

# STATEMENT OF ENVIRONMENTAL EFFECTS



**FOR** Proposed Alterations and Installation of New Lift

**TO** Existing Townhouse Residence  
at 'College Green'  
2/6 College Street, Manly NSW 2095.  
Lot 2 SP67855

**FOR** Mr. Dennis Michael Staunton

Statement Prepared by  
Matthew Grant B.Arch(Hons)UNSW  
6 Karoom Avenue, St Ives.  
0408 653 121  
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## **Introduction**

This Statement is submitted to Northern Beaches Council in support of a Development Application for alterations to provide new lift access within an existing residence.

This application conforms with all statutory planning requirements.

The proposed development has no adverse environmental effects, and no person would be prejudiced by its approval.

## **Site Location and Description**

The works involve alterations to provide new lift access to all three levels of an existing attached residence known as 2/6 College Street, Manly NSW 2095, Lot 2 of SP67855.

The site is located on the grounds of St Patricks Estate in College St, Manly and known as 'College Green' a group of 8 townhouses.

A listed significant item of heritage also exists within the grounds.

The site backs onto houses on Fairy Bower Road.

The townhouses were constructed between 2000 and 2002; two levels of living over a basement garage and utility space. The construction type is rendered and painted cavity block walls, concrete core filled, concrete floor slabs, tiled roof and timber windows/doors.

The first-floor internal wall construction is timber framed.

## **Documents included in the DA Submission are as follows:**

Completed DA Checklist

Completed Owners' Consent Form signed by both the Trustees of the Roman Catholic Church for the Archdiocese of Sydney and unit the owner Dennis Michael Staunton for DA lodgment  
Owners Corporation SP67855 Consent Letter dated 29/01/2025

Completed Estimated Development Cost Report dated 04/02/2025

Completed Waste Management Plan

Architectural Drawings nos. 2501.01/A, 2501.02/A, 2501.03/A, 2501.04/A, 2501.05/A and 2501.06/A

Statement of Environmental Effects dated xx /02/2025

Basix Certificate no. A1781093 dated 27/01/2025

A4 Advertising Drawing

**Documents not included considered not applicable are as follows:**

Detailed Survey as the work is internal alterations only

Site Analysis Plan as the works are internal alterations only

Landscape Plan as there are no landscaping works affected

Shadow Diagrams as there are no additional overshadowing.

Endangered Species Report as the works are internal alterations only

**Section 79C (1) Considerations**

Council as the 'Consent Authority' is required to take into consideration those matters listed under Section 79C (1) of the EP&A Act, which are of relevance to the subject Development Application.

Briefly, the principal headings are:

- A. the provisions of any environmental planning Instrument (EPI)
- B. the provisions of any draft EPI
- C. any Development Control Plan (DCP)
- D. the matters prescribed in the regulations: and
- E. the likely impact of the Development

The proposed development consists of installation of an internal residential lift connecting the Basement, Ground and First Floors on the South-Eastern corner of the townhouse.

The external S-E elevation will have minimal visual change, with opaque film applied to the ground floor and first floor S-E facing. The N-E elevation will also have minimal visual change with a slight shifting of the front entry door to the north and the window above to the first will have opaque film applied.

No trees or shrubs will be affected; the works create no additional shadowing effects; the existing levels of each floor and the overall height of the dwelling remain unchanged, and no additional drainage will be required.

Minor internal excavation within the utility area adjacent to the double garage is necessary for the lift base and providing access to and from the lift from the basement level. A minor internal floor of 2.85sqm on the first floor to link up with the hallway will be constructed to provide access to the new lift.

**Site Calculations / Floor Space**

The existing internal Floor Space exclusive of the external walls of the

residence is 223.13 sqm.

The additional Floor Space is 2.85sqm to provide access to the lift on the first floor in an existing void area. The additional floor area is considered minimal and does not impact on the amenity of the adjoining residences.

Excavated soft sandstone material will be disposed of at Kimbriki Resource Recovery Centre

### **Setbacks**

The setbacks to all boundaries remain as existing. The rear setback to the common boundary to the adjoining houses in Fairy Bower Road remains as existing at 8.0m.

### **Height**

The building heights remain as they exist.  
The new lift installation is contained within the existing envelope.

### **Landscaping and Tree Protection**

Landscaping remains as existing and not affected by carrying out the works. There are no trees impacted by or in the work zone.

### **Access and Car Parking**

There are 2 existing car parking spaces in the Basement Garage and several visitor spaces on the private access road, College Green.

During the construction phase of the lift shaft, it is expected that construction vehicles will be limited at any one time to a maximum of 2 that will be parked within the visitor parking bays.

They can also be parked immediately adjacent to, or within the townhouse garage.

All pre-lift installation vehicles will be less than 3 tonne tare.

Lift components will be delivered on a larger vehicle, but time on-site will be limited to that necessary for offloading. Post construction and lift installation parking requirements will remain unchanged.

## Streetscape



View from College Street  
Green Access Road



College

There is no impact on the existing streetscape.  
The appearance presented to College Street and the private access road known as 'College Green' remains as existing.

The only visible external changes as a subsequence of the lift installation will be the slight relocation of the front door on ground level, application of opaque film (internally) to the S-E facing windows on the ground and first floor as noted on the drawings, and the same opaque application to the N-E facing first floor window above the entry door and relocation of an A/C ventilation grille to accommodate A/C plant located in the utility area.



View from 'Collage Green' Road  
Location

View of Lift Installation S-E corner

### **Basix Certificate**

The complying Basix Certificate no A1781093 dated 27/01/2025 is attached.

### **Stormwater**

There are existing stormwater retention and detention systems within the development and there is no change or impact on the same.

### **Shadows Diagrams**

Shadows Diagrams are considered not applicable as there are no changes to the existing building envelope, or additional overshadowing.

### **Views**

The new lift being wholly contained internally in the existing dwelling means there can be no impact or loss of any views of any adjoining property.

### **Bushfire Hazard**

The proposed works are not in a Bushfire Zone.

Lift Shaft construction or lift installation will constitute a very low ignition threat.

Also, the site has no vegetative bush fire risk close by and the proposed construction type is non-flammable.

### **Endangered Species**

The proposed works for the installation of a new lift will not impact on any Endangered Species in the vicinity, particularly Bandicoots nor will it interfere with their foraging habits as the works are internal of the existing dwelling. No fencing at the property is to be altered.

## Heritage Items



View of St Patrick's from 'College Green'

The Planning Certificate under Section 149 shows, among other things, that the existing residence is on land on which there is an item listed on the State Heritage Register (under the Heritage Act 1977).

However, as the development creates no visual or environmental impact of any consequence, the proposed lift access adds to the amenity of the townhouse.

The council has previously granted Development Consent for Lift installations for Houses 3, 4 and 6 of 'College Green'.

It is considered that there are no Heritage matters to be addressed.

## Conclusion

This proposal for the installation of a new residential lift and minor alterations to the front door location is compliant with Council provisions and will improve the amenity of the dwelling. The lift will provide vertical access for the occupants and allow them to continue to remain living in the dwelling as they age. It has no detrimental effect on any neighbours or on the environment generally.

**END**