

Statement of Environmental Effects

**Unit 1/29 Margaret St
Fairlight**

for

Mrs Alison Fleet

Revision A

*Prepared by
Belli Design Plans
Nigel Bullen Ph: 0414 228 368
bellidesign@mail.com*

5th March 2024

The General Manager
Northern Beaches Council

Dear Sir/Madam

Development Application for the renovation of
Unit 1/ 29 Margaret st, Fairlight.

Please find enclosed a Statement of Environmental Effects in respect to the proposal to renovate the structure of an existing dwelling.

Refer: Manly Councils DCP 2014 and LEP 2014 (as amended)
and any relevant Councils policies that apply in this instance.

Yours faithfully

A handwritten signature in black ink, appearing to be 'N Bullen', written in a cursive style.

N Bullen
BELLI DESIGN BUILDING PLANS

Please accept this Statement of Environmental Effects which addresses the following items.

1. Locality Statement
2. The Proposal
3. Environmental impact
4. Streetscape and design impact
5. Building form/Height/Setbacks
6. Traffic
7. Waste disposal
8. Stormwater disposal
9. Views
10. Solar Access
11. Services
12. Social impact
13. Economic impact
14. Landscaping
15. Noise impact
16. Privacy
17. Impact of Flora and Fauna
18. Floor Space Ratio
19. Excavated land
20. BASIX certificate

1. Locality Statement

The subject site, situated at 29 Margaret st, Fairlight is located within an established residential area. The land is zoned C4 Environmental Management. This site consists of an existing unit block built in 1968, accessed from the street at 29 Margaret st, Fairlight

The main site is on a corner block, North facing street frontage.

Its site area being 627.1m². The site slopes approximately 300mm from the front Northern boundary along the Eastern boundary to the rear Southern boundary.

Vehicular access to the site is via an existing crossover and driveway that has a width of approximately 3 metres leading to an undercroft garage.

Vegetation on the site consist of a few mature trees and an established boundary shrub gardens.

1.1 Description of the Existing Building

The existing building is of brick construction, concrete floors, concrete columns to balconies with a split concrete roof/ tiles on timber framed roof system.

The building consists of 6 units with bedrooms, Kitchen, Dining/Living, Study, Bathrooms and Laundry located over 4 levels.

There is an existing 2 car garage at the Western street side of the allotment and a single car garage plus 2 car garage at the rear of the allotment.

The existing building has a maximum height of 13.78m (measured directly from existing top of roof 56.48 to natural ground)

2. The Proposal

The Proposal has been assessed under the following relevant controls.

- The Environmental Planning and Assessment Act, 1979 as amended (“the Act”)
- The Environmental Planning and Assessment Regulation
- Manly Local Environmental Plan 2014 (LEP 2013)
- Manly Development Control Plan (DCP 2013)

2.1 Unit 1 - Ground floor

The proposal is to alter the existing Unit 1 bathroom to include an ensuite to the main bedroom 1, replace east facing window to terrace to double access door and to replace the window /door unit to already closed off internal patio on southern side

3. Environmental Impact

The land, as described above, slopes gently in one direction from the front of the site to Margaret St. Flooding is not an issue due to the dispersion of water over the site.

No additional stormwater will be required due to the alterations.

There is no evidence that the site is prone to landslip and we do not envisage a problem in this area.

The site is not within a bush fire prone area and no other natural hazards are foreseen.

No trees require removal or are threatened as a result of the proposed development.

4. Streetscape and Design Impact

The streetscape and design were carefully considered in the proposal due to the site Unit block building features and the continuity of the 6 units original design.

The Margaret streetscape is not impacted by the proposal.

The proposal is in keeping with existing unit blocks design values and does not impact the streetscape.

5. Building form/ Height / Setbacks

The building form, existing setbacks and height remain unchanged.

The proposed alterations do not have any effect over the existing external building form or the existing building height.

Side setback has been calculated at 8.865m from the Eastern boundary line.

Front setback has been calculated at 3.77m from the Northern boundary line.

Rear setback has been calculated at 3.65m from the Southern boundary line.

The proposal complies with the setback requirements.

6. Traffic

No increase in traffic is expected due to the proposed development.

7. Waste Disposal

The existing designated areas for garbage and recycling bins remain unchanged by the proposal.

8. Stormwater Disposal

No new stormwater has been added due to the proposed alterations to Unit 1.

9. Views

Significant views and view sharing is considered unchanged due to the building works being internal alterations only.

10. Solar Access

Not applicable

11. Services

All utility services that are currently available to the existing dwelling are to be used, as needed, for the proposed internal alterations

12. Social Impact

The proposal has been designed in the context of the existing building features. All replacement windows/ doors will be designed to match existing

13. Economic Impact

Construction of the new ensuite, kitchen and bedroom alterations will create employment in the area. The accommodation of a family in the dwelling benefits local retail outlets in the area.

14. Landscaping

No changes are proposed to the existing Open Space/ Soft landscaping area that currently exists.

15. Noise Impact

Unchanged, no noise impact needs to be addressed

16. Privacy

The visual privacy of adjoining residents was carefully considered during the design process. The design measures that have been incorporated into the building to maintain the existing levels of visual privacy are as summarized below:

1. The proposed alterations do not impact on existing privacy. No changes to be made to current privacy screening.

17. Impact upon Flora and Fauna

No issues of adverse impact upon the sites existing Flora and Fauna have been identified in relation to the proposal.

18. Floor Space Ratio

Existing Floor Space Ratio (FSR) has been calculated at 401.3m² or 0.64:1.
No additional Floor area has been proposed with this development.
The building was built in 1968 the FSR from this time remains unchanged

19. Excavated Land

No excavation is proposed with this development.

Conclusion

We are of the opinion that this statement addresses fully the statutory requirements applicable to the proposal and it has been demonstrated that the proposal is fully compatible with the desired future character of the Fairlight Locality.

The development is permissible in the zone and in full conformity with the desired outcomes as expressed in the Manly Councils DCP 2014 and LEP 2014 (as amended), as they relate to this development on the land at Unit 1/29 Margaret Road, Fairlight.

Having given due consideration to the relevant provisions pursuant to S79C of the Environmental Planning and Assessment Act 1979 (as amended), it has been demonstrated that the proposed development is worthy of the Council's approval.

Yours Sincerely



Nigel Bullen
(Building Designer)