



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Apartment unit renovation-
Addition of awning and balustrade
Installation of raised timber deck

2/87 Birkley Road, Manly

November 2019

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PROJECT DETAILS

Client: Mr Sam Coady
Subject land: 2/ 87 Birkley Road, Manly, 2095
Lot Description: Lot 2/ SP7486
Proposed development: Apartment unit renovation

The report is prepared by Crystal Pan
Bachelor of Architecture (UTS)


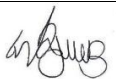

The report is reviewed by Emma Rogerson
Bachelor of Architecture and Environments (USYD)
Town Planner

Project Code: J000396

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Crystal Pan	18/11/19	
Checked by	Emma Rogerson	18/11/19	
Approved for issue by	Emma Rogerson	18/11/19	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Sam Coady to accompany a Development Application (DA) to Northern Beaches Council (Council) for an apartment unit renovation at 2/87 Birkley Road, Manly.

More specifically, the proposed development comprises a new awning above sliding door entry, a frameless glass balustrade to the top of parapet, and installation of a raised timber deck with integrated bench seats.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Sarah Knapman	10/07/2019

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 2/87 Birkley Road, Manly and is legally described Lot 2 in Strata Plan 7486. The site is located on the south-eastern side of Birkley Road, between Francis Street and Smith Street.

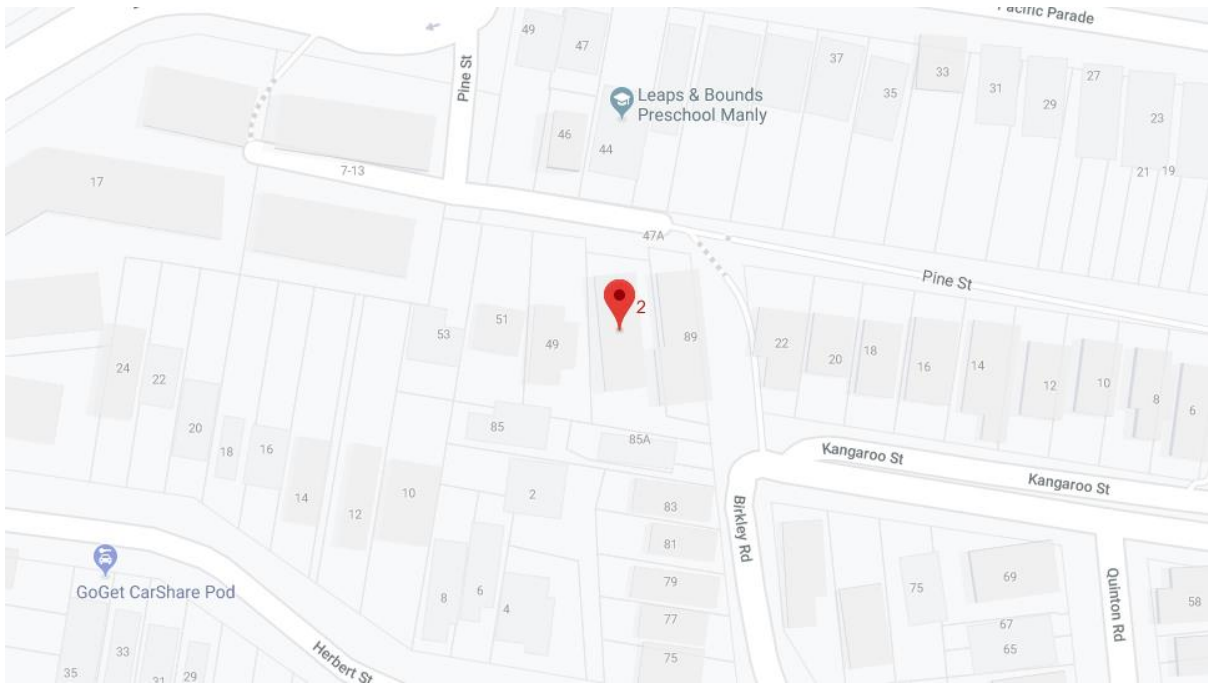


Figure 1 – Site locality map (Google Maps)

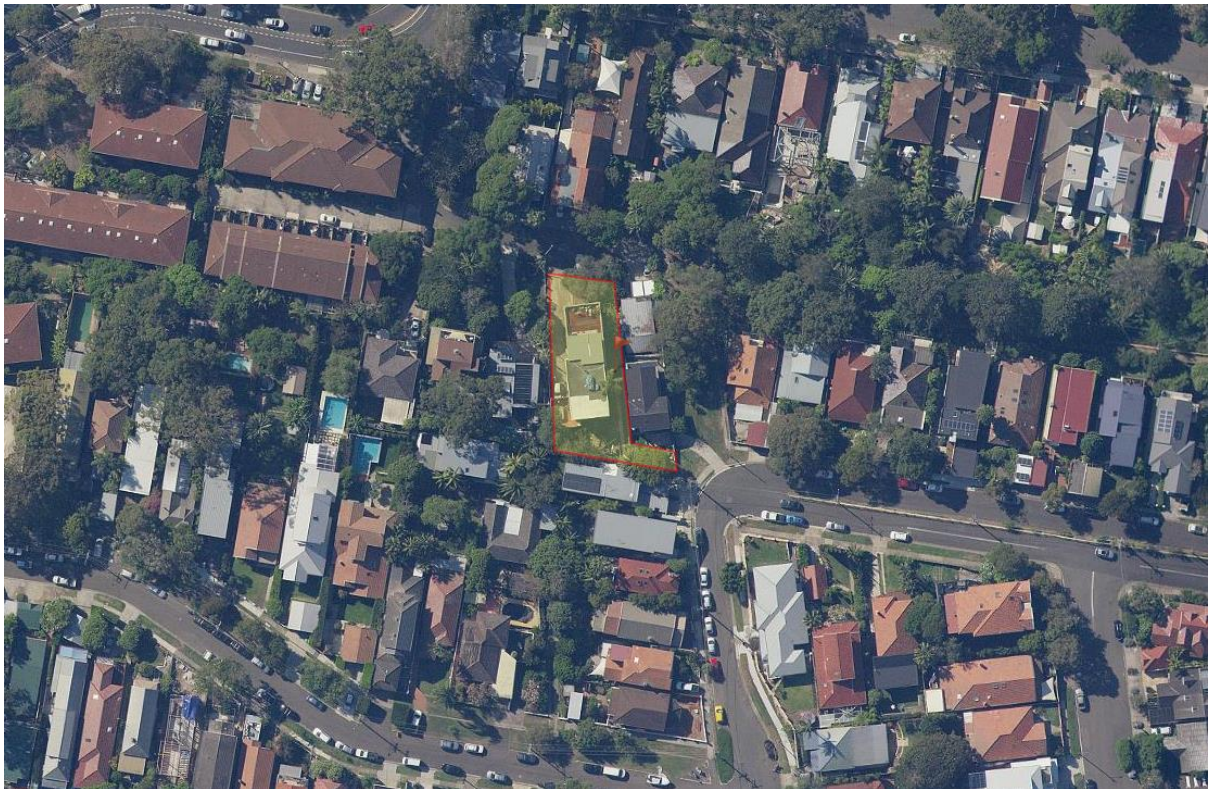


Figure 2 – Aerial map (SIX Maps)

The site is irregular with a total area of approximately 710m² square metres by survey, with a 28.695-metre street frontage to Birkley Road. The western side boundary measures 40.165 metres, and the eastern side boundary measures 36.46 metres. The rear boundary measures 15.47 metres.

The site currently contains a three- storey brick building with a tile and metal roof at the front of the site. The building contains six residential premises. The rear of the site is paved, with rendered brick wall of approximately 2m dividing the rear courtyard and neighbouring properties. Vehicular access is available from Pine Street.

The land is R1 General Residential under the provisions of Manly Council Local Environmental Plan 2013 (MLEP 2013). The site is not located within a Heritage Conservation Area and does not contain a heritage item.



Figure 3 – Subject site as viewed from Birkley Road (Corona Projects, November 2019)

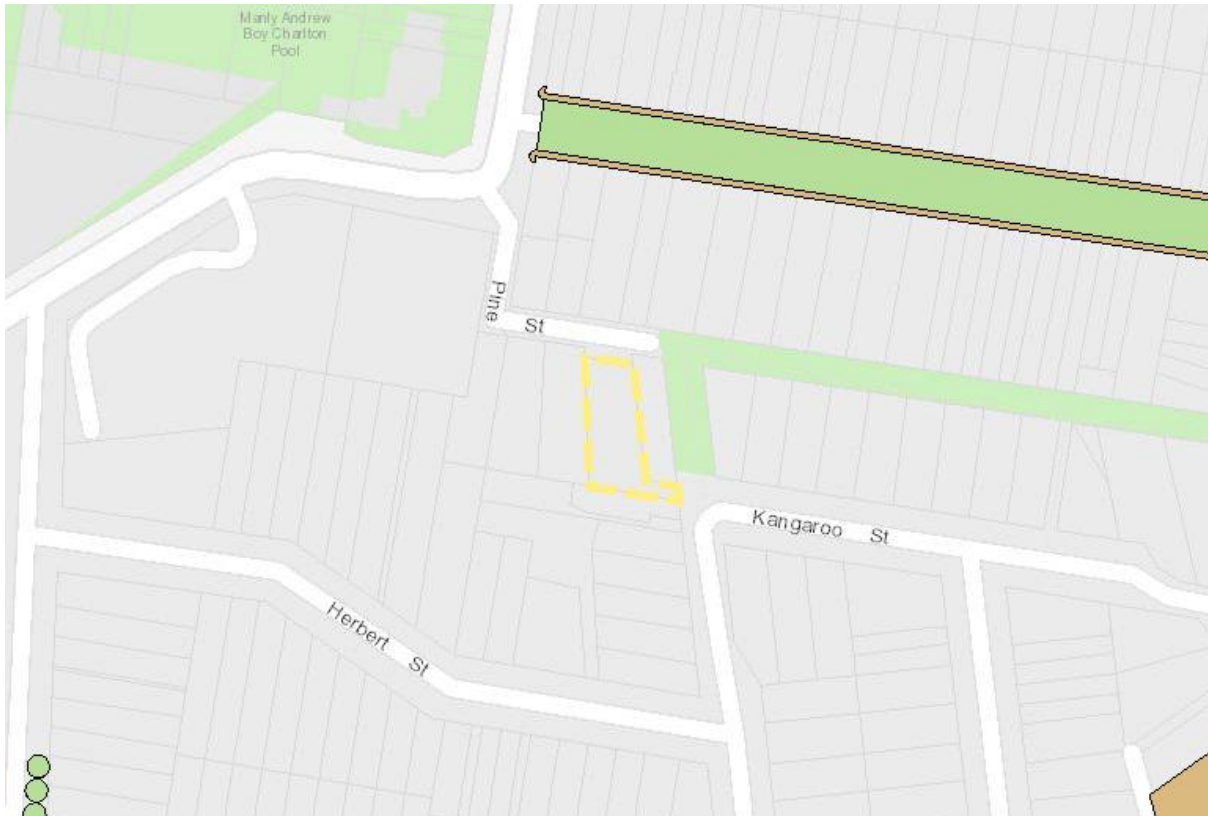


Figure 4 – Heritage Map (NSW Planning Portal)

2.2 The Locality

The site is located within the local residential centre of Manly. The locality comprises mainly of residential developments, which heights typically of one to three storeys.

The site adjoins a two-storey residential building to the east at 89 Birkley Road. The site adjoins a two-storey residential building to the west at 49 Pine Street. This site is not a heritage item. The site is attached to a residential unit connecting the ground floor. The rear of the site is adjoined to Pine Street.

2.4 Development History

A search on Council's DA Tracker returned no results for development applications associated with the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes an apartment unit renovation to an existing dwelling at 2/87 Birkley Road, Manly. More specifically, the proposed development comprises the addition of an awning above a sliding door entry, frameless glass balustrade to the top of parapet, and installation of

a raised timber deck with integrated bench seats. The awning is commensurate in height, materiality and scale with existing development within the neighbourhood.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Sarah Kanpman.

3.2 Development Configuration/Plan of Management

The proposed development comprises the following:

Level	Use
Ground Floor- Terrace	Timber Deck
	Awning
	Glass Balustrade

Ground Floor

The ground floor contains a residential premise fronting Birkley Road. The premises currently contain two bedrooms, study room, bathroom, laundry room, kitchen, lounge area, and a paved terrace. The existing paved terrace is to be raised and replaced with timber deck. The proposed development will also consist of a new awning above the sliding doors to the deck. An addition of frameless glass balustrade to the top of parapet is also proposed for safety measures when accessing the deck.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site Area	710m ²
Timber deck	38m ² Raised by 500mm
Awning	4500mm by 100mm

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013

The primary statutory document that relates to the subject site and the proposed development is Manly Local Environmental Plan 2013. The primary non-statutory plan relating to the subject site and the proposed development is Manly Development Control Plan 2013.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.3 Manly Local Environmental Plan 2013

The development complies with the provisions of Manly Local Environmental Plan 2013 (MLEP 2013).

Zoning and permissibility

The site is located in Zone R1 General Residential.



Figure 5 – Land Zoning Map (NSW Planning Portal)

The development is identified to be a *residential unit renovation*, which is permitted with consent in the R1 zone.

The objectives of the zone are:

- *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 proposed development will provide a new timber deck with integrated bench seats to meet the day to day needs of the residents.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 8.5metres. The proposed development will not alter the height of the existing building.


Clause 4.4 Floor space ratio

The Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.6:1. The proposed development will not alter the existing building footprint.

4.1.4 Manly Development Control Plan 2013

The development achieves a high level of compliance with the provisions of Manly Development Control Plan 2013.

Control	Comment	Compliance
3.4 Amenity (Views, Overshadowing, Overlooking/ Privacy. Noise)		
3.4.2 Privacy and Security		
3.4.2.2 Balconies and Terraces- Overlooking/ Privacy		
a)	Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.	<p>The installation of raised timber deck will not affect the visual privacy of neighbouring properties, with the large amount of existing vegetation acting as a screening device.</p> <p>The photos below are the view to the neighbouring properties when the timber deck is installed.</p>

Control	Comment	Compliance
		

3.4.2.3 Acoustical Privacy (Noise Nuisance)

b)	Proposed development and activities likely to generate noise including certain outdoor living areas like communal areas in Boarding Houses, outdoor open space, driveways, plant equipment including pool pumps and the like should be located in a manner which considers the acoustical privacy of neighbours including neighbouring bedrooms and living areas.	The proposed development are minor alterations to the existing approved private open space. There are no changes to the foot print of the existing development.	Yes
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4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development has nil impact on the amenity neighbouring properties. Despite the close proximity of structures, the proposed development will not affect the visual privacy of neighbouring properties, due to existing vegetation separating the two residential developments.

The location of awning will not result in unwarranted overshadowing for neighbouring properties, due to its location and scale. No significant views are being obscured and no undesirable bulk is being produced. Therefore, no unwanted view is being created and existing privacy between neighbouring properties is retained.

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality.

Social and Economic Impacts

The proposed development increases the amenity of the property by creating a safe private open space for relaxational activities, and increasing the shading to the existing private open space. The development will thus also upgrade the presentation of the site and improve its aesthetic quality.

As the development is not visible from the streetscape, the presentation of the site will not be impacted. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R1 General Residential Zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.4 The Public Interest

The proposal is not considered to be against the public interest due to its positive visual outcome on the site.

The proposal is considered to be in the public interest as it allows efficient use of space. There are nominal negative environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a timber deck that makes efficient use of space in the private open space, as the development is in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 2/87 Birkley Road, Manly. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 2/87 Birkley Road, Manly as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.