the Foreshore Scenic Protection Area Map.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:*
  - (a) *impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
  - (b) *measures to protect and improve scenic qualities of the coastline,*
  - (c) *suitability of development given its type, location and design and its relationship with and impact on the foreshore,*
  - (d) *measures to reduce the potential for conflict between land-based and water-based coastal activities.*

Not applicable - the proposal is inconsequential to this clause, it is appropriate and there is no detrimental impact perceived or view corridors impeded.

## 6.11 Active street frontages:

The site is not designated as having an active street frontage. The works retain passive surveillance of the street but are recessed beyond sight lines when standing in front of the building.

## 6.12 Essential services

Not applicable; all required services are existing

## 6.13 Design excellence

The works are minor with limited design calibre; nonetheless 'design excellence' is prevalent. The existing balconies will provide greater utility and amenity whilst maintaining an appropriate synthesis with the fabric of the structure. The form will afford improved views, improved weather protection, safety, access and there is no associated impact. The proposed works are designed as a secondary layer to retain the primacy of the existing form and character of the building, employing

light and minimal structure and retaining cantilevered edges, reinforcing appropriate lightness and nature as a secondary layer of fabric. This is the traditional approach for this period of building.

#### **4.7 MANLY DEVELOPMENT CONTROL PLAN 2013**

##### **3.1 Streetscape and Townscape**

The objectives are all satisfied with this proposal which is minor and modifies existing structure; the balcony modification and light weight awning remain visible from the street at front of the building but remain setback from the street and side boundaries and retain the appropriate painted timber weatherboard lining that is appropriate for the period building. Passive surveillance is retained and amenity enhanced with no impacts.

The garage and car space for Unit 1 are retained and the minor increase to the garage door width retains the same facade

##### **3.2 Heritage Consideration**

Refer to the LEP; there is no relevance associated with the minor works retaining the existing height and building footprint.

##### **3.3 Landscaping**

This remains unaffected.

##### **3.4 Amenity**

The amenity will be enhanced with the proposed works, enabling the ability for seating on the ocean facing balconies, weather protection, improved functionality with access to the entry and improved safer access to respective living areas, with enhanced utility with light weight protective awnings. The increased width to the garage door of Unit 1 will also improve ease of use and resultant amenity, as will the entry stair up-grade.

##### **3.5 Sustainability**

Timber be sourced from sustainable sources with existing material recycled where possible.

##### **3.6 Access**

n/a

##### **3.7 Stormwater**

This remains unaffected with this application; there is no additional footprint or impervious area.

##### **3.8 Waste Management**

A waste management plan accompanies this submission and appropriate bin storage exists on site. The works do not vary any aspect of this requirement.

### 3.9 Mechanical Plant Equipment

n/a

### 3.10 Safety and security

The proposed works maintain passive surveillance in line with the objectives of this section; the works do not involve any other relevant components.

### 4.1 Residential development controls

As noted above, the zone is D3, though the building pre-dates the controls. The building originally contained 4 units but only contains 3 now; this remains unchanged and is appropriate.

4.1.1	Residential Density:	this remains unchanged; density is appropriate.
4.1.2	Height of Buildings:	this remains unchanged; all works remain under the current height.
4.1.2.1	Wall Height:	this remains unchanged; all works remain under the control at 8.1m
4.1.2.2	Number of storeys:	this remains unchanged; the building remains 3 stories
4.1.2.3	Roof Height:	this remains unchanged; the height remains 11.35m
4.1.3	FSR:	this remains unchanged; FSR is appropriate and consistent in the precinct
4.1.4.1	Front Setback:	this remains unchanged; the setback to the building remains as 5.8m; the balcony to Unit 1 & 2 in this application propose a setback to the street of 2.65m, which involves a minor increase of 1.43m. This is consistent with the street with buildings, garages and other structure on the boundary. The proposed setback modification essentially retains a very similar façade to the existing and the improvements have no impact, but afford significantly greater amenity. The minor modifications are permissible being unenclosed balconies.
4.1.4.2	Side Setback:	this remains unchanged; the balcony matches the existing side building lines – 1193mm to the north and 2432 to the south
4.1.4.4	Rear Setback:	this remains unchanged; compliant at 21.3m
4.1.5	Open Space & Landscape:	this remains unchanged; it remains compliant with more than 55% open space (OS3) with > being landscaped area. The landscape is not affected with this proposal – there are > 3 endemic species
4.1.5.3	Private Open Space:	the proposal adds 6m <sup>2</sup> or private open space; each unit satisfies the control
4.1.6	Parking	this remains unchanged
4.1.7	First Floor & Roof Additions:	this remains unchanged; no works are proposed in this application
4.1.8	Sloping Sites	this remains unchanged
4.1.9	Swimming pools & spas	n/a
4.1.10	Fencing	this remains unchanged
4.4.1	Demolition	as noted above, balcony modifications will reuse suitable material
4.4.2	Alterations & additions	the works constitute minor alterations & additions; the approach is consistent with the preservation and adaption approach
4.4.3	Signage	n/a
4.4.4	Awnings	n/a (relates to street awnings
4.4.4	Earthworks	n/a; the pad footings are very minor and <1m. The existing conditions remain

## 5.0 CONCLUSION

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The minor proposed works are well considered; they fundamentally improve the amenity of the associated apartments and contain negligible impact to any neighbouring property, whilst they retain the character of the building and streetscape, they are in accordance with Council's planning policies and development strategies that attempt to provide for families and high quality built outcomes - the works are essentially an improvement of the existing built form and deemed appropriate for development consent.