
STATEMENT OF ENVIRONMENTAL EFFECTS

Installation of LED Pylon Sign

All Saints Anglican Church - Balgowlah

16 BOYLE STREET, BALGOWLAH

25 September 2019

Prepared by The Wetton Group Pty

CONTENTS

1.	INTRODUCTION AND SUMMARY	1
2.	SITE and CONTEXT	2
2.1	Locality Description	2
2.2	Site Description	2
3.	DEVELOPMENT PROPOSAL	4
4.	PLANNING CONTROLS	6
4.1	Manly Local Environmental Plan 1988	6
4.2	Manly Development Control Plan for Access	7
5.	ENVIRONMENTAL ASSESSMENT	7
5.1	Streetscape and Building Form	7
5.2	Traffic and Parking	8
5.3	Overshadowing	8
5.4	Acoustic Impact	8
5.	CONCLUSION	8

Annexure

1. Survey Plan and Existing Floor Plans
2. Architectural Plans

1.0 INTRODUCTION and SUMMARY

This statement has been prepared by The Wetton Group Pty Ltd as part of the supporting documentation for a development application in relation to All Saints Anglican Church - 16 Boyle Street, Balgowlah.

The development proposal is for the installation of LED Pylon Sign to the front of the church, in order that the church improve its communication with the community.

All Saints Anglican Church is located on the south-east corner of the intersection of Sydney Road and Boyle Street, Balgowlah. The subject site includes the Church Ministers residence, the main Church building and a 2 storey hall. The Church and hall are accessed from Boyle Street with an informal drop-off and pick -up area in front of the church. There is no parking on the subject site. The subject site is zoned 5 – Special Uses (Church) pursuant to the Manly Local Environmental Plan (LEP) 1988.

The immediate locality is low to medium density residential area. The southern boundary of the subject site adjoins a 2 storey residential flat building accessed from Boyle, the eastern boundary adjoins a 2 storey residential flat building fronting Sydney Road and driveway/parking areas for the dwellings at 305 – 307 Sydney Road, and on the opposite side of Boyle Street there are 2 – 3 storey town houses.

In addition to this Statement of Environmental Effects the development application is accompanied by:

- *Survey plan numbered 17052 dated 18 November 2009 prepared by Bee and Lethbridge (**Annexure 1**),*
- *Floor plans of existing church and hall numbered 17052 dated 18 November 2011 prepared by Bee and Lethbridge (**Annexure 1**)*

2.0 SITE and CONTEXT

2.1 Locality Description

The subject site is located on the south-eastern corner of the intersection of Sydney Road and Boyle Street, Balgowlah. The immediate locality is a low – medium density residential area with the church adjoining 2 storey residential flat buildings. The Balgowlah shopping strip on Sydney Road is to the west of the Church, approximately 200m from the subject site.

The locality of the subject site is shown on the aerial photograph below.



Source: Nearmap 2012

2.2 Site Description

The legal description of the subject site is Lot A and Lot B in DP 347673 known as 16 Boyle Street, Balgowlah. The subject site has 25.6m boundary to Sydney Road and a 46.7m frontage to Boyle Street with a site area of 1538m².

The subject site contains the All Saints Anglican Church with associated hall building. The hall is on the southern portion of the site and is a 2 storey building. The church fronts Boyle Street with an informal drop-of and pick-up area in front of the church noting this area relies on part of the nature strip. There is a large Eucalypt tree within the front setback to Boyle Street.

The Church Ministers residential dwelling is on the northern portion of the site. The development proposal does not include works to the residential dwelling.

The works included in the development application apply to the church and associated hall building and are largely within the existing building footprint.

Photograph 1 shows the Church and hall building viewed from the corner of Sydney Road and Boyle Street, Balgowlah.



Photograph 2 shows the existing Church building.



Photograph 3 shows existing hall building on the southern portion of the subject site.



3.0 DEVELOPMENT PROPOSAL

The development proposal is for the installation of Pylon Sign to the front of the property.

The services are as follows:

Services

- 8am Sunday – Holy Communion
- 9.45am Sunday – Family Worship including Kids Church
- 6pm Sunday – Sunday Night Church
- 11am 2nd Thursday of each month – Monthly Communion

Playgroup

- 9.45am – 11.45am Friday (during school term)

Youth Group

- 6.30pm – 9pm Friday (during school term)

Staff

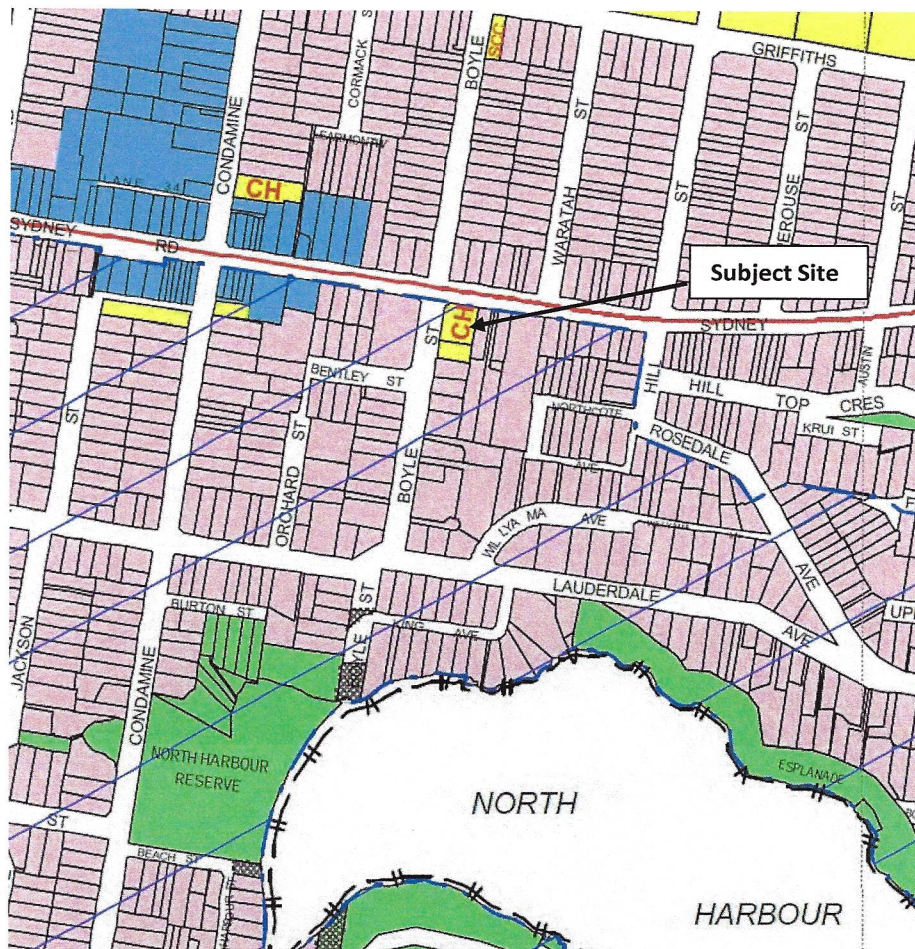
The church has the following members providing services:

- Minister Assistant
- Minister
- Youth Minister
- Part time – Ministers in training. The Ministers in training visit the church 1 day per week.
- Part time receptionist.

4.0 PLANNING CONTROLS

4.1 Manly Local Environmental Plan 1988

The subject site is zoned No 5 – Special Uses pursuant to Clause 10 of Manly LEP 1988. The zoning is shown in the following plan.



Source: www.manly.nsw.gov.au

The zoning map nominates the land as CH – Church and the proposed alterations and additions to the existing church and hall building are permissible with consent.

The objectives of the Special Uses zone are:

- (a) in the case of land shown unhatched on the map, is now owned or used for public or community purposes, or
- (b) in the case of land shown hatched on the map, will be acquired by a public authority for the particular public or community purpose shown on the map.

The continued use of the subject site for a church and associated community activities meets the objectives of the Special Uses zone.

Clause 17 – Visual and Aesthetic Protection of Certain Land of the LEP applies to the subject site being located in the Foreshore Scenic Protection Area. The proposed alterations and additions to the church and hall improve the presentation of the building to Boyle Street, and reduce the overall height of the hall building. The proposed works will not have a detrimental effect on the amenity of the area.

4.2 Manly Development Control Plan for Access

The proposed alterations and additions to the church and hall meet the access requirements contained in the Manly DCP – Access. Objective 1 of the DCP states:

Ensure access to all sites, buildings and facilities.

The works meets the objectives as follows:

- The proposal includes an accessible ramp to the entry foyer of the building providing an accessible path of travel from Boyle Street to the church and hall facilities.
- The works include installation of an accessible uni-sex sanitary facility at the ground floor level of the building.

5.0 ENVIRONMENTAL ASSESSMENT

The planning instruments applying to the subject site, the alterations and additions to the church and hall are addressed in the previous section of this report.

With regard to the remaining matters for consideration prescribed under Section 79C of the Environmental Planning and Assessment Act 1979, the following covers the range of environmental impacts that may be associated with the alterations and additions to the church and hall.

5.1 Streetscape and Building Form

The alterations and additions to the Church and hall are largely within the existing building footprint and improve the presentation of the buildings to Boyle Street with a clearly defined entry and new window openings to the street elevation. The proposal alterations to the building are acceptable for the Church site in the streetscape setting.

The proposed works to the building create a contemporary building form with the creation of a flat roof form to the entry and hall building, and the use of metal louvres. The proposed roof form reduces the overall height of the existing hall building. The design and materials are suitable for the existing building form noting the site is a heritage item of located in a conservation area.

5.2 Traffic and Parking

The RTA Guide to Traffic Generating Development does not include traffic and parking rates for churches. Further, Council's Development Controls Plans do not apply parking requirements for a church.

It is noted that the proposed works do not increase the seating in the church and the application does not include additional services currently provided, in this regard the traffic and parking generation will not increase as a result of the alterations and additions to the Church and hall.

5.3 Overshadowing

The development application is supported by shadow diagrams prepared by Mackenzie Architects showing the additional shadow cast by the proposed alterations and additions to the buildings. In summary, the proposed additional shadow cast does not result in a significant impact to living rooms and private open space areas of the adjoining properties.

The proposal will not result in a reduction of solar access to living room windows to the property adjoining the southern boundary. Further, the additional shadow cast at 3pm falls onto driveway and parking areas for the properties at 305 – 309 Sydney Road, noting the open space area at the rear of the residential flat building at 309 Sydney Road will retain 3 hours of solar access at mid-winter. The development proposal meets the controls contained in Part 4.1.2 of the Manly DCP – Residential Zone 2007.

5.4 Acoustic Impact

The proposed alterations and additions to the Church and hall do not increase the capacity of the church or number of activities/groups using the hall ensuring the works do not correlate to acoustic impacts. Further, the Church services, playgroup and youth group are supervised ensuring noise is mitigated with the Ministers and group leaders being conscience of the residential setting.

6.0 CONCLUSION

In conclusion it is considered that the proposed development is acceptable under the considerations of S.79C of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The proposed alterations and additions to the Church and hall are permissible with the consent of Council pursuant to Manly LEP 1988;*
- *The proposed building works improve the access and function of the Church and hall. The works are not proposed to accommodate additional church seating, services or groups ensuring the works do not contribute to additional traffic and parking generation;*

- *The proposed alterations and additions improve access to the church and hall, and include the provision of an accessible sanitary facility at the ground floor;*
- *The subject site is not listed as a heritage item or a conservation area and the proposed works create a contemporary form being suitable for the existing building form and streetscape setting of the site;*
- *The proposed additions to the buildings do not result in unreasonable overshadowing of the living areas or private open space of the surrounding residential properties;*
- *The proposed alteration and additions to the existing buildings are suitable for this existing Church site and will not result in unreasonable amenity impacts to the surrounding properties, additional traffic or parking impacts on Boyle Street, Sydney Road or the surrounding road network.*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for alterations and additions to All Saints Anglican Church at 16 Boyle Street, Balgowlah should be granted development consent.

Matthew Waterman
The Wetton Group Pty Ltd

ANNEXURE 1
Survey Plan and Existing Floor Plans

ANNEXURE 2
Architectural Plans