

# STATEMENT OF ENVIRONMENTAL EFFECTS

## ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE AT 25 MONTPELIER PLACE, MANLY

**07/03/2022**

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# DECEMBER 2021

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## 1.0 INTRODUCTION

This report accompanies a development application to Northern Beaches Council for the alterations and additions to an existing two storey residential dwelling at 25 Montpelier Place, Manly.

The site is 571.8 sqm in area and is 17.56 m wide at the street, 19.92 m wide at the rear boundary, 39.47 long at the western boundary and 42.85 at the eastern boundary.

The report provides information about the site and the proposed development. Key planning issues are assessed for compliance with Manly LEP & DCP.

## 2.0 SITE DETAILS

### 2.1 SITE DETAILS

The subject site is Lot 25 in DP 1105469, which is known as 25 Montpelier Place, Manly.

The site is located on the Southern side of Montpelier Place.

The site has a general fall from the rear boundary to the street with stormwater from the roof areas being directed to the street gutter.

Vehicular access is available from Montpelier Pl. via an existing driveway.

### 2.2 ZONING

The site is within R2 Low Density Residential zone.

The site is also with the following zone/areas:

**-Foreshore Scenic Protection Zone:** The proposed for alteration and additions to an existing dwelling will not exceed the existing overall ridge height. Proposed works will not be prominently viewed within the Montpelier Place Streetscape.

**-Threatened Species and Critical Habitat:** As per the biodiversity report there is no impact to the Long Nose Bandicoot foraging habitat nor will the proposal have a significant impact on the surrounding biodiversity. Refer to biodiversity report for more detail.

**-Bushfire Prone Land:** Classified as vegetation buffer. As per attached bushfire assessment report, the development satisfies the Objectives and Performance requirements of the *Building Code of Australia, Planning for bushfire Protection 2019 and Australian Standard AS3959, 2018*. Refer to bushfire report for more detail.

**-On site Stormwater Management Plan:** Not applicable. All works confined to existing building footprint.

## 2.3 SITE CONTEXT

The context of the site is illustrated in figure 1 (source: Sixmap) and the street view is shown in figure 2 (source: Author).

Figure 1



Figure 2



- The primary site access is through Montpelier place along its northern boundary.
- The two adjacent buildings along the east and west boundaries at 24 and 26 Montpelier Place are both two storey residences accessed from Montpelier Place that are of similar bulk and scale.
- The site directly neighbours SP1 (Educational Establishment) zoned land along its southern boundary which accommodates the International College of Management Sydney, the closest building of which is located 150m to the southeast of the site.
- Shelly Beach and headland lie approximately 300m northeast of the site while Manly Beach is 700m away to the northwest.

### 3.0 PROPOSED DEVELOPMENT

### **3.1 PROJECT DETAILS**

Proposed works include an upper level extension over the rear of the existing dwelling plus internal layout modifications

#### **01 LOWER GROUND**

- Unaltered

#### **02 GROUND**

- Conversion of 2 existing bedrooms to master bedroom & dressing area.
- Relocate existing laundry.
- Install new external door to laundry.
- Update existing bathroom layout.
- Remove internal glazed walls bounding central enclosed living space.
- New timber flooring to central enclosed living space to match adjoining floors.
- Modify existing stairs leading to level 1.
- Minor addition to existing northern balcony.

#### **03 LEVEL 1**

- 2-bedroom addition over ground level bedrooms.
- Remove existing operable roof over ground floor central enclosed living space and install new sloped roof with skylights.
- Reconfigure existing master bedroom & ensuite into 2 bedrooms.

#### **04 ROOF**

- Construct new roof over first floor extension to match existing.



## 4.0 KEY ISSUES

### 4.1 COMPLIANCE

The following table includes the prime Manly LEP & DCP Controls that apply to this property.

The proposal generally complies with controls and does not affect the existing condition.

| 2013 MANLY LEP  | COUNCIL REQ.        | EXISTING                             | PROPOSED                             | COMMENT  |
|-----------------|---------------------|--------------------------------------|--------------------------------------|--|
| BUILDING HEIGHT | Max 8.5 m           | 6.3 m from rear<br>9.3 m from street | 6.3 m from rear<br>9.2 m from street | Additions to first floor do not exceed current building height |
| FSR @ 0.45:1    | 257.3m <sup>2</sup> | 298m <sup>2</sup>                    | 343m <sup>2</sup>                    | Non compliance   |
| SITE AREA       | 500m <sup>2</sup>   | 571.8m <sup>2</sup>                  | 571.8m <sup>2</sup>                  | Unchanged  |
| 2013 MANLY DCP  | COUNCIL REQ.        | EXISTING                             | PROPOSED                             | COMMENT  |
| FRONT SETBACK   | 6m                  |                                      |                                      | Unchanged  |
| SIDE SETBACK    | 1/3 wall height     |                                      |                                      | Unchanged  |
| REAR SETBACK    | 8m                  |                                      |                                      | Unchanged  |
| WALL HEIGHT     | 6.5 m               | 3.5m – 6.9m                          | 6.36 (Addition)                      | Same as existing   |
| OPEN SPACE      | 55% OF SITE AREA    | 287m <sup>2</sup>                    | 287m <sup>2</sup>                    | Unchanged  |
| LANDSCAPING     | 35% OF OPEN SPACE   | 108m <sup>2</sup>                    | 108m <sup>2</sup>                    | Unchanged  |

The one control with which the proposal is non-compliant is FSR (Clause 4.4 of the LEP)

**Clause 4.6 Variation** accompanies this submission.

### 4.2 IMPACT ON LOCALE

The proposed additions will have minimal impact on adjoining neighbours.

#### 4.2.1 Privacy

Screening to the upper level that faces the western boundary is to be obscure glazed.

No overlooking will occur.

#### 4.2.2 View loss

The proposed will result in no view loss for adjoining residences.

#### **4.2.3 Solar Access**

No winter shadows will be cast onto adjoining residential open spaces.

See attached shadow diagrams

#### **4.2.4 Streetscape**

As additions are to the rear of the property, they will not be visible from the street. The streetscape presentation will remain substantially the same.

## **5.0 CONCLUSION**

It is considered that the proposed development is suitable for the subject site.

It will considerably improve existing amenity for the residents and does not adversely impact surrounding properties.

- No loss of privacy
- No loss of view
- No loss of solar access
- No adverse impact on streetscape

The property is bound by open space along the rear boundary, which is unaffected by this proposal, as it will not be visible from the Montpelier Place.

As the bulk of works are either internal or to the rear of the development, there will be no impact upon Montpelier Place.

While the FSR requirements have been exceeded, the design has satisfied the main objectives laid out in Clause 4.4 of the Manly LEP. The additions do not have an impact on existing streetscape or character of the area. These additions have been designed to negate any adverse impact on adjoining neighbours.