

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

At: 13 Quinlan Parade, Manly Vale NSW 2093

Lot: 24 Section D DP: 7686

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1.0 INTRODUCTION

This Statement of Environmental Effects is prepared for the support of proposed development at 13 Quinlan Parade, Manly Vale NSW 2093. This report accompanies plans prepared by YBC One (project No. 20490) Drawings DA01- DA05 dated 21st May 2020 for submission to Northern Beaches Council. The proposed works involve alterations and additions to the existing dwelling.

This Statement reviews the proposed development by assessing the relevant matters for consideration under the relevant development controls and standards as provided in:

- Warringah Local Environmental Plan (LEP) 2011
- Warringah Development Control Plan (DCP) 2000
- Environmental Planning & Assessment Act 1979 (as amended)

The other compliance issues related to waste management, storm water drainage and energy efficiency are addressed in separate documents, which are provided along with the DA application for this property. These documents include:

- Waste Management Plan
- Sediment & Erosion Control Plan
- Survey Plan
- BASIX Certificate – dated 07/05/2020

Additionally, the following two reports are also provided with the application:

- Geotechnical Report – prepared by Ascent Geotechnical Consulting, dated 23/07/2019
- Flood Report – prepared by NY Civil Engineering, dated 21/11/2019

Both of these Geotechnical and Flood reports were originally submitted with the previous DA application (DA 2019/1098) for this property, which was approved on 11th February 2020. As the current DA application is for additions and alterations to the existing dwelling on the ground floor only and the proposed building works on ground floor do not exceed in area compared to the previous DA proposal, these reports would remain valid for this application.

2.0 PROPERTY DESCRIPTION

There is currently on site, a single storey, timber clad, tiled roof dwelling with an attached garage and a separate carport at front. It is zoned as R2 - Low Density Residential under the Warringah LEP 2011 and is considered as a detached Residential Single Dwelling property type.

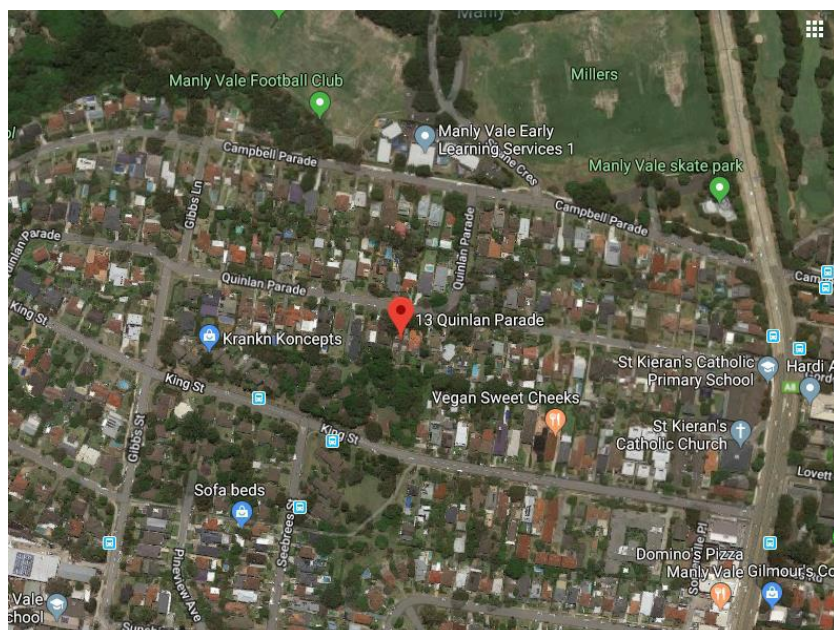


Fig. 1: Site Location- (www.google.com.au/maps/place)

3.0 SITE & SURROUNDING ENVIRONMENT

The site is a rectangular shaped block with street frontage to Quinlan Parade and has an area of 752.5 m². The southern boundary facing the Quinlan Parade has the lot width of 15.24m. The rear boundary has the same width, facing north. The side boundaries are 49.30 m long, with dwellings of similar size and scale along both sides.



Fig. 2: Site and the neighbouring locality - (www.google.com.au/maps/place)



Fig. 3: Aerial view of the site (www.google.com.au/maps/place)

Existing on the lot is a single storey residence with tile clad roof, accommodating three bedrooms, a bath, kitchen, dining, living and a split level deck on the rear side. Additionally, there is a detached laundry area behind the deck, surrounded by pavement, a swimming pool (3.8m x 7.5m) and lawn area, as indicated on the site plan. The parking space for cars is provided in an attached closed garage and a detached carport, at the front of the house.

Site is set back from Quinlan Parade with an existing strip of nature and has landscaping in the front yard with a few trees. There is also a landscaped backyard, connecting to the dining and living areas, through the deck.

Reflecting the general character of Manly Vale neighbourhood, Quinlan Parade is characterised by soft landscaped streetscapes supporting one and two storey dwellings on medium sized lots. The existing site context is shown in the following photographic survey:

4.0 PHOTOGRAPHIC STUDY



Fig. 4: Streetscape from Quinlan Parade (google.com.au)



Fig. 5: Entrance and carport with garage door at the back



Fig. 6: Existing garage



Fig. 7: Front porch



Fig. 8: Exsiting deck and laundry on rear side



Fig 9: Detached laundry structure

5.0 PROPOSED DEVELOPMENT

As detailed out in the accompanying architectural plans, elevations and sections, the proposal includes external alterations and additions to the existing dwelling at the front and rear sides. The proposed works are described in detail as follows:

ALTERATIONS & ADDITIONS:

- Demolition and replacement of eastern and northern garage walls, door and roof with higher ceiling.
- Alteration of two windows at the front façade.
- Removal of some internal walls to provide a new layout with an additional room and ensuite.
- Demolition and removal of external walls at the rear elevation and their replacement with new walls, sliding door and windows.
- Demolition and removal of existing deck and its replacement with a new deck and pergola.
- Extension of tiled roof above the dining area, as per the proposed layout.
- Provision of new skillion roof with raked ceiling above new kitchen and living area.

The proposed alterations and additions are designed to enhance the architectural character of the existing residence within the lot, and blend with the general character of the surrounding streetscape.

6.0 RELEVANT STATUTORY CONTROLS

6.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP 2011)

LEP CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
PERMITTED OR PROHIBITED DEVELOPMENT:		
<u>R2 Low Density Residential</u> To maintain the existing low density residential character of the area.	The proposed additions and alterations are designed to maintain the existing low density residential character of the area.	Complies
PRINCIPAL DEVELOPMENT STANDARDS:		
<u>Height of Buildings</u> The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Max. building height limit is 8.5m	The existing dwelling ridge line is RL 16.51, which is retained as unchanged. The new tiled roof on dining area will maintain the existing ridge of RL 16.51 with the height of 5.3m from the ground. All new skillion roofs and flat roofs are below the existing ridge level.	Complies
<u>Development on sloping land</u> The site is located in the area nominated in the LEP maps as Area A- Slope <5 and Area B- Flanking slopes 5 to 25. As such the consent authority must be satisfied that: <i>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</i> <i>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</i> <i>(c) the development will not impact on or affect the existing subsurface flow conditions.</i>	The attached geotechnical preliminary assessment demonstrates that the proposal complies with the council controls.	Complies

6.2 WARRINGAH DEVELOPEMNT CONTROL PLAN (DCP) 2011

The following development standards are considered to be relevant to the proposal on the subject site.

6.2.1 Part B: BUILDING FORM CONTROLS

The following table assesses the proposal against the numerical and qualitative requirements of the DCP Part B: Building Form Controls:

DEVELOPEMNT CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
B1 – WALL HEIGHTS		
<ul style="list-style-type: none"> Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building 	The proposed development will result in a maximum wall height of 4.9 metres, compliant with this control.	Complies
B3- SIDE BOUNDARY ENVELOPE		
<ul style="list-style-type: none"> Building envelope determined by projecting planes at 45 degrees from a height of 4m above the existing ground level. To ensure that development does not become visually dominant by virtue of its height and bulk. To ensure adequate light, solar access and privacy by providing spatial separation between buildings. To ensure that development responds to the topography of the site. 	The proposed additions and alterations are within the required building envelope, as shown on the elevation drawings. It is also not visually dominant because of the height and bulk and the design ensures to provide adequate natural light in the internal living spaces, along with the appropriate response to the site topography.	Complies
B4 – SITE COVERAGE		
<p>The total building footprint(s) must not cover more than 33.3% of the site area</p> <ul style="list-style-type: none"> To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation. To minimise the bulk and scale of development. To reduce the storm water runoff, preventing soil erosion and siltation of the natural drainage network. To limit impervious areas and encourage natural drainage into the sub-surface. 	The proposed site coverage is 31% of the site area	Complies
B5- SIDE BOUDBARY SETBACKS		
Side setbacks of 900mm are permitted on the subject site.	Side setbacks remain unchanged at 1.5meters and 1.7meters	Complies
B7 - FRONT BOUNDARY SETBACKS		
Front setback of 6.5m is required on the subject site.	Front setback remains unchanged at 16.4m.	Complies
B9 – REAR BOUNDARY SETBACKS		
Rear building setback of 6.5m is required on the site.	Rear building setback remains unchanged at 18.49m. Proposed rear setback for the deck is 14.9m.	Complies

6.2.2 Part C: SITING FACTORS

Traffic Access and safety

No changes are proposed to the existing driveway crossover.

Parking

The DCP requires two car parking spaces per dwelling. The site will retain the existing single lock up garage and carport on the site.

Storm water

Stormwater runoff will be connected to the existing infrastructure on the site and directed to council's existing stormwater system on Quinlan Parade or connected at the rear through the existing easement in the reserve.

Excavation and Landfill

No excavation is required for the proposed works.

Demolition and Construction

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas, with waste to be collected by council's regular service.

6.2.3 Part D: DESIGN

The following table assesses the proposal against the numerical and qualitative requirements of the DCP Part D: Design:

DEVELOPEMNT CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
D1 – LANDSCAPED OPEN SPACE AND BUSHLAND SETTING		
There is a minimum of 40% landscaped open space for a typical residential allotment.	The proposed landscaped open area, excluding all pavements, is 40% of the site area.	Complies
D2- PRIVATE OPEN SPACE		
Minimum 60 sqm of private open space is required, with minimum dimensions of 5m.	Private open space provided at the rear side of the dwelling is more than 200 sq meters, as shown on the site plan.	Complies
D3 – NOISE		
To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	The development is appropriate and will not result in noise levels in appropriate to a residential area.	Complies

DEVELOPEMNT CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
D6- ACCESS TO SUNLIGHT		
<p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	The subject site faces south at the rear side, thus has limited solar access. The proposed development will result in increased solar access, with the proposed pergola on the deck and will not impact the solar access of the private open spaces of the neighbouring dwellings.	Complies
D7 - VIEWS		
<p>To allow for the reasonable sharing of views.</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views. 	Site inspection of the subject site has been undertaken and it is considered that no views will be impacted as a result of the proposed development.	Complies

D8 – PRIVACY		
<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p>	Privacy will be retained for neighbours with unchanged existing setbacks and no direct overlooking into any key living areas. The development proposes key living areas and outdoor deck on the ground floor which are screened from neighbours by existing fencing.	Complies
D9- BUILDING BULK		
<p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p>	The proposed alterations and additions do not create inappropriate bulk. The proposal is consistent with the design streetscape and surrounding dwellings, with the overall impact being an aesthetically pleasing and complimentary addition to Quinlan Parade.	Complies
D10 – BUILDING COLORS AND MATERIALS		
To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	The proposed alterations and additions will be of weatherboard construction with new metal roof. Colours to match the existing dwelling and coastal surrounds are proposed.	Complies

DEVELOPEMNT CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
D11- ROOFS		
Roofs are to be designed to complement the local skyline.	The new roof design on the dwelling will have a 13 degree fall with eaves incorporated for shading. The new roof on garage will have a slope of 2 degrees. All materials will be non-reflective.	Complies
D12 – GLARE AND REFLECTION		
To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	All materials have been selected to ensure no glare or reflection issues.	Complies
D14 – SITE FACILITIES		
To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.	The existing dwelling has appropriate waste, recycling areas and drying facilities.	Complies
D16- SWIMMING POOLS AND SPA POOLS		
To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.	The site has an existing swimming pool that complies with the council controls and BCA standards.	Complies
D20 – SAFETY AND SECURITY		
To ensure that development maintains and enhances the security and safety of the community.	An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of safety and security.	Complies
D22- CONSERVATION OF ENERGY AND WATER		
To ensure energy and water use is minimised.	The design has achieved a BASIX Certificate which accompanies the application.	Complies

6.2.4 Part E: NATURAL ENVIRONMENT

Preservation of Trees or Bushland Vegetation

No significant trees are to be removed or detrimentally impacted as a result of the proposed development which primarily sits within the envelope of the existing dwelling.

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed development.

Development on land adjoining public open space

The subject site adjoins the King Street Reserve on its rear boundary. The proposed development is compatible with the character of the reserve and does not impact on outlook and views or public access to the reserve. We note that the area of the reserve adjacent the subject site is bushland and not open space used by the public.

Landslip Risk

A geotechnical report has been prepared in support of the application in its current form.

6.3 Section 79C Environmental Planning and Assessment Act 1979 (As amended)

The statement examines the plans taking into account the relevant matters for consideration at Section 79C of the Environmental Planning and Assessment Act 1979. It ensures that the proposed development is consistent with Council's planning objectives and performance criteria.

Trees Flora and Fauna

The proposal does not involve tree removal and provides opportunities for increased diversity through the reconfiguration of the landscaping at the back of the property.

The Natural and Established Built Environment

As demonstrated above, the proposed addition will not have any adverse effects on either the natural or established built environment on or near the site. The proposal meets the desired character described by the Warringah Local Environmental Plan 2011 and the relevant supporting council policies and follows the established residential patterns. As a result, it will only have positive effects on both the social and economic status of the locality.

Impacts/ The Public Interest

As detailed within this report, the proposal essentially complies with the council's planning controls, objectives and desired outcomes. There will be no impact to existing street trees, and trees on site, with minimal impact to the existing soft landscaped area. The proposal will also not adversely impact the character of the locality or upon the amenity of adjoining properties and is therefore considered not to be in conflict with public interest.

6.3.1 Privacy, Views and Overshadowing

The proposed development maintains the visual privacy of its residents and the adjoining neighbouring properties.

Visual Privacy

There are no proposed windows on the side elevation that would affect the privacy of neighbouring lots. The proposed architectural design and the existing topography of the site ensures that there are no views between the living areas and the private yards of neighbouring dwellings. The proposed entertainment patio is located at a sound distance from the eastern boundary and the natural ground level in this area is also reasonably lower than the driveway and the neighbouring lot boundary.

Views and Overshadowing

The proposed additions and alterations maintain reasonable setbacks from the side boundary to protect any possible views from adjoining or nearby properties. The development also does not cast any considerable shadows on the neighbouring properties.

6.3.2 Air and Noise

The proposed development will not cause any air or noise emissions as a result of its design and construction. The Builder's will take adequate measures to reduce any construction noise caused by the internal demolition works.

6.3.3 Energy Efficiency & Waste Management

The proposed alterations and additions have considered the building sustainability and the proposed design meets the BASIX requirements, established by the NSW government's conditions for sustainability. Please refer to the copy of BASIX certificate, dated 07st May 2020, attached on the DA drawings submitted with the application.

The proposal also promotes waste minimization by suggesting a Waste Management Plan. A copy of this plan has also been submitted with the application.

6.3.4 Access, transport and traffic

The proposed alterations and additions will improve the structure of the current garage and retain the existing carport available for onsite car parking. No conflict or issues will arise as a result of the proposed development.

6.3.5 Natural hazards

The site is affected by slip. A report has been provided by an expert with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. This report accompanies the development application.

7.0 CONCLUSION

This proposal for additions and alterations to the existing dwelling at 13 Quinlan Parade, Manly Vale NSW has been assessed against the requirements of Warringah DCP & Local Environmental Plan policies.

As described in this Statement of Environmental Effects, compliance with either Council's numerical controls or qualitative objectives has demonstrated that the proposal will not impact upon the natural or built environment or the amenity of surrounding properties. When assessed under the relevant section of The Environmental Planning and Assessment Act, the proposed development complies in all aspects. We therefore suggest that this application is reasonable and supportable for compliance and should be approved under the council's delegated authority.

Asma Ali
21st May 2020

