

# Statement of Environmental Effects

## PROPOSED ADDITIONS TO TOWNHOUSE

AT

46C WHITE STREET, BALGOWLAH , NSW

Prepared under instructions from:

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By:

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## **TABLE OF CONTENTS**

### **1.0 INTRODUCTION**

### **2.0 SITE DESCRIPTION AND LOCATION**

The Site

The Locality

### **3.0 PROPOSED DEVELOPMENT**

General Layout

Design

Neighbour consultation

### **4.0 STATUTORY PLANNING FRAMEWORK**

4.1 General

4.2 Manly Local Environmental Plan 1988

4.3 Manly Development Control Plan for the Residential Zone

4.4 Compliance Table

### **5.0 CONCLUSION**

## 1.0 INTRODUCTION

The development application proposes the additions of an artists studio to the existing Townhouse being No.46C at White Street, Balgowlah.

In preparation of this document, consideration has been given to the following:

Environmental Planning and Assessment Act, 1979 as amended.

Northern Beaches; Manly Local Environmental Plan 2013

Northern Beaches; Manly Development Control Plan 2013

A set of architectural drawings including plans, sections and elevations have been prepared in relation to the proposed additions.

The proposal conforms to the *Manly Local Environmental Plan 2013*, its planning guidelines and desired future character of the locality, as outlined in the *Manly Residential Development Control Plan*. The proposal succeeds when assessed against the “Heads of Consideration” pursuant to s79C of the *Environmental Planning and Assessment Act, 1979* as amended.

The existing site is not located within the area of the “Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Strategic Foreshore Sites Map)

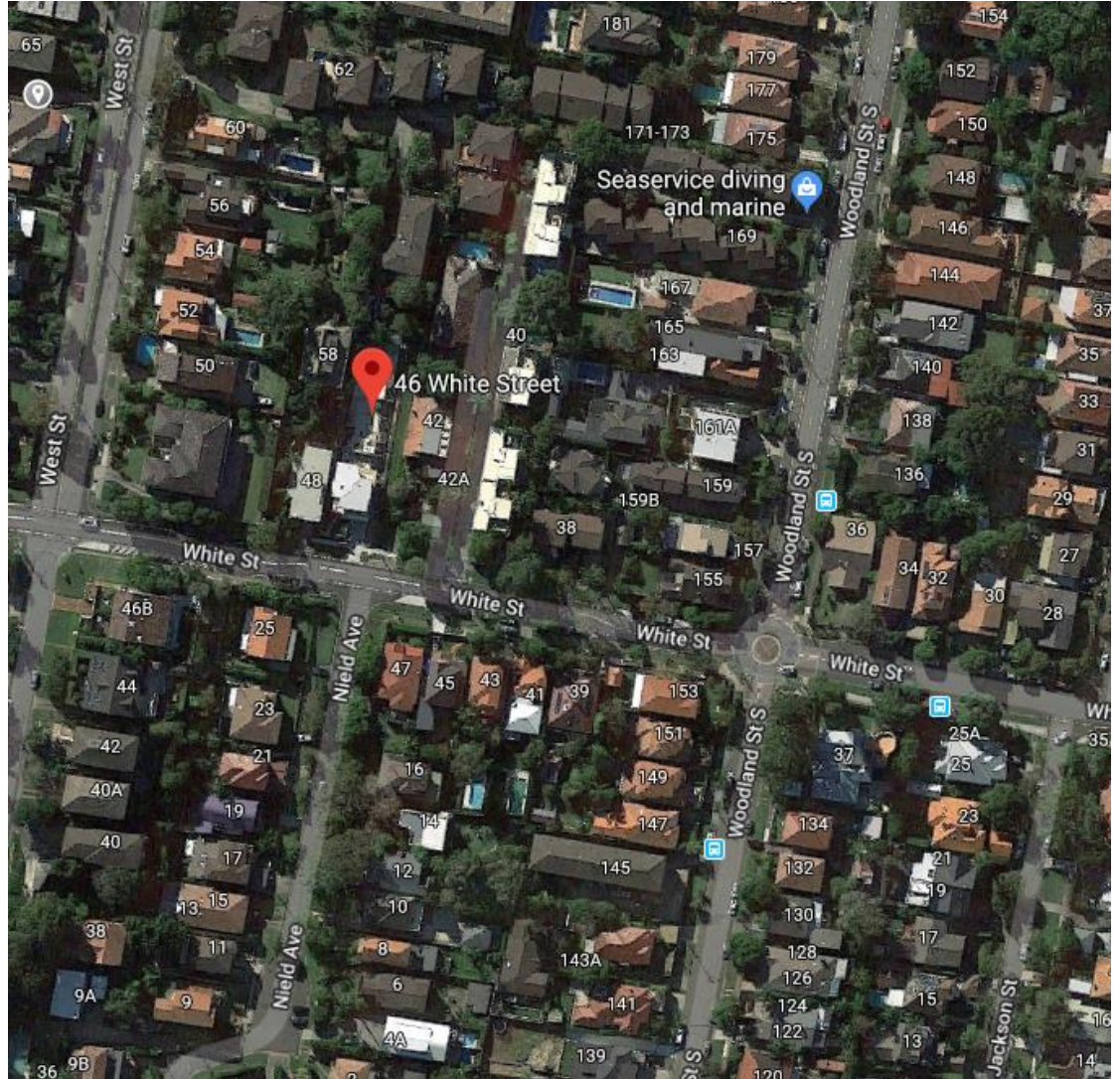
The site is not located within the Manly LEP Foreshore Scenic Protection Area.

The site is located in a Class 5 Acid Sulphate area but excavation of the site will not effect any Class 1,2,3 or 4 acid sulphate zones as “likely to lower the water table below 1 metre in Class 1, 2, 3 or 4 land”. Accordingly there is no requirement for the site regarding acid sulphate soil precautions.

It is considered that this application succeeds on merit and is appropriate for the granting of consent.

## 2.0 SITE DESCRIPTION & LOCATION

The Site



Site location 46C White Street Balgowlah

The overall site was known as Lot 2, DP 169227, No.46 White Street, is rectangular in shape with a total site area of approximately **914.9 m<sup>2</sup>** with a primary frontage to White Street of 15.24m.

Currently the site is known as **Strata Plan 92761** with No.46C being Lot2 of that plan.

The site is currently occupied by a 3 unit Townhouse development with the proposed additions being related to Townhouse 3, Number 46C White Street Balgowlah.

The streetscape surrounding the site consists of a mix of various single dwellings of various styles and multiple unit developments mainly from the post war period and some recent development.

#### The Locality

The locality is characterised by topographical variety, which has influenced the varied design characteristics of the residential developments. There is a sandstone cliff ridge to the immediate west boundary of the site.

The adjoining site to the west at No.48 White Street is occupied by a three storey single residence building. The immediate site to the east is a 3 metre wide battle axe handle allotment serving the multi residential development adjoining the site to the north. Further to the east is a single residential building at No.42 White Street.

The site is in close proximity to both the Stocklands Balgowlah Shopping Centre and the Manly Town Centre and Manly Wharf which can be readily accessed by a short walk or alternatively by the community “Hop Skip and Jump” bus or public bus transportation.

### 3.0 PROPOSED DEVELOPMENT

#### General Layout

It is proposed to construct an Artists Studio in the level 1 area beneath the “unexcavated area below the master bedroom of Townhouse 3 (No,46C). This location originally formed the bowl of the swimming pool belonging to the original house on the site before development of the three townhouses, accordingly the volume of this area below the bedrooms of the townhouse is largely void area and can readily be constructed as a compliant dwelling space.

The proposed additions are as shown on drawings X1 to X4 inclusive dated December 2018, prepared by *Woodhouse & Danks Architects Pty Ltd*.

The proposed additions are described as follows:-

- Construction of a Studio area of approximately 21m<sup>2</sup> in area.
- The studio is to be accessed from the internal Lobby stair of No.46C.
- Some excavation will be required to form the studio area but the existing volume of this area is generally void due to the previous swimming pool bowl located in the area.
- The existing perimeter walls to the east and south are in place as constructed in accordance with the previous development approval.
- An access door and windows will be installed to provide ventilation and light to the proposed studio
- A tea bench unit is proposed for use with the artists studio function.

#### Design Impact

There will be no impact on either the internal site dwellings being Nos 46A and 46B White Street, nor will there be any impact on adjacent neighbouring properties as the proposed studio is largely below the levels of adjacent properties and/or their visibility.

The proposed design has been assessed against Northern Beaches LEP and the DCP “heads of consideration”. Accordingly, it is our considered opinion that a “Pre DA Review” would not assist the further formalisation of the proposal and the subsequent DA submission.

## **4.0 STATUTORY PLANNING FRAMEWORK**

### **4.1 General**

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the *Environmental Planning & Assessment Act, 1979* as amended. Outlined are those matters to address, and any steps to mitigate against any potential adverse environmental impacts discussed below.

### **4.2 Northern Beaches; Manly Local Environmental Plan 2013**

Zone, Objectives and Heritage

The subject site is zoned *Residential 2 (pink)* pursuant to the provisions of the *Manly Local Environmental Plan 2013*

It is considered that the proposed development achieves the objectives of the *Residential 2* zone when addressed in terms of the LEP objectives (a) through (i) inclusive with respect to dwelling house approval, retaining the existing scale and character of the area, supporting the amenity of the area and improving the quality and revitalisation of the built environment and landscaping in the precinct.

The site is not identified as a heritage item or located within a heritage conservation area.

#### **4.3 Northern Beaches; Manly Development Control Plan 2013**

The following built form controls contained in this *Development Control Plan* apply to the subject development.

##### **BASIX**

Certification of the residences has been assessed and we would refer you to the BASIX Certificate for the proposed alteration that accompanies this Development Application.

##### **The Site**

The DCP site controls address the issues of appropriate height, bulk and scale together with provision of adequate daylight and sunlight.

This proposal does not effect any of the above controls of height, bulk, scale nor is there any effect on sunlight to the surrounding dwellings.

##### **Landscaping**

Landscaping on the existing site remains unaffected.

##### **Building Form and Roofs**

Setbacks have been maintained especially with reference to the rear boundary setback of 8m minimum.

#### Vehicular Access

No effect by this proposal

#### Accessibility

No effect by this proposal

#### Bicycle Storage

No effect by this proposal. The existing dwelling has a lock up garage and a secure storage room that can adequately accommodate at least 2 bicycles.

#### Excavation and Earthworks

The proposal incorporates a generally void area below the master bedroom area of the existing dwelling. This area is generally void due to the removal of the previous swimming pool prior to the current townhouse development.

A geotechnical report is available for this site and was issued to council in the townhouse development application. As noted above this area is largely void and as can be seen from the surrounding excavation any minor additional excavation will be generally in rock (sandstone).

#### Stormwater Control

No effect by this proposal. There is no additional collection or dispersal of stormwater due to the Studio additions.

#### Heritage and Conservation Areas

It has been determined that the property is not heritage listed or located within a heritage conservation area.



Manly Development Control Plan for Residential Zone ; Part 3  
Development Controls :-

The site is located in DCP Residential Density Sub-zone 4. The site area is 914.9m<sup>2</sup>.

Development Controls for principal development standards;- refer Compliance Table contained in this document and subject notes below:-

Residential Density

No effect by this proposal

Floor Space Ratio

The FSR controls relate to building bulk guidelines relevant to the development so that the development is consistent with the objectives and requirements for floor space ratio (FSR) of the DCP. Building bulk should be distributed to minimise overshadowing of neighbours, streets and public open space and should enable a sharing of views with surrounding residences and permit views from public streets and open spaces. The building footprint should be designed to minimise cut and fill and the building form should be compatible with the prevailing development pattern and character in terms of overall shape and articulation of form.

None of the above considerations are effected in any way by the Studio additions

As will be seen from the Compliance Table, it has been determined that the existing site development is marginally in excess of the nominated FSR guidelines by approximately 36.5m<sup>2</sup>.

The additional area for the Studio will slightly increase the total site FSR by 21m<sup>2</sup> but the bulk and scale of the development remains unaffected.

There is no discernable effect on either the on site FSR controls or the bulk and visual characteristics of the existing dwelling and accordingly the DCP Objectives are fully complied with, even though there is a marginal increase in FSR.

Overshadowing

No effect by this proposal

Views

No effect by this proposal

Height

No effect by this proposal

Setbacks

No effect by this proposal. The rear boundary setback remains at the required min of 8m and the proposed studio conforms to that alignment (by matching the alignment of the building above).

Open Space and Landscaping

No effect by this proposal

Private Open Space

No effect by this proposal

Streetscape and Building Design

No effect by this proposal. The design of the development remains unaltered and the proposed studio is not seen from the streetscape.

Car-Parking and Access

No effect by this proposal

Sunlight, Daylight and Overshadowing

No effect by this proposal. It is noted that light and ventilation will be provided to the proposed studio through the east and south facing windows.

Privacy and Security

No effect by this proposal

Stormwater Management

No effect by this proposal. The proposed additions do not add to stormwater collection or management on site.

Waste Minimisation and Management

No effect by this proposal.

#### 4.4 Compliance Table

No.46 Total Site Area: <b>914.9 m<sup>2</sup></b>	Control	Proposed	Compliance
Northern Beaches Development Control Plan			
Density ; Sub Zone 4 (orange)	1 dwelling/300m <sup>2</sup>	No change	YES
Storeys	2 (unless site constraint)	No change	YES
Open Space	55%.ie 503.2m <sup>2</sup>	No change	YES
Soft Open Space	35% (of 55%) ie 176m <sup>2</sup>	No change	YES
Private Open Space	12m <sup>2</sup> (adjacent Living Rm)	No change	YES
Wall Heights	Maximum 7.5m (as DCP fig 4 for 1 in 7.5 site slope)	No change	YES
Roof height	3m	No change	YES
Front Setback	6m, or exist alignment (No.48 White St is 4m setback)	No change	YES
Rear Setback	8m	8m. This proposal is aligned with existing 8m rear setback	YES
Side Setback; East	1/3 max wall height of 5.5m ie 1.8m min	3m. This proposal is aligned with existing 3m side setback	YES
Side Setback; West	1/3 max wall height of 7.5m ie 2.5m min	No change	YES

Floor Space Ratio (Total site at No.46)	FSR 0.5:1 ie 457.5m <sup>2</sup>	494m <sup>2</sup> exist + 21m <sup>2</sup> = 515m <sup>2</sup> total site FSR. FSR for total site is adjusted to 0.56 : 1	NO. Proposal is a slight increase in FSR
Carparking	1 per dwelling plus 0.5/3bed dwelling = 4.5 spaces	No change	YES
Visitor Carpark	0.25 per dwelling = 1 space required	No change	YES

## 5.0 CONCLUSION

The proposal complies with the Northern Beaches; Manly Local Environmental Plan 2013 and the Northern Beaches; Manly Development Control Plan 2013 with the minor exception of a marginal increase in FSR for the entire 3 townhouse site at No. 46 White Street Balgowlah.

The proposed development takes into account the planning guidelines, desired character of the locality, and respects the amenity of the adjoining residential developments through the design principles adopted.