

Statement of Environmental Effects

1. Description of the Site

The proposed development is on the rear balcony of the fourth floor unit at 43 – 45 North Steyne Manly. The rear of the building faces Henrietta Lane. Immediately to the south of the site is a mixed use development that has recently been granted development consent for usage as short term letting.

Immediately to the west of the site is a large mixed development known as Pacific Waves.. Residential units in this complex are approximately 12 metres away from the subject site separated solely by Henrietta Lane.

In close proximity are various licensed premises including the Steyne Hotel. The New Brighton Hotel, In Situ and Sugar Lounge. The subject site is subjected to noise break-out from these various premises.

2. Description of the Proposed Development

Presently, the rear balcony of the subject property is open to the air and has a rear balustrade comprised of a masonry lower section of height 670 mm together with a clear glass panel that extends above the masonry wall to a total height of approximately 1100 mm.

The application proposes to install a retractable roof over the rear balcony as well as a retractable glass balustrade to sit on the existing masonry wall. This masonry balustrade will have a fixed glass panel 1100 mm high making the total height of the protective barrier 1770mm above floor level. In addition there will be a retractable upper panel also of 1100 mm height. It is proposed that the glass will be opaque.

The retractable roof will cover the area of the balcony when in use and will retract to sit on the existing pitched roof of the building when not in use. The system will use existing guttering.

3. Environmental Effects

The proposed structures are not visible from the front of the building. At street level, there is no impact as the narrowness of the lane way precludes people at street level being able to view the fourth floor of the building.

The proposed development is essentially only visible from the residential units within the Pacific Waves building and in particular those fronting Henrietta Lane.

Presently, the privacy of these residents is adversely affected by the fact that someone on the balcony of the subject premises can view people on the balconies of the Pacific Waves building and vice versa.

The proposed glass balustrade will prevent people from being able to see into the other residences and will thus have a positive effect on the privacy of residents in both the Pacific Waves building as well as the subject property.

The subject property will also benefit by improved sound mitigation thus lessening the impact of the noise from the various licensed premises. In this regard, it is consistent with the development control plan that stipulates a need "to minimise disturbances to the public late in the evening and extending into the early hours."

The development has no impact on the intensity of the development as the area will remain an open balcony when the fabric roof is retracted. It will not be a habitable room.

4. The Public Interest

There are no significant impacts on the public interest and it is within the public interest to ameliorate the impact of the surrounding licensed premises on the residential environment.

Other residential owners within the building at 43 – 45 North Steyne have previously enclosed their rear balconies for the reasons of noise abatement and privacy and there have been no adverse effects experienced by members of the public from these enclosures.