

December 18, 2020

STATEMENT OF ENVIRONMENTAL EFFECTS

EXTERNAL ADDITIONS TO GAHA HOUSE 42 BEATRICE STREET, BALGOWLAH HEIGHTS

The Proposal

The proposal consists of the following external additions to an existing two storey house with a basement garage:

- West Elevation (street side) :
 - New roof incorporating adjustable aluminium louvres over existing western balcony,
 - New privacy screen incorporating vertical adjustable aluminium louvres
- East Elevation (rear yard)
 - New roof incorporating adjustable aluminium louvres over existing eastern terrace at ground level,
 - New glass roof between existing Meals room and existing roof canopy,
 - New vertical glass infill between new roof and existing canopy roof.

MANLY LEP 2013 Compliance

1. Zoning

The subject site is within Zone R2 Low Density Residential

2. Development type

The development is for external additions to a single residence on a single block.

3. Acid Sulphate Soils

The site is within Class 5 of the Manly Acid Sulphate Soils map.

There will be no structural work that is not within the existing structure of the building – all structure for the roofs and screen will be on existing concrete slabs or brick walls. There will be no fill or excavation of the site required.

4. Critical Habitat

The land does not include critical habitat.

5. Conservation Areas

The site is not in a conservation zone.

6. Bushfire Prone Land

The site is not on Bushfire Prone Land.

7. Foreshore Scenic Protection Area

The site is not within the Foreshore Scenic Protection Area.

MANLY DCP Compliance – Residential Zone

Site Area

1974 sqm

Zoning

Zone R2 Low Density Residential

4.1 RESIDENTIAL DEVELOPMENT CONTROLS

4.1.1 Dwelling Density and Subdivision

Control - Density Area D5

No change proposed in this Development Application

4.1.2 Height of Buildings

4.1.2.1 Wall Height

Control - Area "I" on LEP HoB Map 8.5m, 6.5m wall height in DCP

The proposal does not exceed this limit.

4.1.3 FSR

Control - Area "C" on FSR Map 0.45:1

No change proposed in this Development Application as all works are external

4.1.4 Setback

Front

No change proposed in this Development Application.

The proposed roof and privacy screen are within the building lines of the existing house.

Side Setbacks

No change proposed in this Development Application

The proposed roof and privacy screen are within the building lines of the existing balcony.

Rear Setback

No change proposed in this Development Application

The proposed roof is within the building line of the existing terrace.

4.1.5 Open Space and Landscaping

There is no change to landscaped area, impervious area or open space proposed in this Development Application.

Both the proposed roofs are over existing tiled outdoor areas.

4.1.6 Parking Vehicular Access and Loading

No change proposed in this Development Application

4.1.8 Development on Sloping Sites

Geotechnical Landslip Hazard Areas – Schedule 1 Map C

The site is in Area G4. There will be no structural work that is not within the existing structure of the building – all structure for the roofs and screen will be on existing concrete slabs or brick walls. There will be no fill or excavation of the site required.

AMENITY (Clause 3.4)
Privacy and view sharing

The western balcony is an existing outdoor space above the garage. At present it is open with no roof or privacy screen. The addition of the screen to the southern side of the balcony will increase privacy for both properties.
It will not affect any existing view lines.

The eastern terrace opens onto the back yard at ground level. It is presently screened from the neighbour on the north by mature planting and from the neighbour on the south by the kitchen and meals wing.

Due to the low scale nature of the proposed additions, the fact that they are within existing outdoor terraces and the setbacks from neighbouring properties are within the development controls, we do not believe that they will cause any amenity concerns.



Megan McGlinchey Architect