

STATEMENT OF ENVIRONMENTAL EFFECTS

for

Additions to an existing house
16 Margaret Street
Fairlight NSW

for

J & C Smith

Project No: 473-01



bja.net.au

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TABLE OF CONTENTS

INTRODUCTION	3
THE SITE, LOCATION & DESCRIPTION	3
THE PROPOSAL	5
STATUTORY PLANNING FRAMEWORK	5
LOCAL ENVIRONMENT PLANS	5
DEVELOPMENT CONTROL PLANS	6
ENVIRONMENTAL ASSESSMENT	9
CONCLUSION	10

INTRODUCTION

This Statement of Environmental Effects relates to the Development Application for:

- Minor additions to an existing two storey house, including adding a small roof and a privacy screen to an existing 1st floor balcony plus a pergola at ground level over existing paving in the back garden.

The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013 and Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

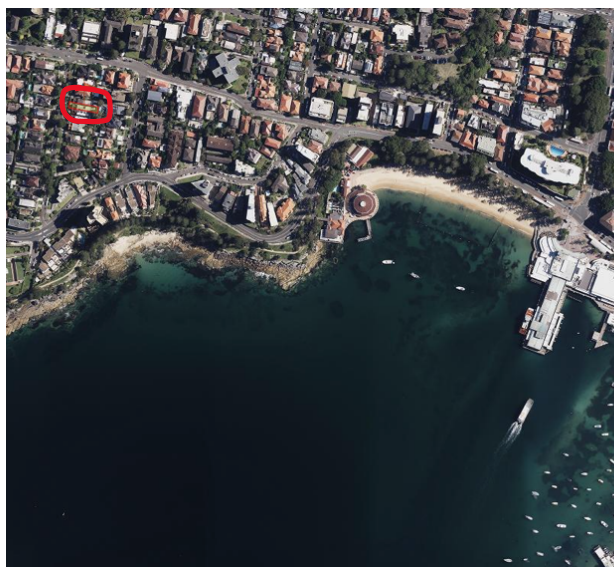
This statement is to be read in conjunction with:

Document	By	Issue	Date
Architectural Plans	Baxter & Jacobson Architects - BJA		11.12.24
Survey Plan	Wesurvey	-	18.01.24
Heritage Statement of Impact	BJA		16.12.24
Waste Management Plan	BJA		16.12.24
Estimated Development Cost Form	BJA	-	16.12.24

THE SITE, LOCATION & DESCRIPTION

The Site

Lot 8 Sec B DP 665278



Location Plan_ Fairlight & Manly
Source: Six Maps



Location Plan_ Margaret St Fairlight
Source: Six Maps

The subject site comprises:	Narrow block on the east side of the street oriented east-west with one existing free standing 2 storey brick house with carport and landscaped garden
The site fronts the following street:	Margaret Street, between Fairlight St & Lauderdale Ave
The area of the site is:	291.85 m2

The current use of the site and development is:	Brick and tile house C1915 altered with 2 nd storey added (1990's) plus car port (2009) & landscaping
Site configuration	Av 7.66mWx 38.1mL - sloping from NW falling to SE

The Surrounding Area

The surrounding area is established residential development with diverse architectural style.

No. 16 matches the neighbouring house to the north (No. 18) in Federation style, likely to have been built at the same time in C1915. No.18 is currently undergoing alterations including a 1st floor extension at the rear.

A pair of similar 2 storey houses are located at No.s14 and 12 Margaret St.

The neighbouring property to the rear (east) is a double width block with frontage to Laurence Street (No.13) and is significantly lower relative to No.16 Margaret St due to topography.

The following photos detail the subject site and it's setting in the streetscape.



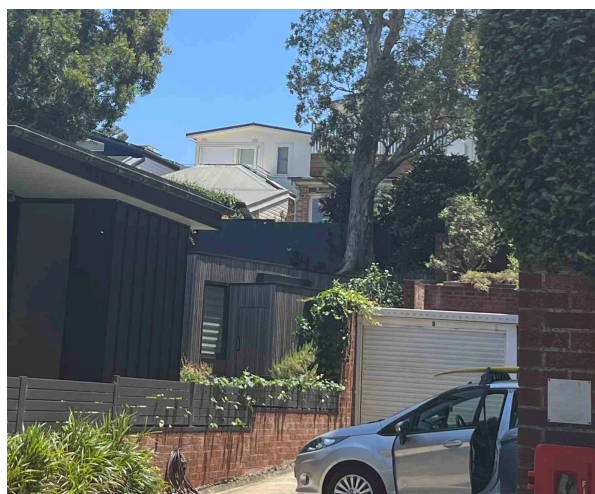
No 16 and 14 Margaret St – front



No 18 and 16 Margaret St – front



View to 16 Margaret St behind 13 Laurence St



View to rear of 16 Margaret St from 13 /15 Laurence St

Rear 1st floor of 16 Margaret St east with SE view across No.14Rear 1st floor of 16 Margaret St looking NE to No.18

THE PROPOSAL

The proposal comprises minor Alterations & Additions to an existing 2 storey residential building including construction of:

- Small roof over an existing 1st floor balcony at the rear
- Privacy screen to existing 1st floor balcony - north side, to minimise overlooking from No.18's 1st floor addition
- Timber pergola at ground level rear garden

STATUTORY PLANNING FRAMEWORK

SECTION 4.15(1) (a) - the provisions of any planning instrument, draft planning instrument & development control plan,

LOCAL ENVIRONMENT PLAN

The provisions of the Manly Local Environment Plan 2013 are applicable.

LEP

		Existing	Proposed	Comment
Zone	R1 Residential			
FSR - F	0.6:1 Site area: 293m ²	COMPLIES	No change COMPLIES	Consistent with DCP Objectives with negligible environmental impact.
Max Bldg Height - I	8.5m	7.5m max ridge ht COMPLIES	No change COMPLIES	New roof form and height is consistent with existing. New work is not visible from the street or public space
Heritage	Item_General + Landscape	House contributes to streetscape	Minor works-negligible impact	Refer to Heritage Impact Statement
Acid Sulphate Soils	Class 5	-	-	No impact

Lot Size - C	Minimum Lot size 250m2	293m2 COMPLIES	No change COMPLIES	One dwelling only
Foreshore Scenic Protection	-	COMPLIES	Minor works - negligible impact COMPLIES	New work is not visible from the foreshore

DEVELOPMENT CONTROL PLAN

The following Development Control Plan is applicable to the subject site.

Manly Residential DCP 2013

Relevant DCP objectives to be met in relation to residential development include the following:

- Objective 1) To delineate by means of development control the nature and intended future of the residential areas of the former Manly Council area.
- Objective 2) To provide for a variety of housing types and densities while maintaining the exiting character of residential areas of the former Manly Council area.
- Objective 3) To ensure that building form, including alterations and additions, does not degrade the amenity of surrounding residences, the existing environmental quality of the environment or the aesthetic quality of the former Manly Council area.
- Objective 4) To improve the quality of the residential areas by encouraging landscaping and greater flexibility of design in both new development and renovations.
- Objective 5) To enable population growth without having adverse effects on the character, amenity and natural environment of the residential areas.
- Objective 6) To enable other land uses that are compatible with the character and amenity of the locality.
- Objective 7) To ensure full and efficient use of existing social and physical infrastructure and the future provision of services and facilities to meet any increased demand.

The following sections analyse the proposal against the development controls applicable to demonstrate that the proposal meets Councils aims & Objectives as identified.

Manly Residential DCP

Part 4.1 Residential Development Controls

	Control	Existing	Proposed	Comment
Dwelling Density	D3 1/ 250m2	1 dwelling – 293m2	1 dwelling – NO CHANGE	COMPLIES
Wall Height of Buildings	6.5m	6.78m	6.78m NO CHANGE	DOES NOT COMPLY – – however previously approved - no change
FSR	Lot size – C 0.6:1	-	NO CHANGE	COMPLIES
Setback - Front	Front = relate to adjacent buildings -	Existing consistent with both adjoining neighbours	NO CHANGE	COMPLIES

	prevailing building lines			
Setback - North Side	Side = not less than 1/3 height of wall	Wall: 1.4m setback @ 6.78mH Balcony: 3.43m setback @ 6.5mH	No change to wall. Balcony roof: 3.43m setback @ 6.5mH above GL	BALCONY COMPLIES WALL DOES NOT COMPLY – however previously approved - no change
Setback - South side	Side = not less than 1/3 height of wall	Wall: 1.05m setback @ 6.78mH Balcony: 1.05m setback @ 5.5mH	No change to wall. Balcony roof: 1.05m setback @ 7.4mH	BALCONY ROOF DOES NOT COMPLY – however it is lower than existing roof with negligible impact
Setback - Rear	Rear setback 8m minimum	Gr fl rear wall to bdy = 7m + 1 st fl balcony to bdy = 14m	Gr fl rear wall to bdy = 7m + 1 st fl balcony to bdy = 14m	BALCONY COMPLIES GR FL WALL DOES NOT COMPLY – however previously approved - no change
OS	OS3 55% of site area = .55 x 293 m ² = 161m ² Above ground allowable = 25% of required OS = 40m ²	Gr Level: 56m ² Incl: Front + rear yards + front porch + Gr Lvl Deck = 86m ² + 1 st Fl balcony 5m ² = 91m ²	No change = 91m ²	DOES NOT COMPLY – however previously approved - no change Consistent with DCP Objectives.
Landscaped Area	min 35% of required OS therefore .35x 161m ² = 56.4m ²	40m ² soft planting	40m ² soft planting - No change	DOES NOT COMPLY – however previously approved - no change
Private Open Space	12m ² per dwelling	Gr level deck + rear garden = 55m ²	Gr level deck + garden = 55m ² COMPLIES	COMPLIES – No change. Proposal exceeds requirement for P.O.S

DCP - Part 3 Streetscape

Control	Proposed
Complement predominant building form, character, materials, locality architectural style	Proposed work is not visible from the street
Bulk and scale	Proposed work is not visible from the street

Building height	No proposed increase in roof height
Improve streetscape	Proposed work at the rear is not visible from the street
Fencing	No changes proposed
Garages, Carports - not to dominate street frontage	No changes proposed

Heritage

Control	Proposed
Development within vicinity of Heritage – of appropriate form and design so as not to detract from the significance of those items	Alterations adjacent to Item of Local Environmental Heritage - Streetscape The proposed work at the rear of No. 16 is not visible from the street. Refer to Heritage Impact Statement

Landscaping

Control	Proposed
Maintain existing trees – protect particularly over 10m H	No trees on site. No impact to street trees No impact to trees on adjoining properties
Native trees	Proposal is minor works _Proposed pergola is located on existing paved area with no reduction of lawn or planting and no impact to tree protection zones
Endangered species habitat	NA

Amenity

Control	Proposed
Sunlight + Overshadowing • must not eliminate more than 1/3 extg. sunlight to POS on adjacent properties between 9-3 on 21 June (or Equinox in no winter sunlight) • maintain solar access to living room windows for 2 hrs minimum 9-3pm 21 June (E-W orientation of site) • no reduction allowed if living room windows already receive less than 2 • 6 hrs required to solar panels and clothes drying	Shadow diagrams not provided due to negligible impact. Proposed roof is set back 14m from the rear boundary <u>behind</u> the rear building line of both No.18 and No.14 Margaret St – with no impact on sunlight to rear POS of adjacent properties Proposed roof area is minimal at 7.2m². Building height is not increased. No change to solar access to the elevated rear balcony at No.14 – south neighbour between 9am and 3pm Midwinter 21 June . There would be no shading impact on the POS of No13 Laurence St to the rear.

Privacy + Security, Overlooking	Privacy screen to 2.0m H is proposed to the north side of the existing balcony to prevent overlooking from No.18's 1 st Fl. living room to No.16's private bedroom and balcony.
Acoustic privacy	Private open space is located primarily behind the houses at Ground level. No.16's existing elevated balcony is set back into the roof relative to No.18 and No.14 1 st floor deck/balconies and the lower roofs siting limits overlooking. The proposed roof over the balcony and privacy screen will serve to buffer sound between No. 16 and adjacent properties
View sharing & preservation	Partial views to Manly Cove/ Harbour are available from 1 st floor rear rooms & balconies of No.s14, 16 and 18. The existing balcony at No.16 is set back relative to both No.18 and No.14 balconies and the proposed works will have NO view impact for No.s14 and 18.
Sustainability, adaptation of buildings, recycled materials, solar access, energy efficiency	Minor change to improve amenity Negligible quantity of demolition. Materials will be recycled where possible. No change to solar access for existing roof solar panels, living room windows and private open space. BASIX is not required given the scale of this minor external project.

Stormwater Management

Additional roof area is minimal at 7.2m². The roof will cover an existing roof balcony with NO increase in stormwater catchment. New downpipes from the balcony roof will drain via gutters and downpipes to the existing stormwater pipework draining to the Margaret Street gutter outlet.

Refer Roof plan - drawing No. DA04

ENVIRONMENTAL ASSESSMENT

SECTION 4.15 (1) (b) - the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The proposed development will have no impact on the quality of housing stock, streetscape and suburban environment, and no change to social and economic activity.

SECTION 4.15 (1) (c) - THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT,

The current use is a permitted use under the zoning for the site and there is no proposed intensification of use.

SECTION 4.15 (1) (d) - ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS,

Not applicable.

SECTION 4.15 (1) (e) - THE PUBLIC INTEREST

The proposed development is in the public interest in that it has negligible impact.

CONCLUSION

The proposal complies with the development standards of the relevant LEP and DCP, or where specific numerical standards are not met, the performance criteria and Objectives are achieved as detailed above.

Non compliances are minor, resultant of pre-existing approved building form and siting, and do not result in any loss of amenity to neighbouring buildings or to the public domain.

The proposal is minor in scale, is not visible from the street and has no impact on the Margaret Street Heritage streetscape. The proposal results in improved amenity for adjoining neighbours; improving privacy between No.16 & 18 by reducing potential overlooking and buffering sound between adjacent properties. The application is recommended for development approval.

L Schmidt Architect
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17/12/24