

Statement of Environmental Effects

NEW WINDOW 82 WOOD STREET, MANLY

Prepared by
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Introduction

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No. 01-20- WOO sheets 1 and 2 dated January 2020. This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

Property Description

The subject allotment is described as 82 Wood Street, Manly being Lot 2 in DP845159

Site Description and Existing Residence

The site is a 223.4m² residential block, located on the western side of Wood Street near its intersection with Carey Street.

The block is regular in shape with a frontage of 14.865 metres and depths of 15.06 metres and 15.105 metres along the north and south boundaries respectively. Natural surface falls towards the rear of the property.

The existing residence is located approximately 2.3 metres from the front boundary and is a two storey with roof terrace attached townhouse.

At first floor level on the southern side of No.82 there is an enclosed verandah which is the subject of this application. The existing sunroom is enclosed on the southern and western sides with windows and doors and along the eastern side facing Wood Street with full height white metal shutters.



Looking at No.82 (left) and 80 (right) from Wood Street



Looking at southern side of first floor verandah

Proposed Works

- Replace existing metal shutters to eastern side of first floor verandah with aluminium windows to match existing windows along the southern side of the verandah.

Environmental Planning Instruments – Section 79C(1)(a)(i)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2000 (SREP) (SHC))

The subject property is identified within the Sydney Harbour Catchment Map. Therefore the provisions of this instrument apply to the subject development.

Clause 2 of SREP (SHC) details the aims of the Plan. The aims relevant to this proposal are:

- (a) *To ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained.*
 - (i) *as an outstanding natural asset, and*
 - (ii) *as a public asset of national and heritage significance for existing and future generations*
- (b) *To ensure a healthy, sustainable environment on land and water.*
- (c) *To achieve a high quality and ecologically sustainable urban environment*

The side of the building where the new window will be located is not visible from the harbour.

Manly Local Environmental Plan 2013 (MLEP 2013)

The following clauses are relevant to the consideration of the application:

Part 2 Permitted or Prohibited Development

2.1 Land use zones

The subject property is located within Zone R1 General Residential under the provisions of MLEP 2013.

2.3 Zone objectives and Land Use Table

The type of alteration proposed within this application is permissible with consent as per the Land Use Table within MLEP 2013.

Part 4 Principal Development Standards

4.3 Height of Buildings

The proposed work will not alter the height of the existing building.

4.4 Floor Space Ratio

The proposed work will not alter the floor area of the existing structure. We note that the existing verandah is technically fully enclosed and therefore counts as floor area.

The new window will not result in any additional visual bulk therefore meeting the objectives of this control.

Part 6 Additional Local Provisions

6.1 Acid Sulfate Soils

The subject site is not identified as being within an Acid Sulphate Soils area.

6.4 Stormwater Management

The properties existing stormwater arrangement will not alter as a result of the proposed works.

6.8 Landslide Risk

The subject property is not identified on Council's LEP mapping as being a landslide risk.

Manly Development Control Plan 2013 (MDCP 2013)

3. General Principal of Development

3.1 Streetscapes and Townscapes

The existing metal shutters that the proposed window is to replace produce a blank wall style façade. The windows will instead provide a conventional fenestration to the street façade improving its appearance within the broad streetscape.

3.3 Landscaping

The proposed works are at first floor level and will have no impact on the sites existing landscaping.

3.4.1 Sunlight, Access and Overshadowing

The proposed works will not result in any change to existing shadowing patterns.

3.4.2 Privacy

The new window faces the street with no close cross-viewing opportunities. The window will however be fitted with an internal shade blind that will also when required provide privacy from higher placed properties on the opposite side of Wood Street which have viewing potential into No.82's verandah.

3.4.3 Views

The proposed window is located within existing structure that will not alter therefore maintaining the existing views of adjoining properties.

3.5.1 Sustainability

The new window will combine with existing windows and doors to provide a weather tight living area with excellent light and ventilation qualities.

3.7 Stormwater Management

Refer to Clause 6.4 under MLEP 2013 above for comment.

3.8 Waste Management

A Waste Management Plan accompanies this application outlining management of construction waste.

4. Residential Development Controls

4.1.2 Height of Buildings

(Incorporating Wall Height, Number of Storeys and Roof Height)

4.1.2.1 Wall Height

The proposed work does not include the construction of any new walls.

4.1.2.2 Number of Storeys

The proposed works will not result in any change to the existing buildings height and format.

4.1.2.3 Roof Height

The proposed works do not alter the existing verandah roof height.

4.1.3 Floor Space Ratio (FSR)

Refer to Clause 4.4 under MLEP 2013 above for comment.

4.1.4.1 Front Setback

The setback to the existing building will remain unchanged at approximately 2.3 metres.

4.1.4.2 Side Setbacks

The buildings existing side setbacks will remain unchanged.

4.1.4.4 Rear Setback

The buildings existing rear setback will remain unchanged.

4.1.5 Open Space and Landscaping

The property is located in Area OS4

4.1.5.1 Minimum Residential Total Open Space >3m

There are no works at ground floor level therefore maintaining the properties existing area of total open space and landscaped open space.

4.1.5.2 Landscaped Open Space

See comment above Clause 4.1.5.

4.1.5.3. Principal Private Open Space

The proposed works will not alter the properties existing areas of private open space.

4.1.6 Parking, Vehicle Access and Loading

The proposed works will not alter the properties current parking arrangement of one vehicle within the existing garage.

Conclusion

The principle objective of the proposed works is to replace shutters to the eastern side of the existing first floor verandah with windows to provide a weather tight living space that can be used during all seasons.

We propose the works as detailed in the accompanying drawings and described above will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments.

We therefore request the issue of Development Consent under the delegation of Council.