

# statement of environmental effects

Submission to  
NORTHERN BEACHES COUNCIL  
MINOR ALTERATION TO EXISTING RESIDENTIAL BLOCK  
2/69 SYDNEY ROAD (2/8 TOWER STREET) MANLY

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## **1.0 INTRODUCTION**

This document has been prepared in order to provide information and an assessment in respect of a development application (the 'DA') seeking consent for the carrying out minor alterations to an existing multi-dwelling block on the property.

Consideration has been given to the environmental merits of the proposed development having regard to the following principal legislation, relevant applicable statutory planning instruments and subordinate documents:

- Environmental Planning and Assessment Act 1979 ('EPAA');
- Environmental Planning and Assessment Regulation 2000 ('EPAR');
- Manly Local Environmental Plan 2013 ('MLEP');
- Manly Development Control Plan 2011 ('MDCP').

## **2.0 SITE LOCATION AND DESCRIPTION**

### **2.1 Location**

The site, which is known as 69 Sydney Road (also 8 Tower Street) is on elevated flat block above Sydney Road, with upper residences enjoying water views.

The surrounding area consists primarily of medium density residential development on what, for the most part, are flat or slightly sloping allotments.

A locality map is provided at Annexure 1.

An aerial photograph is provided at Annexure 2.

A cadastral plan is provided at Annexure 3.

### **2.2 The Site**

The site is legally described as Lot 1A in Deposited Plan 343894 and is approximately 499.5 sqm in area.

Currently, the site is occupied by three level multi dwelling (12 units) residential block. The block is a battle-axe set back behind two blocks fronting Tower Street.

Photographs of the existing site can be found at Annexure 4.

## **3.0 DEVELOPMENT PROPOSAL**

The proposal involves the replacement of an existing ground floor window on the South-Western bedroom to Apartment 2, with a pair of narrow French doors.

Architectural plans and elevations of the proposed alteration accompany this statement.

## **4.0 STATUTORY PLANNING FRAMEWORK**

### **4.1 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

The proposal cannot be considered under SEPP (Exempt and Complying Development Codes) 2008 due to the land area having Heritage Significance and it is in a Foreshore Scenic Protection area.

### **4.2 Manly Local Environmental Plan 2013**

#### **4.2.1 General**

#### **4.2.2 Zoning and Permissibility**

The site is zoned R1 General Residential under MLEP. 'Residential Flat Building, is the relevantly applicable purpose and the proposed alteration to the block is permissible with development consent in the R1 zone. The work proposed is ancillary to the residential flat purpose.

A zoning map extract from the Northern Beaches Council Website depicting the site is attached and marked Annexure 5.

#### 4.2.3 Zone Objectives

The R1 zone objectives under MLEP 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.

In our opinion, the proposal is consistent with such of the zone objectives, as are relevant.

#### 4.2.4 Height of Buildings

Clause 4.3 of the MLEP ('Height of buildings') is a principal development standard of the MLEP.

The objectives of the clause are as follows (refer clause 4.3(1)):

- to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- to minimise any adverse impact of development on the scenic quality of Manly's coastal environments, to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

The proposal to the subject property does not alter the height of the building.

The development complies with the control.

There is no change to the existing built footprint. Refer to Architectural drawings which accompany this applicant for further detail.

#### 4.2.5 Heritage Conservation

The objectives of this clause are as follows:

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

The subject property is situated within the 'Heritage Conservation Area' but is not identified as a 'General Heritage' item.

The proposed alteration is of minor nature and will not adversely affect the architectural character of the building.

The Heritage Conservation Map extract is provided at Annexure 7.

#### 4.2.6 Aboriginal Heritage

The site has not been identified as a potential Aboriginal Place or as containing an Aboriginal Object.

The proposed alteration will not have a significant impact on the conservation of any known Aboriginal places or objects.

### 4.3 Manly Development Control Plan 2013 ('MDCP').

#### 4.3.1 Objectives

Manly Development Control Plan 2011 (WDCP) applies to development on the site.

The key aims of MDCP include aims relating to characteristics of the site and the qualities of the surrounding neighbourhood, and environmentally, economically and socially sustainable developments.

The controls contained in MDCP, to the extent to which they are relevantly applicable to the proposed alteration, will now be considered and discussed.

- Ensure development positively responds to the qualities of the site and its context
- Ensure development positively responds to the heritage and character of the surrounding area.

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#### 4.3.2 Wall Heights

The proposal does not involve any changes to existing wall heights. The proposed addition creates a sympathetic addition to the existing building. Therefore, the proposed development is compliant with the MDCP.

#### 4.3.3 Site Coverage

The proposal does alter the site coverage

#### 4.3.4 Site Boundaries and Setbacks.

The proposal does not encroach on any boundary

#### 4.3.5 Waste Management

Waste generated as a result of demolition and construction works will be minimal and will be either recycled on site or disposed of at an appropriate registered waste facility to ensure public safety and protection of the public domain, pursuant to Section 3.8 of the MDCP.

#### 4.3.6 Views

The proposal creates no view impact.

#### 4.3.7 Amenity

The proposed development does not result in any increase to the building footprint, and consequently does not change the existing side, front or rear setbacks. The proposed doors would be situated in the South Western corner of the site surrounded by low shrubs. No neighbour would be affected by the addition. Complies with 3.4 of the MDCP

#### 4.3.8 Colours and Materials

The proposed doors would match in character and colour to the existing white timber windows.

### **5.0 KEY ISSUES**

#### 5.1 Compliant Use

The proposed development is permissible in the zone under MLEP and compliant with the relevantly applicable regime of planning controls.

#### 5.2 Bulk and Scale

The proposed development does not alter the bulk or scale of the building.

#### 5.3 Foreshore Scenic Protection area

The proposed development is in the South Western corner of the building on the ground floor and has negligible impact on the surrounding foreshore area.

### **6.0 CONCLUSION**

This statement addresses the statutory planning regime relevantly applicable to the development application and demonstrates that development consent for the proposed minor addition to the existing residential block situated on the site is permissible, appropriate and reasonable in all of the circumstances.

The proposal involves the addition of doors that will match exactly in character to existing architecture.

In our opinion, there are no matters which would prevent Council from granting consent to the proposal in this instance, subject to the imposition of appropriate conditions of development consent. The development proposal complies with all relevantly applicable guidelines in the MLEP and the MDCP.

In our opinion, the proposal merits support from the consent authority and a grant of conditional development consent.



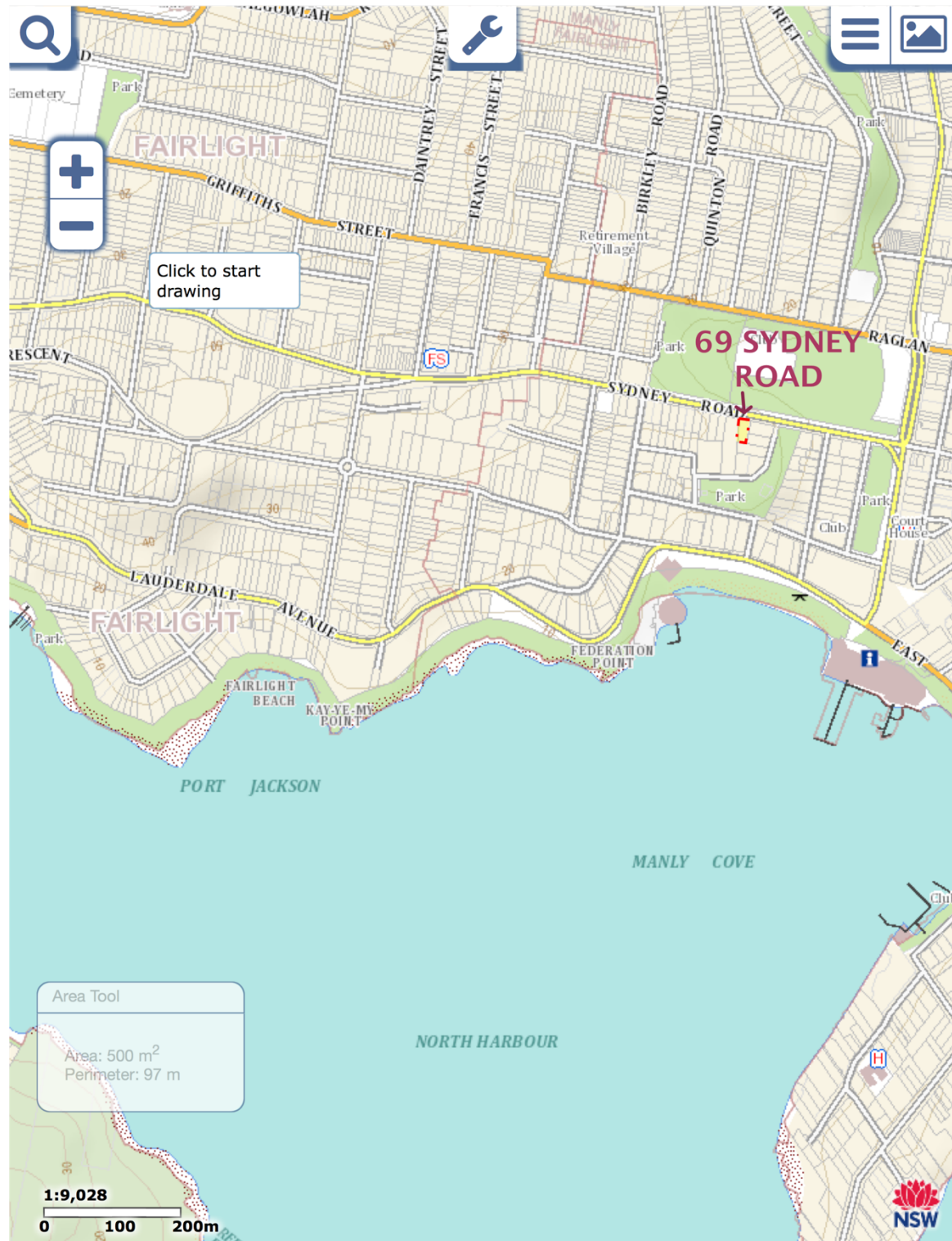
2/69 Sydney Road, Manly

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## ANNEXURE 1 – LOCALITY MAP

SIX Maps

18/1/19, 3:28 pm



2/69 Sydney Road, Manly

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## ANNEXURE 2 – CADASTRAL MAP

SIX Maps

18/1/19, 3:07 pm



2/69 Sydney Road, Manly

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## ANNEXURE 3 – AERIAL PHOTOGRAPH



## ANNEXURE 4 – ZONING MAP



### MANLY LAND ZONING MAP

- |                                    |                               |
|------------------------------------|-------------------------------|
| Neighbourhood Centre               | Private Recreation            |
| Local Centre                       | Primary Production Small Lots |
| Enterprise Corridor                | Special Activities            |
| National Parks and Nature Reserves | Infrastructure                |
| Environmental Conservation         | Tourist                       |
| Environmental Management           | Natural Waterways             |
| Environmental Living               |                               |
| General Residential                |                               |
| Low Density Residential            |                               |
| Medium Density Residential         |                               |
| Public Recreation                  |                               |



2/69 Sydney Road, Manly

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# ANNEXURE 5 – HERITAGE MAP



**MANLY HERITAGE MAP**

- Item - Landscape
- Item - Archaeological
- Item - General

2/69 Sydney Road, Manly

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ANNEXURE 6 – PROPERTY PHOTOS – Front Entry ( East Facing)





2/69 Sydney Road, Manly

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ANNEXURE 6 – PROPERTY PHOTOS – Set back building via Tower Street driveway





2/69 Sydney Road, Manly

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ANNEXURE 6 – PROPERTY PHOTOS – South Facing Side





2/69 Sydney Road, Manly

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ANNEXURE 6 – PROPERTY PHOTOS – South Facing Side with proposed doors

