

STATEMENT OF ENVIRONMENTAL IMPACT



Address: 27 WOOD ST, MANLY
Application: Building Certificate for Unauthorised works
Applicant: Malcolm Dunn
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DESCRIPTION OF WORKS

The works undertaken at 27 Wood st to which this application refers is the alteration of a verandah at the rear of the house. The verandah was a concrete slab under the main roof line but separated from the existing dwelling by a screen door. This verandah has been partially enclosed with the installation of bi-folding glazed doors. A new floor finish has been laid over the concrete slab. There has been no change to the existing roofline.

With full consultation with the owners of adjoining properties the replacement of a privacy screen fence with a brick wall to the eastern boundary for the extent of the verandah was constructed. The existing fence was dilapidated and the wall was considered a superior outcome.

ADJOINING PROPERTIES

It should be explained that both neighbours were made fully aware of the works and had a great deal of input through the process. The nature of the alteration has little impact on the adjoining properties for:

Views

Views from adjoining properties are not affected by these works.

Overshadowing

There is no change to the building envelope and therefore no change to the overshadowing of the adjoining properties.

Privacy

These alterations do not increase the noise levels or sight lines to neighbours nor diminish the privacy of this dwelling from the adjoining properties.

BUILDING CONTROLS

27 Wood st is within the residential zoning of the Manly Council LEP. Under the Manly Council residential DCP 2007 this property is zoned for Density subzone 3. However, as is apparent below the works have no change to the existing condition for:

FSR

The slight alteration of enclosing the existing verandah, effectively adding 8m² to this calculation, does not exceed the 0.6:1 permissible FSR for this density subzone

Building height

There is no change to the building height

Boundary setback

There is no change to the setback of the building from boundaries

Building envelope

There is no change to the overall building envelope

Impervious area/ landscape ratio

There is no change to the existing proportion of hard to soft landscaping

Stormwater management

With no change to the building envelope, impervious area or levels on the site there is no change to the existing stormwater conditions.

Heritage

Regardless of the fact that this property is not listed under Schedule 4 of the Manly Council LEP the alterations do not distort the original character of the building. Changes made affect only a small part of the 1960s addition, and are not visible from the street.

Alterations to 27 Wood St Manly

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