

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

Modification to Approved DA application – DA2020/0570

At: 13 Quinlan Parade, Manly Vale NSW 2093

Lot: 24 Section D DP: 7686

Prepared by: Asma Ali, YBC One

Bachelor of Architecture and Design (NEDUET)

MSc. Environment & Planning (RMIT University, Melbourne)

Prepared for:

Nicola & Tristan Butt

31 August 2020

YBC One

ARCHITECTS-DESIGNERS-BUILDERS

119 Willoughby Road, Crows Nest NSW 2065

Telephone: (02) 9882 2880 Mobile 0412 123 417

Email: peter@ybccone.com

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 modified DA drawings prepared by YBC One (project No. 20490) Drawings MD01-18 dated 31st August 2020 for submission to Northern Beaches Council.

2.0 PROPOSED MODIFICATION

As detailed out in the accompanying architectural drawings, the proposed modification is only for the new skillion roof over the living, dining and kitchen areas. The roof was previously split into 3 sections, with tiled roof extension on dining areas, to be located between the skillion roof on kitchen and living area.

According to the revised modified drawings, the tiled roof extension has now been replaced by a single skillion roof, to be continued from the kitchen area to dining and living. The roof pitch has now been changed to 20 degrees, with the maximum roof height to be 780mm higher than the existing tiled roof ridge, however, there is no change to the design of front and side elevations. The total height of the building is 6.1m, which is within the maximum height limit of 8.5m.

This modified roof design has been proposed for the ease of construction, cost effectiveness and simpler roofline to be visible from the landscaped backyard and private open space.

3.0 RELEVANT STATUTORY CONTROLS

3.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP 2011)

LEP CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
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. The new skillion roof is 780mm higher than the existing roof ridge, at the RL 17.29.	Complies

3.2 WARRINGAH DEVELOPEMNT CONTROL PLAN (DCP) 2011

The proposed modification is in line with the Warringah DCP, as addressed in the approved DA application DA2020/0570.

4.0 CONCLUSION

This proposal for modifications to the roof design 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, the proposal will not impact upon the natural or built environment or the amenity of surrounding properties. The front and side elevations remain

unchanged, except for the slope of the skillion roof to be 20 degrees, to achieve maximum daylight through the north-facing highlight windows.

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 modification application is reasonable and supportable for compliance and should be approved under the council's delegated authority.

Asma Ali
31st August 2020