

7 June 2024

**STATEMENT OF ENVIRONMENTAL EFFECTS (MINOR WORKS)**

<b>SITE:</b>	Lot 11, SP 83445, Unit 12 / 133–137 North Steyne, Manly
<b>PROPOSAL:</b>	Construction of an operable louvered awning above rear balcony
<b>ZONING:</b>	R3 Medium Density Residential
<b>LGA:</b>	Northern Beaches
<b>CLIENT:</b>	Chris Taylor

**1. Proposal**

The proposed development involves the construction of an operable louvered awning above the rear balcony of an existing RFB development, as shown in the below figure and as illustrated in the accompanying architectural plans.

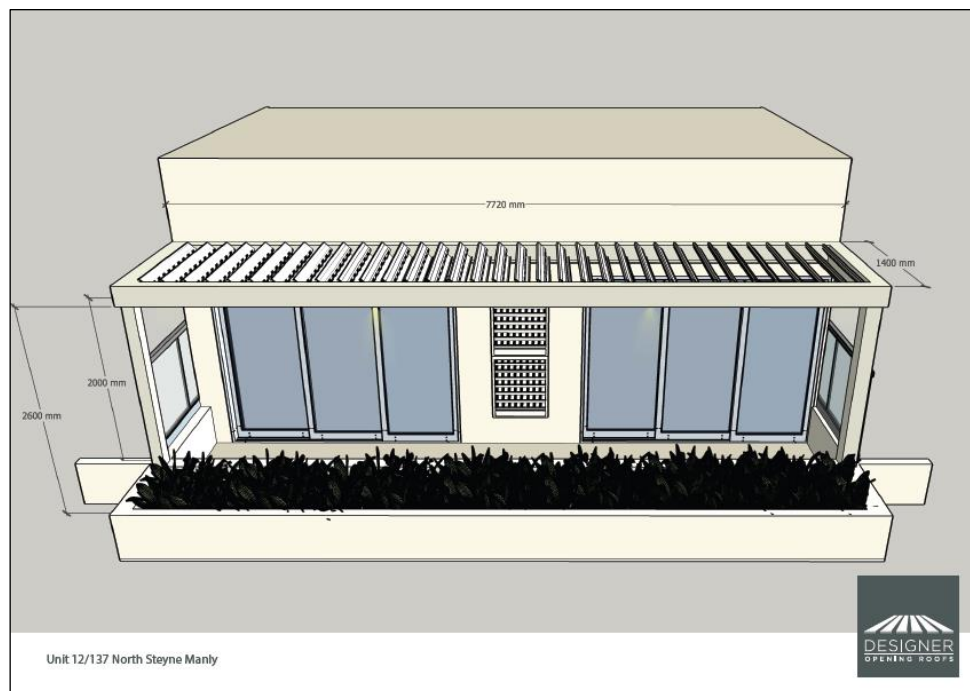


Figure 1: 3D rendering (Source – Designer Opening Roofs: 2024)

## 2. Subject Site

The site is legally identified as Lot 11 in SP 83445, and is known as Unit 12, No. 133–137 North Steyne, Manly.

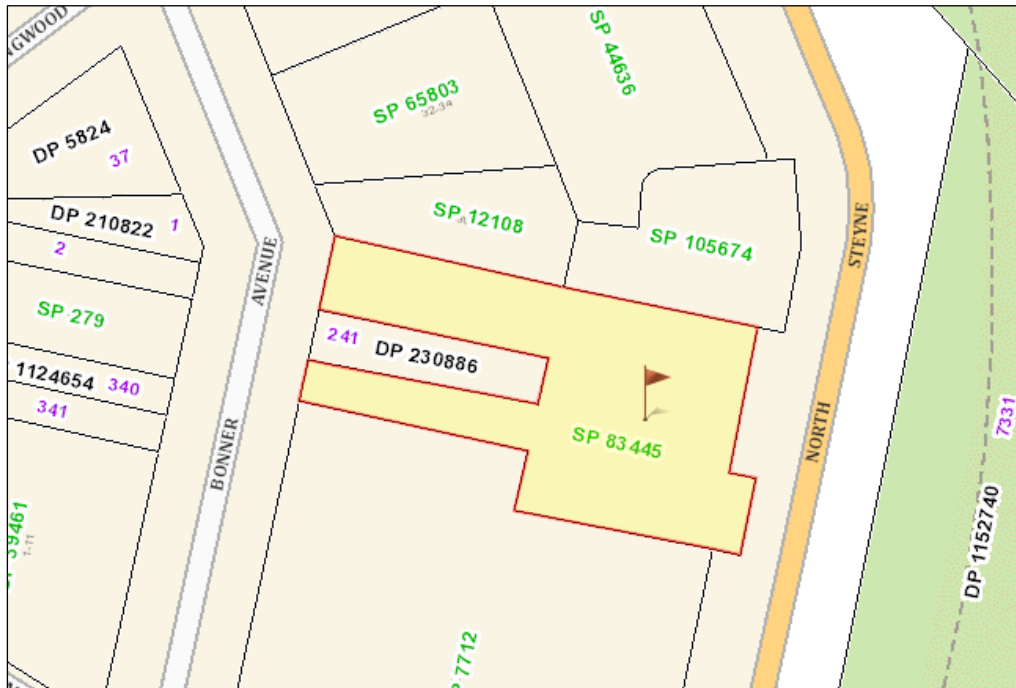


Figure 2:  
Locality  
Plan  
(Source –  
Six Maps:  
2024)



Figure 3:  
Locality  
Plan  
(Source –  
Six Maps:  
2024)

Currently located on the site is a five storey residential flat building. Unit 12 is the middle unit located on the 4<sup>th</sup> floor of the building. The rear balcony faces west.



Figure 4: Street view of building facing west from North Steyne (Source – Google Maps: 2024)



Figure 5: Street view of building facing East from Bonner Ave (Source – Google Maps: 2024)

Rear balcony

### 3. Proposed Works

- The proposed awning will be located above the rear balcony. The awning is open style with automated louvres forming the roof covering.
- The proposed materials used are powder-coated aluminium.
- The proposed awning structure will have a height of 2.0m and a depth of 1.4m, and will cover an area of 11.06m<sup>2</sup>. The structure will be fixed to the existing concrete balustrade, which has a height of 1.1m. The awning will achieve an overall height of 3.1m above the existing finished floor level.
- The outer roof section will act as a box gutter, with downpipes connecting into the balcony's stormwater inlet.

### 4. Compliance with Manly LEP 2013

The subject site is zoned R3 Medium Density Residential pursuant to the Manly Local Environmental Plan 2013, and the erection of an awning on an approved residential flat building is permitted with consent and would meet the objectives of the zone.

It is noted that the erection of an awning up to 10m<sup>2</sup> is exempt development (the proposed awning is 11.06m<sup>2</sup>), and complying development if located no higher than the first 3 storeys on an RFB (the proposed awning is located on Level 4). Hence, the reason for a DA.

Compliance with the relevant provisions of the Manly LEP 2013 is detailed below:

Cl. 4.3	Height of Buildings <ul style="list-style-type: none"><li>- Max height = 13m. No change proposed.</li></ul>
Cl. 4.4	Floor Space Ratio <ul style="list-style-type: none"><li>- Max 1.5:1. No change proposed.</li></ul>
Cl. 5.10	Heritage Conservation <ul style="list-style-type: none"><li>- N/A</li></ul>
Cl. 5.21	Flood Planning <ul style="list-style-type: none"><li>- Whilst the site is located on land between the 1% AEP and the PMF, the proposed awning will not be impacted by flood nor vice versa.</li></ul>
Cl. 6.9	Foreshore scenic protection area <ul style="list-style-type: none"><li>- The site is located within the foreshore scenic protection area. Whilst the proposed awning will be located on the façade of the existing building, it is considered that the awning will have no impact upon visual amenity or view corridors and will not result in any overshadowing.</li></ul>

## 5. Compliance with Manly DCP 2013

The proposed erection of an awning above a rear balcony would not contravene any development controls contained with the Manly DCP. Notwithstanding, the following is noted:

- Whilst the subject balcony is located at the rear of the building, the proposed awning will still be visible from the public domain. The proposed awning achieves consistency with the architectural design, styling and colours of the existing residential flat building, and in this regard, the presentation of the building to the public domain will not be adversely affected.
- The proposed awning is similar to other shade / awning structures on the building. It is considered that the awning will blend into the existing façade and also provide further articulation to the horizontal parapet above Level 4.
- The proposed awning structure does not intrude into any existing setbacks. The structure does not restrict sunlight into the unit or adjoining units, and privacy as well as existing views are maintained.
- The rear balcony is not the principal private open space area for the unit, and the balcony only services two bedrooms. The rear balcony is west-facing, and the awning structure will provide some much-needed shading to the west-facing glass doors, as well as protection from rain. Currently, the owner needs to keep the rear doors closed due to previous rain damage of internal furnishings. However, this means that the unit is unable to achieve any natural cross ventilation.



**Mark Stephenson**  
BTP UNSW (Hons)