



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS
AT No. 7 MONTPELIER PLACE - MANLY – NSW - 2095



STREET VIEW
No. 7 MONTPELIER PLACE, MANLY NSW 2095

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01 INTRODUCTION

1.1 Property Description

The Dwelling is located in the newly created Montpelier Place subdivision within the “Fairy Bower Precinct” and St Patrick’s Estate. The leasehold land is owned by the Roman Catholic Church, archdiocese of Sydney.

The main entrance to the property is directly from Montpelier place which is part of the St Patrick’s Estate. The subject property is legally identified as Lot 7 within DP 1105469 and is known as No. 7 Montpelier place, Manly. The site is zoned as R2 Low Density Residential pursuant to Manly LEP 2013. Although the site is not identified as containing items of environmental heritage it is located within the biodiversity and foreshore scenic protection area.

The proposal is based on protecting the heritage significance, including the natural and cultural heritage values, of St Patrick’s Estate. Furthermore too ensure that this development (including the new proposed additions to the an existing structure) is on a smaller scale than, and does not detract from the heritage significance of, Moran House, the Cerretti Chapel, St Therese’s Convent and the Archbishop’s Residence.

02 SITE AND LOCALITY

The site legally identified as Lot 7 within DP 1105469 and is known as No. 7 Montpelier place, Manly. The site is located on the Southern side of Montpelier Place. The site has an area of 589.1m². The site has a frontage of 15.39 meters to Montpelier Place. The Eastern (side) boundary has a length of 36.965 meters, the southern (rear) boundary has a length of 15.84 meters and the Western (side) boundary has a length of 39.79 meters.

The site slopes from south to north.



Figure 1: Location. (Google maps 2020).

The property currently accommodates a rendered dwelling with a metal roof and a double garage. The existing dwelling consists of four bedrooms, three bathrooms, a laundry, a dining room and a kitchen with adjoining living and dining.

Other site works include a courtyard off an existing lounge room and balcony off kitchen, living and master bedroom



Figure 2: View of house from Aerial Perspective. (*Action Plans 2020.*)



Figure 3: Street view of No. 7 Montpelier Place (*Action Plans 2020.*)



Figure 4: Driveway/ Front entry. (*Action Plans 2020.*)



Figure 5: View of Courtyard. (*Action Plans 2020.*)



Figure 6: View of Courtyard. (*Action Plans 2020.*)

03 ADJOINING PROPERTY

The lands adjoining the site consist of a public road (Montpelier Place), and other adjoining properties which constitute an infill area to the North, South, East and West. Previously the sites surrounding the subject property were similarly held as part of the St Patrick's Estate.

The adjoining property to the west, 6 Montpelier place, is a similarly built contemporary two storey residence with a flat roof with vehicular access from Montpelier place. To the East, 8 Montpelier place again is a similar sized two storey contemporary residence with vehicular access from Montpelier place.



Figure 7: No. 6 Montpelier place. (Google images 2020.)



Figure 8: No. 8 Montpelier place. (Google images 2020.)

04 DESCRIPTIONS OF PROPOSED WORKS

The proposal seeks consent for alterations and additions to the existing dwelling at No. 7 Montpelier place, Manly

The proposed works include:

- New lift accessing garage, ground and first floor in the North - East corner of the courtyard.
- Relocate access to the plant room from garage to facilitate lift installation
- Relocate the garage door towards the street facilitating internal access to the entry foyer.
- Awning over front door entry
- Alteration to existing first floor master bedroom ensuite
- Conversion of existing master bedroom built in robes into walk-in robes
- Vergola roof (or similar) over the ground floor central courtyard wrapping around the proposed lift shaft.

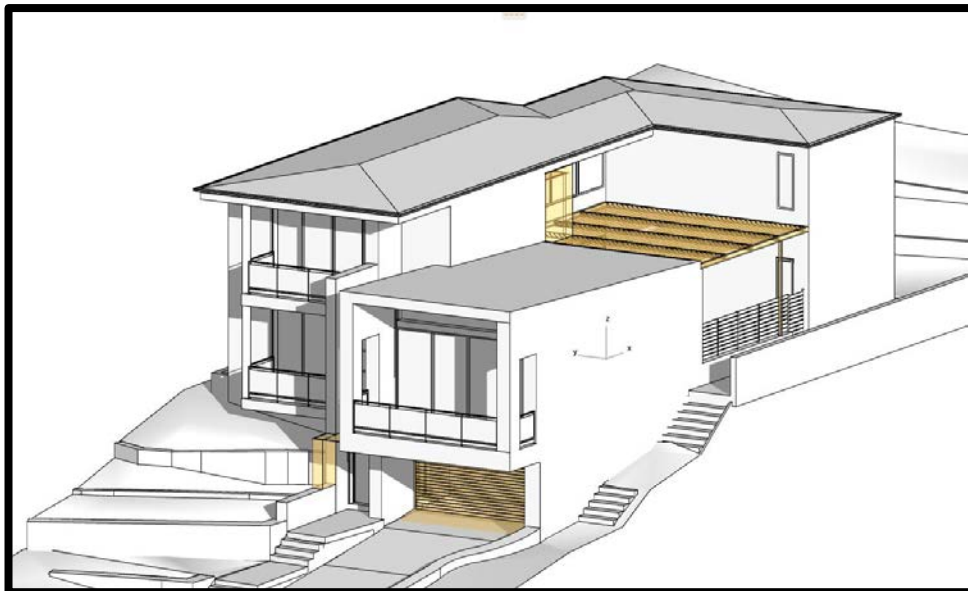


Figure 9: Proposed works in orange. (*Action Plans 2020.*)

The proposed additions to the existing dwelling are to be constructed using fire retardant materials, which will blend in with surrounding buildings. The proposed additions will have no major effect on the visual impact of the building and surrounding character of Montpelier place.

05 AREAS AND COMPLIANCE SUMMARY

5.1 Area and Compliance Summary Table

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	unchanged
Site area	500m ²	589.1m ²	unchanged
Floor Space Ratio	0.45:1 (265.095m ²)	287.7m ²	unchanged
Height of Buildings	8.5m	9.9m	unchanged
Front building setback	Prevailing building line:6m	4.106m	unchanged
Rear building setback	8.0m	10.195m	unchanged
Side setback	E: 2.077m	E: 1.438m	unchanged
	W: 2.318m	W: 1.508m	unchanged
Total open space (%) (as defined by Manly Council)	55%(324.005m ²)	53% (311.61m ²)	unchanged
Principle private open space	18m ²	36.5m ²	unchanged
Landscaped open space (%) (as defined by Manly Council)	35% (113.40m ²) of total open space	247.47m ²	unchanged
Number of car spaces provided	N/A	1 space	unchanged

06 RESPONSES TO THE MANLY COUNCIL LOCAL ENVIRONMENTAL PLAN 2013

STATUTORY PROVISIONS

Manly Local Environmental Plan 2013 (LEP)

Permissibility

The site is zoned R2 – Low Density Residential pursuant to the land use table of The Manly Local Environmental Plan 2013. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

6.1 Principal Development Standards

6.1.1. Height of Buildings (LEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The existing building has a height of 9.9 metres. The proposal does not alter the height of the existing dwelling.

Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Manly LEP 2013.

In addition to this the proposal does not seek to increase the overall height of the development and the additional elements are not visually recognised from the existing streetscape

6.1.2. Floor Space Ratio (LEP Clause 4.4)

The proposal does not alter the floor space ratio and remains at 0.48: 1 (287.7m²). It is important to note that despite the existing residence being over the maximum floor space ratio the proposal does not include an increase to the existing figure and largely works within the existing footprint of the residence.

6.2 Additional Local Provisions

6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

The proposal does not involve works that would lower the water table. The proposal is consistent with the control objective as it does not disturb, expose or drain acid sulphate soils and does not cause environmental damage.

6.2.2. Earthworks (LEP Clause 6.2)

No earthworks are included within this proposed development.

6.2.3. Flood Planning (LEP Clause 6.3)

The proposal will not significantly adversely affect the environment or cause avoidable erosion or siltation.

6.2.4. Stormwater Management (LEP Clause 6.4)

The proposal is designed to maximize the use of water permeable surfaces on the land and avoids any significant adverse impacts of stormwater runoff on adjoining properties.

6.2.5 Terrestrial Biodiversity (LEP Clause 6.5)

The site is identified as "Biodiversity".

6.2.6 Landslide Risk (LEP Clause 6.8)

The site is not identified as "Landslide Risk" on the Landslide Risk Map.

07 RESPONSES TO THE MANLY DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 8

7.1 Compliance table

DCP Control	Response	Complies
Part 3 General Principles of Development		
3.1 Streetscapes and Townscapes	The proposed additions are sympathetic to the existing dwelling and the materials and finishes are consistent with the existing dwelling. The additions result in an acceptable bulk with a height that is compatible with the existing dwelling and adjoining developments. The site is zoned R2 and does not result any significant impacts upon adjoining properties relating to sunlight, privacy or loss of views.	yes
3.1.1.3 Roofs and dormer windows	The extension of the roof complements the predominant form in the locality.	
3.2. Heritage Considerations	The site is not identified as containing items of heritage nor is it located within the vicinity of any identified items.	N/A
3.3 Landscaping	The proposal maintains existing vegetation. The landscape area is 247.47m ² and has not been altered.	yes
3.4 Amenity (views, overshadowing overlooking/privacy, noise)		

3.4.1 Sunlight Access and Overshadowing	The proposal maintains reasonable solar access to the subject property and to adjoining dwellings. Refer to the Shadow Diagrams within the Architectural Plans DA14-DA16, included in the Development Application package. Sheet DA13 provides a materials finish board. The proposed materials will not result in excess glare or reflectivity nuisance.	yes
3.4.2 Privacy and Security	The proposal does not result in any significant loss of visual privacy to the adjoining properties.	yes
3.4.2.1 Window Design and Orientation (a & b)		
3.4.2.2 Balconies and Terraces	A balcony/deck does make up part of the proposed works but does limit overlooking nearby properties and maintain privacy.	yes
3.4.2.3 Casual Surveillance	The proposal maintains the existing casual surveillance.	yes
3.4.2.4 Acoustical Privacy (Noise Nuisance)	The proposal is not considered to generate additional noise that would be expected in a residential area.	yes
3.5 Sustainability	The proposal maintains reasonable solar access to the existing dwelling.	yes
3.5.1. Solar Access		
3.5.1.1 Building form, Design and Orientation		
3.5.3 Ventilation	Area of new windows represents more than 5% of floor area served.	yes
3.5.7 Building Construction and Design	The proposal makes use of renewable sources, and durable materials with low maintenance.	yes
3.5.7.1 Environmentally Sound Building Materials		
3.5.7.2 Thermal Mass	The proposal will not result in any loss of heat to the existing building.	yes
3.5.7.3. Glazing	Basix certificate is not required within this proposal.	yes
3.5.7.4 Insulation	New suspended floor has an R value of 0.60 (or R1.30 including construction). New external timber framed wall has an R value of 1.30 (or R1.70 including construction). New ceiling has an R value of 2.25 and the roof will be properly insulated.	yes
3.7 Stormwater Management	All collected stormwater within the proposal to drain to the existing drainage system.	yes
3.8 Waste Management	The proposal will comply with the conditional requirements on the consent relating to waste management, which will satisfy the objectives in Part 3.8 of Manly DCP	yes
3.8.1 Waste and Recycling Storage areas	The existing site contains storage for the required waste and recycling areas.	yes
3.8.2 Demolition and Construction Waste Materials	The proposed building materials will be stored on site during construction. The proposal is capable of complying with Council's conditional requirements relating to demolition and construction waste management. Building waste would be disposed at the nearest facility	yes
3.10 Safety and Security		
3.10.1 Safety	Development is safe and secure for residents and visitors. Proposal maintains vehicular access, which satisfies the criteria in Part 3.10.1 of Manly DCP.	yes

3.10.2 Security (Casual Surveillance)	The proposal will maintain the existing level of casual surveillance.	yes
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PART 4 Development Controls and Development Types		
4.1 Residential Development Controls	The proposed alterations and additions to an existing dwelling are compatible with the objectives in Part 4.1 of Manly DCP. The building is an acceptable form of bulk and scale, which maintains low impact and remains integrated with the landform and landscape. The Proposal does not degrade amenity of adjoining properties or the streetscape.	yes
4.1.1 Dwelling Density, Dwelling Size and Subdivision	The proposal achieves compliance with the development standards for the proposed alteration and addition. The proposal is an appropriate form of development, which does not result in any significant adverse impacts upon adjoining properties or the streetscape. The proposal is consistent with the objectives in Part 4.1.1 of Manly DCP.	yes
4.1.1.1 Residential Density Density Area D5 1 unit per 500m ² of site area	One existing dwelling. No change to density.	yes
4.1.2 Heights of Building (Incorporating Wall heights, Number of storeys and Roof heights) Max building height = 8.5m	The proposal does not alter the existing height of the building at 9.9m.	no
4.1.2.1 Wall Height Max Wall Height 8m	The proposal does not increase existing maximum wall height of 8.8m, which is still consistent with the objectives set in Part 4.1.2.1 of Manly DCP.	no
4.1.2.2 Number of Storeys Max. 2 storeys	The proposal does not change the number of stories.	yes
4.1.2.3 Roof Height Maximum height for pitched roof structures = 2.5m above wall height	The height of the new roof structure follows the existing ridge height.	yes
4.1.3 Floor Space Ratio (FSR) Maximum 0.45:1 (265.095m ²)	The proposed works do not alter the existing floor space ratio at 0.48 : 1 (287.7m ²)	yes
4.1.4 Setbacks		
4.1.4.1 Front setbacks Minimum Front Setback = 6m Prevailing building line	Existing: 4.106m The front set back is unchanged within this proposal	no
4.1.4.2 Side Setbacks and Secondary Street frontages Max. side setback = 1/3 of wall height East = 2.077m West = 2.318m	Existing setback = 1.438m The proposal does not change the existing side setback. Existing setback = 1.508m The proposal does not change the existing side setback.	No No
4.1.4.4 Rear Setbacks Min. rear setback = 8m	The existing rear setback is 10.195m. The proposal does not change the existing rear setbacks.	Yes

4.1.5 Open Space and Landscaping		
4.1.5.1 Minimum Residential Total Open Space Requirements Area OS3 Total Open Space = 55% (324.005 m ²)	Total Open Space Existing: 53%(311.61m ²) Total Open Space Proposed: <i>UNCHANGED</i> The proposal maintains and enhances the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.	no
4.1.5.2 Landscaped Area Minimum = 35% of Total Open Space (113.m ²)	Landscaped Area Existing: 76% (247.47m ²) Landscaped Area Proposed: <i>UNCHANGED</i> The proposal meets the requirements for soft landscaped area.	no
4.1.5.3 Private Open Space Minimum = 18m ²	Existing Private Open Space Area = 36.5m ² . Proposed Private Open Space Area = <i>UNCHANGED</i> The proposal meets the requirements for Private Open Space area.	yes
4.1.6 Parking, Vehicular Access and Loading	The existing car parking arrangement is not altered as part of this application. Two existing parking space on site.	yes
4.1.9 Swimming Pools, Spas and Water Features	NOT APPLICABLE	N/A
4.1.9.1 Height above ground	NOT APPLICABLE	N/A
4.1.9.2 Location and Setbacks	NOT APPLICABLE	N/A
4.1.9.3 Proportion of Total Open Space Swimming pools and concourse areas must not comprise more than 30% of the Total Open Space.	NOT APPLICABLE	N/A
4.1.9.4 Other matters - sewer connections, pumps, structural certificates, rainwater tank and pool blankets	NOT APPLICABLE	N/A

08 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to Manly Council for assessment and granting of development consent.