

## STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed alterations and additions at 10 Smith Street, Manly, lot B, D.P. 437840 with a site area of 136.5 square meters. The site is zoned R1 general residential. It is in a conservation area and is located in group of semi-detached cottages with undersized lot areas.

The proposal will not affect the front streetscape because all the new work is proposed for the rear of the house. The new work will not be visible from the street.

It is proposed to extend the first floor to make a master bedroom with a Juliette balcony. The existing bathroom will be demolished and a new bathroom built. The window over the stairs is to be enlarged. On the ground floor, it is proposed to raise the roof of the living area and install new stacking doors with hi-light windows above. One wall is to be demolished and a new kitchen installed with a new window to replace the existing ones on the south side. It is proposed to demolish the east boundary wall onto Smith Lane, remove the existing paving and replace with a new polished concrete slab. A vehicle crossing will be installed and new automated stacking doors at the same height as the existing wall to make a parking area on the existing paved area.

### OPENSOURCE AND LANDSCAPE DESIGN

The minimum open space requirement for this site is 55% (75 square meters) of the site area. The existing open space is 38% (51.6 square meters). The new parking area is 14 square meters which will bring the total down to 27% (37.6 square meters).

The minimum percent of total open space as land is 35% (26.25 square meters) for this site. There is .04% (3.2 square meters) existing which will remain unchanged by the proposal.

The lot doesn't comply with the open space requirement now because it is an undersized lot. The car parking is the only aspect of this proposal that affects the open space. The objectives of the control will still be met. There is no impact on landscaping or amenity of the site or surrounding area.

### FLOOR SPACE RATIO

The floor space ratio is 0.45:1. It is based on the maximum variation to FSR for undersized lots. The proposal complies with the requirement of 0:60:1.

Note: On existing sites in Residential LEP Zones (including E3 & E4) with a site area less than the minimum lot size required on the LEP Lot Size (LSZ) Map, Council may consider exceptions to the maximum FSR under LEP clause 4.6 when both the relevant LEP objectives and the provisions of this DCP are satisfied. See LEP clause 4.6(4)(a).

In particular, the undersized nature of a lot is a matter that Council may consider in determining whether 'compliance with the standard is

unreasonable or unnecessary in the circumstances of the case' and 'there is sufficient environment planning grounds to justify contravening the development standard' under LEP clause 4.6(3).

a) The extent of any exception to the LEP FSR development standard pursuant to LEP clause 4.6 in this plan is to be no greater than the achievable FSR for the lot size indicated in Figure 30 - Extent of FSR Variation for Undersized Lots.

#### BUILDING HEIGHT

The building height is 6.96 metres which complies with the 8.5 requirement.

#### SETBACKS

The proposal does not affect the front setback.

The rear setback requirement for this site is 8 meters. The proposal complies with 11.88 meters. The new first floor rear wall extends approximately 0.5m from No. 8's first floor extension.

The side setback requirement is a third of 5.685 meters (1.895 meters). The existing side setback is 0.75 meters for the ground floor and 0.94 meters for the first floor which does not comply. The new first floor is to align with the existing first floor wall with a setback of 0.94 meters.

The objectives of the control will still be met. The residential density and dwelling type in this section of Smith Street is different to the surrounding area. No. 10 is located in a group of semi-detached cottages with undersized lots. The adjoining house No. 8 has a first floor extension which is about 0.8 meters from the side boundary also. The existing Smith Lane streetscape will be similar to existing because the new first floor extension will align with the existing first floor and the existing first floor roof. The existing roof form is to be retained except there is to be a gable end instead of a hip (similar to No. 8's first floor roof form). Privacy is provided by the location of windows, window type, window size and type of glass.

#### OVERSHADOWING

Any new shadows will be falling to the south of No. 10 onto No. 8. The shadow diagrams show that the windows of No. 8 are overshadowed by the existing house (No 10). The new shadows from No. 10 fall within the existing shadows of No. 8 at 9am and 12pm. At 3pm the new shadows are mainly within the existing shadows of No. 8 except where noted as a new shadow.

#### VIEW SHARING

This development control is not affected by the proposal because there are no views from the property.

#### STREETSCAPE & FENCES

The front streetscape will remain as it is now because the proposal is at the rear of the property. The Smith Lane streetscape will remain similar to what it

is now. The new stacking doors for parking access will be the same height as the existing wall.

#### PRIVACY & NOISE

Privacy and noise considerations will be as they are now. The proposal is for a new bedroom with high windows facing south. The ground floor living area roof is being raised. There is already parking in the lane. Privacy and noise will be as it is now.

#### STORMWATER DISPOSAL

Stormwater disposal will remain as existing. New downpipes and grated drain will be connected to the existing stormwater line.

#### CAR PARKING

There is no car parking at present. A car park is proposed off Smith lane on a new polished concrete slab to replace the existing paving with new stacking doors opening on to it. There will be no effect on soft open space since the area is currently paved. There is a shortage of car parking on the street and the lane in this area. The amenity of the surrounding area will be improved with the addition of another car parking space. Smith Lane has a lot of garages and car parking spaces as seen in the photos. There is a garage and parking area directly across from No. 10 ensuring access for No. 10 as seen on the site plan. On the same side of the street, No. 14 has a garage on the boundary and No. 4 has sliding gates which appear to open to a parking area. There is a precedence in the street. The works do not have an impact on kerbside parking in this Lane because of existing access required to the parking area and garage across from No. 10.

#### HERITAGE

The proposal will not affect the front of the house because all the new work is proposed for the rear of the house. The new work will not be visible from the street. The front of the house will remain as existing including the existing traditional roof at the front. The heritage character of the area is being retained. The proposal will not alter the heritage significance of this group of semi-detached cottages.

