



# DIXON ANDREWS ARCHITECTS

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## STATEMENT OF ENVIRONMENTAL EFFECTS

**28 Quinton Rd Manly**

**Proposed Alterations & Additions to a Dwelling within a Multi Dwelling Development**

**Date                      Nov 2020**

### TABLE OF CONTENTS

|   |   |
|---|---|
| INTRODUCTION  | 2 |
| DOCUMENTS   | 2 |
| TYPE OF DEVELOPMENT APPLICATION   | 2 |
| THE LOCALITY & SITE   | 2 |
| ADJOINING PROPERTIES  | 2 |
| EXISTING IMPROVEMENTS   | 2 |
| SUBSTANTIAL TREES   | 3 |
| THE PROPOSAL  | 3 |
| PLANNING FRAMEWORK  | 3 |
| THREATENED SPECIES AND BIODIVERSITY IMPACTS                                 | 3 |
| INTEGRATED DEVELOPMENT  | 3 |
| SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT)2005           | 4 |
| STATE ENVIRONMENTAL PLANNING POLICY - BUILDING SUSTAINABILITY INDEX (BASIX) | 4 |
| STATE ENVIRONMENTAL PLANNING POLICY NO 55                                   | 4 |
| MANLY LOCAL ENVIRONMENTAL PLAN 2013   | 4 |
| The Primary Aims of the LEP are detailed in Clause 1.2                      | 5 |
| The Objectives of the R1 Low General Residential Zone                       | 5 |
| Part 4 of the LEP – Principal Development Standards                         | 5 |
| MANLY RESIDENTIAL CONTROL PLAN 2013   | 5 |
| MATTER PRESCRIBED BY REGULATION   | 7 |
| The demolition of structures.   | 7 |
| The suitability of the site for the development                             | 7 |
| The public interest   | 7 |
| CONCLUSIONS   | 7 |

## **INTRODUCTION**

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application seeking approval from Northern Beaches Council for alterations and additions to the existing dwelling at Unit 4 28 Quinton Rd Manly.

## **DOCUMENTS**

The following documents form part of the application

|      |                                   |                      |
|------|-----------------------------------|----------------------|
| DA01 | Site Analysis Plan                | Issue DA 1 4/11/2020 |
| DA02 | Site Plan                         | Issue DA 1 4/11/2020 |
| DA03 | Floor Plans - Existing & Proposed | Issue DA 1 4/11/2020 |
| DA04 | Elevations – South & East         | Issue DA 1 4/11/2020 |
| DA05 | Elevations – North                | Issue DA 1 4/11/2020 |

BASIX Certificate A397529

Survey Plan 52951

## **TYPE OF DEVELOPMENT APPLICATION**

Development consent is sought from Council pursuant to Part 4 section 4.16 (1) (a) of the EP&A Act.

## **THE LOCALITY & SITE**

The locality is residential in character with a range of dwelling types. The proposed development has no impact on the locality generally.

The site is located on the east side of Quinton Rd and has an area of 1014 m<sup>2</sup> approx

The site is irregular in shape with boundaries as shown on the site plan.

Unit 4 is located to the rear of the site fronting onto and overlooking Bundoon Lane.

Bundoon Lane is situated approx 2 m to 3 m below the floor level of Unit 4.

The proposed development will have minimal impact on the landscaping, ground and floor levels or the built form of the existing development on the site.

## **ADJOINING PROPERTIES**

No 6 Bundoon Lane is located adjacent to the site on the north side.

No 4 Sheridan Place is located on the south side.

There is substantial existing greenery between the site and both these properties. Setbacks to both of these properties exceed the controls providing good separation between the proposed works and these properties. As such the proposed development will have minimal if any impact on them.

## **EXISTING IMPROVEMENTS**

The site contains four x two storey units running in a line east to west on the site. Primary access is from Quinton Rd with pedestrian access to Bundoon Lane.

All carparking and garaging is access from Quinton Rd.

Unit 4 is the eastern most unit in the group and the furthest from the primary street address in Quinton Rd.

The existing buildings and landscaping are generally in good condition. There are no changes proposed to access, hard landscaping, etc.

Soft landscaping is well established and is not substantially affected by this proposal.

## **SUBSTANTIAL TREES**

There are a no substantial trees affected by the proposal

## **THE PROPOSAL**

The proposed works include:

- Demolition of the existing roofed balcony
- Construction of the new roofed balcony
- Relocation of a Bedroom 1 with robe and Ensuite.
- Sundry internal alterations.
- Alterations to the windows/doors to the:
  - o Lounge/Balcony
  - o Lounge north wall
  - o Stairway.

## **PLANNING FRAMEWORK**

The proposal has been assessed against the following planning instruments:

- Threatened Species and Biodiversity Impacts (section 1.7 of the EP&A Act)
- Integrated development matters (section 4.46 of the EP&A Act)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy - Building Sustainability Index (BASIX)
- State Environmental Planning Policy No. 55 (SEPP 55)
- Manly Local Environmental Plan 2013 (LEP)
- Manly Residential Development Control Plan 2013 (DCP)

## **THREATENED SPECIES AND BIODIVERSITY IMPACTS**

The site has previously been used for residential purposes and does not contain any vegetation classified as native or threatened species that will be impacted by the proposed works.

## **INTEGRATED DEVELOPMENT**

The proposal and the site have been assessed and no matters have been found that would

trigger an approval under other environmental or related legislation.

### **SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005**

The SREP applies to the site. Clause 13 requires the consent authority to consider the planning principles for land within the Sydney Harbour Catchment. The principles relevant to this site are as follows.

*The planning principles for land within the Sydney Harbour Catchment as follows:*

- a. Development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*
- b. Decisions with respect to the development of land are to take account the cumulative environmental impact of development within the catchment,*
- c. Development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*
- d. Development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*

The proposal is considered to comply with these principles. The proposed works do not alter the impact of the existing development on this site in relation to the above principles.

Clause 20 requires the following matters for consideration.

*The matters referred to in this division (together with any other relevant matters):*

- a. Are to be taken into consideration by consent authorities before granting consent to development under Part 4 of the Act, and*
- b. Are to be taken into consideration by public authorities and others before they carry out activities to which Part 5 of the Act applies.*

The proposal is considered to satisfy the relevant clauses. The site and building have minimal visual impact from the foreshores and there are no public views impacted by the proposal. Because of the nature and existing use of the site there are no adverse impacts in terms of:

- Biodiversity, ecology and environmental protection.
- Public access to and use of foreshores and waterways.
- Foreshore and waterways scenic quality.
- Maintenance and protection of views.

### **STATE ENVIRONMENTAL PLANNING POLICY - BUILDING SUSTAINABILITY INDEX (BASIX)**

The proposal complies with BASIX - a copy of the BASIX certificate is attached.

### **STATE ENVIRONMENTAL PLANNING POLICY NO 55**

The site has previously been used for residential purposes and as such is not likely to have any on-site contamination.

### **MANLY LOCAL ENVIRONMENTAL PLAN 2013**

The site is zoned R1 General Residential. Alterations and additions to a dwelling are permissible with the consent of Council.

The site is not located in a heritage conservation zone and is not listed as a heritage item.

The site is not in a Bush Fire protection zone, does not contain acid sulphate soils and is not known to be subject to slip.

### **The Primary Aims of the LEP are detailed in Clause 1.2**

The proposal responds positively to the Aims detailed in this clause where they apply to low residential development.

The most relevant clauses are 1.2 (2) (a) & (b)

The proposal is consistent with these aims of providing diverse housing opportunities that are appropriate to the local constraints with no adverse impacts generally.

### **The Objectives of the R1 Low General Residential Zone**

The Objectives of the Zone and how the proposal responds to these objectives are as follows.

*To provide for the housing needs of the community.*

The proposal enhances, in a very small way the existing housing stock

*To provide for a variety of housing types and densities.*

The proposal represents an improvement to the existing dwelling.

*To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal will make it possible for the existing owners to remain in the dwelling for the long term.

### **Part 4 of the LEP – Principal Development Standards**

Part 4 of the LEP sets out the principal development standards. The following table summarises the compliance with these standards.

| <b>Control</b>     | <b>Requirement/Permitted</b> | <b>Proposed</b> | <b>Compliance</b> |
|--------------------|------------------------------|-----------------|-------------------|
| Lot size           | N/A                          | 1014 m2         | N/A               |
| GFA                | 609 m2                       | 556 m2          | Yes               |
| Height of building | 8.5 m                        | 6.4 m           | Yes               |

### **MANLY RESIDENTIAL CONTROL PLAN 2013**

The applicable elements of the DCP are examined below.

#### *3.1.1.1 Complementary Design and Visual Improvement*

The proposal has minimal impact on the bulk, scale or design of the existing building.

The materials used are consistent with the existing building and those of the locality.

There is no loss of sunlight, privacy or views for neighbours

### *3.2 Heritage Considerations*

There are no heritage issues relating to the proposed works.

### *3.3 Landscaping*

The majority of the works occupy the same footprint as the existing balcony. The area under the existing balcony is poor quality lawn.

The additional footprint of the works also occupies existing lawn area.

The site has substantial existing planting that is not affected by the works.

### *3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)*

The proposed works are minor in nature and have no adverse impacts for the adjoining properties in terms of amenity.

### *3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)*

The proposal complies with BASIX.

The works are orientated to take advantage of prevailing winds and sunlight.

### *3.7 Stormwater Management*

The new works will connect directly to the existing stormwater management system on the site.

### *3.8 Waste Management*

A waste management plan has been provided.

### *3.9 Mechanical Plant Equipment*

No additional plant is proposed.

### *3.10 Safety and Security*

The proposal has no impact on safety or security.

### *4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)*

The proposal complies with this control.

### *4.1.3 Floor Space Ratio (FSR)*

The proposal complies with this control.

The GFA of the existing building has been calculated using the CC plans obtained for the development from the council.

#### *4.1.4 Setbacks (front, side and rear) and Building Separation*

The setbacks to the side boundaries exceed the control.

At the rear, the building backs onto Bundoon Lane. Because of the configuration of the lane there is no consistent building line.

This part of the Bundoon Lane is heavily treed/vegetated. This combined with the fact that Bundoon Lane is lower than the ground level on the site means that the proposed minor increase in the size of the balcony will have a negligible impact on the amenity of the lane.

#### *4.1.5.1 Minimum Residential Total Open Space Requirements*

The site is located Area OS3 requiring Total Open Space to be at least 55% of the site area.

The open space has been calculated using the CC plans obtained from the council.

The site has ground level Open Space of 506 m<sup>2</sup> approx.

The existing building has very large roof top terraces. The above ground Open Space is calculated as being 257 m<sup>2</sup> approx. Above Ground Open Space is only permitted to be 40% of the Total Open Space or 202 m<sup>2</sup>

Combined these provide a total area of 708 m<sup>2</sup> or 70% of the site area after the proposed works.

### **MATTER PRESCRIBED BY REGULATION**

#### **The demolition of structures.**

This proposal includes the demolition of relatively small parts of the existing dwelling. The proposed demolition works will have no likely adverse impacts on both the natural and built environment, or on the social and economic aspects of the locality.

#### **The suitability of the site for the development**

The site is currently residential and is in a zone that has been identified for the current use. In the circumstances, the site is considered to be suitable for the continued use as a dwelling as proposed.

#### **The public interest**

It has been demonstrated that the proposal will not result in any unacceptable impacts on the amenity of neighbouring properties, the locality or the environment. It represents an appropriate redevelopment of the site.

### **CONCLUSIONS**

The proposal is permissible in the zone and this statement has demonstrated that there are no unacceptable environmental impacts on the amenity of the neighbourhood or adjoining

properties.

The proposal is considered to be environmentally acceptable and generally in conformity with the objectives and controls of the relevant planning instruments. As a consequence, it is considered that the application should be granted development consent.