

## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

**29 White Street, Balgowlah**

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### INTRODUCTION

The existing dwelling is a 1930s era Duplex block of interwar functionalist style comprising of 2 units.

It is located on a gently sloping site on the low side of White Street. The house is not located within a heritage conservation area.

The Development Application consists of:

- Demolition of rear balcony and partial demolition of rear lean-to.
- Alterations and additions to level 1 Unit 2 at the rear of the property.
- Additions to the rear of Ground floor Unit 1 at the rear of the property
- Construction of a new 2 car carport



*Figure 1. 29 White Street, existing house*

The owners of Unit 2 are a young professional couple, the proposed alterations and additions will provide the extra space needed for their growing family.

The owner of Unit 1 is a retired single man, the proposed alterations and additions will allow for him to age in place. Additions include extra laundry space as well as providing a level undercover entrance at the rear of the property.

The proposal requires the demolition of an ageing and unsafe balcony and partial demolition of existing addition. These elements will be replaced and enlarged to provide better amenity to both unit owners.

## **Response to Manly Local Environmental Plan 2013**

### **Land Use Zone and Table Objectives (Clause 2.1)**

The proposal does not change its existing use as a residence and meets the objectives of R1 – General Residential.

### **Demolition (Clause 2.7)**

The existing lean-to structure is shown to be demolished as part of this development application.

### **Height of Building (Clause 4.3)**

Building Height: Area I: 8.5m permitted (Manly LEP 2013)

Proposed height: 6.75m to highest roof line – complies

The proposal is consistent with the objectives of establishing an appropriate building height.

### **Floor Space Ratio (Clause 4.4)**

Manly LEP 2013 Land Zoning Map (FSR\_003) Zone D = Maximum FSR 0.5:1

Site area = 449.6m<sup>2</sup>

FSR = 0.5:1 allows 224.8m<sup>2</sup> Gross Floor Area

Unit 1 Existing = 87.6m<sup>2</sup>

Unit 2 Existing = 95.1m<sup>2</sup>

Common Entry Lobby = 12.9m<sup>2</sup>

Unit 1 Proposed = 3.8m<sup>2</sup>

Unit 2 Proposed = 24.5m<sup>2</sup>

Proposed Gross Floor Area = 223.9m<sup>2</sup>

Proposed FSR = 0.49:1 – complies

## **Response to Manly Development Control Plan 201**

### **3.1.1.1 Complementary Design and Visual Improvement**

The Existing building is to remain unchanged when viewed from the street.

### **3.1.1.2 Front Fences and gates.**

The already existing front fences and gate are to be made good and retained unchanged.

### **3.1.1.4 Garages, carports and Hardstand Areas**

The proposed carport has been design so as not to dominate the streetscape. It is open on all 4 sides with a roof from that is sympathetic to the already existing dwelling.

### **3.1.1.5 Garbage Areas**

The proposed development provides garbage storage area that is level to the footpath for bins to both units.

Previously there had been no designated area and the bins were required to be dragged up a steep driveway

### **3.2.1.1 Development in the vicinity of heritage items, or conservation areas**

There is a Heritage listed house at 37 White Street. This is 90m away. The proposed works at 29 White Street do not impact on this heritage item.

### **3.3.1 Landscaping Design**

The proposed landscaping is no different from existing aside from the removal of a concrete path and driveway replaced by turf and pervious surfaces

Refer Landscape plan for further information.

### **3.4.1.1 Overshadowing Adjoining open spaces**

The proposed addition to 29 White street replaces an already existing structure of similar bulk and scale. The setback and length of structure have been maintained along the boundary with 27 White street. Shadow studies show that there is no further impact.

### **3.4.2.2 Balconies and Terraces**

The existing balcony that is to be replaced will have a privacy screen added to limit overlooking of 27 White street.

### **4.1.2 Height of Building**

The proposed addition is to be built to the same height as the existing which is 6.5m. This is lower than the MLEP height of 8.5m

#### **4.1.2.1 Wall Height**

The proposed wall height is 6.5m which complies with this clause as the site is flat.

### **4.1.3 Floor Space ratio**

Manly LEP calls up Maximum FSR 0.50:1. Max allowable FSR 224.8m<sup>2</sup>. Proposed total = 223.9m<sup>2</sup>. The proposed development complies.

A breakdown of the FSR is noted on the DA title sheet.

#### **4.1.4.1 Street Front setbacks**

The proposal includes demolition and rebuild of addition to the rear of the property. No part of the existing frontage of the building will be changed.

#### **4.1.4.2 Side setbacks and secondary street frontages.**

The proposal includes partial demolition and rebuild of an addition to the rear of the property.

The side setback of the proposal to 27 White Street does not comply with the 1/3 guideline however the existing wall adjacent to the boundary will not be demolished.

The proposed unenclosed rear deck will be built to replace an already existing deck. There will be no adverse impact on 27 White street as it is proposed that a privacy screen be added.

#### **4.1.4.3 Variations to side setback in residential Density areas D3 to D9**

The proposal includes retaining an already existing wall along parallel to the 27 White street Boundary. This wall is 1m setback from the boundary. As the wall is already existing and is proposed to be kept it does not trigger this clause.

#### **4.1.5.1 Minimum residential total open space requirements**

Site is zoned OS3. Site area is 449.6m<sup>2</sup>

Total open space (55% of Site – 247m<sup>2</sup>) – 250m<sup>2</sup> Provided (including area that has max dimension of 2.3m)

Landscaped area (min 35% of Total open space – 90m<sup>2</sup>) – 92m<sup>2</sup> Provided

Refer DA Title Sheet for further information

#### 4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstands

The proposed 2 carspace carport for White street is of an open design with a roof that is of the same style as the existing building.

It is open on all 4 sides with provision for the 2 units garbage bins to be housed at the rear. The Hardstand is Max 6.2m wide with the roof running to the front and side boundary.

The driveway is to be retained as a single driveway, thereby not reducing the extent of kerbside parking available along White street.

The design of this carport is an approach consistent with many residences on White street specifically 31 White street.



*Figure 2. White Street showing neighboring Carport*