

## Statement of Environmental Effects

**SP 2242**  
**1 Quinton Road**  
**MANLY NSW 2095**

Land zoned R1 General Residential  
Lot Size Map-all land shown as 250m<sup>2</sup>  
Height of Buildings Map-all land shown as 8.5m  
Landscaped Area remains the same  
Floor Space Ratio 0.6:1 Remain the same  
Maximum wall height 8.2m  
Floor Space Ratio 0.6:1  
Heritage Listed – Yes 1215

### Streetscape



Photo 1: 1 Quinton Road MANLY NSW 2095

Source: *apwdesign*

The main objectives of the proposal water proofing and drainage to the existing garages  
See photos 2, 3 & 4 and to improve the accessibility of the rear of the residence see photo 5.



Photo 2: Concrete Cancer  
Source: *apwdesign*



Photo 3: Concrete Cancer  
Source: *apwdesign*





Photo 4: Dampness to garage  
Source: *apwdesign*



Photo 5: Rear Lane Lawson Place MANLY  
Source: *google maps*

The proposal will not alter the streetscape and  
It will not increase the height of the building height, reduce the landscaped area

#### Heritage

The Site is part of a row of Heritage Listed properties to Quinton Road.

See: Heritage Report.

#### Height

The proposed building Height is 6900 which is lower than the existing Unit Block.

#### Warringah DCP

#### Part B

#### B Built Form Controls

#### B1 Wall Heights

NA

#### B2 Number of Stories

NA

#### B3 Side Boundary Envelope

The side and rear setbacks will remain the same.

#### **B4 Site Coverage**

Site Area 371.6m<sup>2</sup>

Site Coverage will remain the same

272.12m<sup>2</sup> 73% of Site Area.

#### **B5 Side Boundary Setbacks**

NA Side Setbacks Remain the same

#### **B6 Merit assessment of front boundary setbacks**

NA Front Setback Remains the same



### **B7 Front Boundary Setbacks**

NA Front Setback Remain the same

### **B8 Merit assessment of front boundary setbacks**

NA Front Setbacks Remain the same

### **B9 Rear Boundary Setbacks**

NA Front Setbacks Remain the same

### **B10 Merit assessment of rear boundary setbacks**

NA Front Setbacks Remain the same

### **B11 Foreshore Building Setback**

NA

### **B12 National Parks Setbacks**

NA

### **B13 Coastal Cliffs Setbacks**

NA

### **B14 Main Roads Setbacks**

NA

## **Part C Siting Factors**

### **C4 Stormwater**

See: Site and Stormwater Plan

Front of the site

The proposed Garage Concrete roof will drain into the proposed grated drains and will run into the existing stormwater system.

Rear to the Site

The proposed Drainage points to the to the proposed roof over the lift and the The lower awing roof will drain into the existing drainage point.

## **C8 Demolition and Construction**

See: Existing Ground Floor and Existing First Floor, for elements to be demolished.

### **Basement**

Existing Concrete floor and Concrete Roof to the existing garage.

### **Ground Floor**

Existing concrete stairs, see photo 6, to the South of the site.

These stairs are non-compliant and hazardous.

The existing Laundry area and sections of the decommissioned furnace.

See photo 7.

The Laundry has been moved into the Laundry to the North of the site.

See Photo 8.

The existing small garden area.

See photo 9.

### **First Floor**

Existing Stairs to Unit 3, These stairs are non-compliant and hazardous and no longer required.

See photo 10.

Slab over old Laundry.

See Photo 11

Elevated timber walkway, which also dose not comply with current standards.

See photo 12



## DEMOLISHED STRUCTURES



Photo 6 – Existing stairs to be demolished.  
Source: *apwdesign*



Photo 7 – Decommissioned Furnace to be demolished Chimney to remain.  
Source: *apwdesign*

## DEMOLISHED STRUCTURES



Photo 8 - New Laundry Located to the North Western corner of the site Ground Floor.  
Within the existing small detached secondary building.  
Source: *apwdesign*



Photo 9 – Existing Garden Area  
Source: *apwdesign*



## DEMOLISHED STRUCTURES



Photo 10 – Existing Stairs to Unit 3  
Source: *apwdesign*



Photo 11 – Slab over Old Laundry  
Source: *apwdesign*



Photo 11 – Elevated Timber Walkway and Balustrade.  
Source: *apwdesign*

## C9 Waste Management

The Bin storage is located to the North of the existing Old and New Laundry's see The site and stormwater plans and Photo 12 and 13. for locations.



Photo 12 - Organic Bins located to the north of the old Laundry.  
Source: *apwdesign*



## WASTE



Photo 13 – Landfill Recycling and paper Bins located to the North of the New laundry.

### Part D Design

#### D6 Access to Sunlight

The proposal will overshadow the existing Brick garage to the adjoining 76 Raglan Street MANLY and will not detract from the views to the adjoining properties.

#### D7 Views

NA

#### D8 Privacy

The proposal will not overlook the adjoining properties.

#### D9 Building Bulk

The building bulk will not be excessive as a result of the development, the Additional eaves will improve the energy efficiency of the residence.

#### D10 Building Colours and Materials

See: Materials and Finishes, lighter colours have been selected to lighten and contemporise the existing development and to make it more in keeping with the surrounding dwellings.

#### D11 Roofs

The proposed roof has been altered with eaves to provide shading and to improve the energy efficiency, the proposed roof is of a similar form to the existing residence.

#### D13 Front Fences and Front Walls

NA

#### D14 Site Faculties

#### D15 Side and Rear Fences

NA

#### D16 Swimming Pools and Spa Pools

NA

#### D17 Tennis Courts

NA

#### D18 Accessibilities

NA

#### D19 Site Consolidation

NA

D20 Site Security

NA

D21 Provision and Location of Utility Services

NA

D22 Conservation and Location of Utility Services

NA

D23 Signs

NA