

# **STATEMENT OF ENVIRONMENTAL EFFECTS 15 UPPER GILBERT STREET MANLY**

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# 1 Introduction

This report is submitted to Northern Beaches Council in support of a Development Application for conversion of the existing Company Title residential flat building at 15 Upper Gilbert Street, Manly into a Strata Title.

This report outlines the likely impacts of the proposal and contains written information about the proposal that cannot readily be shown and communicated on the drawings alone. This report addresses the nature of the proposal, the characteristics of the site and the proposal within the surrounding area. It also provides an assessment of the proposed development under the provisions of the Manly Local Environment Plan 2013 and Manly Development Control Plan (DCP) 2013. This report is to be read in conjunction with the following documents:

- BCA Compliance Report by Accurate Fire and Building Consulting.



Figure 1 – Site Location shown on Google Maps

## 2 The Site

The subject site is a Class 2 building containing 8 units, located at 15 Upper Gilbert Street, Manly

The site is roughly rectilinear with a depth of approximately 23.165m and an average width of 19.68m running from the Upper Gilbert frontage on the northern side to the southern rear boundary.

The site area is approximately 456m<sup>2</sup>.



Figure 2 - Street View of 15 Upper Gilbert Street





Figure 3– Site location from Google Earth

### 3 Neighbouring Properties

15 Upper Gilbert Street is bounded by:

- On the Western boundary by a 2-storey residential flat building at 17 Upper Gilbert Street.
- On the Eastern boundary by a Class 2 Apartment building at 91 West Esplanade.
- On the Southern boundary a Class 2 Apartment building at by 93 West Esplanade.

Upper Gilbert Street is characterised by a mixture of residential flat buildings, duplexes, and single-dwelling houses of varying architectural styles.

## 4 Design Statement

The proposed application seeks to strata subdivide the existing building into eight lots to replicate how they are currently reflected in the Company Title ownership.

All areas of non-compliance identified in the BCA Compliance Report by Accurate Fire and Building Consulting dated 15/9/2021 that were recommended for attention will be upgraded, including;

- Ceiling separating the ground floor units from the top floor units achieve a FRL 30/30/30 and the top floor ceilings achieve a resistance to the incipient spread of fire to the space above of not less than 60 minutes. *Note: Unit 2 has already carried out ceiling upgrades in accordance with the BCA Report attached to this submission. Certification for Unit 2 will be submitted with the Development Application for reference.*
- Solid core doors installation to all SOUs.
- All penetrations in the ceilings upgraded to comply with the requirements of AS 4072.1 – 2005.
- Electricity meters to be enclosed in non-combustible construction.
- All internal and external stairs to have non-slip nosings.
- All internal and external balustrades will be upgraded to comply with BCA requirements.
- Main entry door to the building will be modified to swing in the direction of egress or have hold open device.
- Smoke alarms installation to units in accordance with the requirements of specification E2.2a, Clause 3.
- Common area smoke alarms interconnected.

No further building works or design amendments are proposed in this development application. The proposal has no physical or environmental impact as the bulk, scale and location of the building are consistent with the existing situation. It presents no additional overshadowing or privacy concerns.

## 5 Statutory Considerations

### 5.1 Zoning and Site Context

The zoning is R1 General Residential. Development for strata-subdivided residential flat buildings is permitted.

### 5.2 Housing Density

The proposal has no physical impact on the density of the existing building.

### 5.3 Building Envelope and Siting.

The proposal does not seek to alter the existing site coverage. It has no impact on the building envelope.

## **5.4 Privacy, Views, and Overshadowing**

The proposal does not impact the privacy or views of any adjoining sites as it does not alter the bulk, size, or location of the existing building.

## **5.5 On Site Car Parking and Access**

The proposal does not change the amount or location, or parking provided on-site.

## **5.6 Open Space and Landscaping**

The proposal does not include any changes to the open space or landscape on site.

## **5.7 Design for Climate**

The proposal does not change the built form of the existing building and as such a BASIX certificate is not required.

## **5.8 Stormwater Drainage**

The application processes no changes to the stormwater drainage of the existing building.

## **5.9 Waste**

There are no changes proposed to the size, location or manner in which waste is handled from the existing building.

# **6 Conclusion**

The Development Application seeks to subdivide the existing residential flat building from Company Title into Strata Title to reflect its current use without any proposed work or design modifications.

The existing building will be upgraded as recommended in the BCA Report by Accurate Fire & Safety Building Consulting, and the development application does not propose any additional building work, so will not have any environmental impacts on any neighbouring properties and is therefore approval is recommended.