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JUNE 2021

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED WORKS:

ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING

LOCATED AT:

52 INNES ROAD, MANLY VALE.

PREPARED FOR:

NEIL & COLOMBE CAMBOURNE

PREPARED BY:

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1.INTRODUCTION

This statement of environmental effects has been prepared to accompany a development application to Northern Beaches Council proposing development consent for the construction of the alterations and additions to the existing dwelling located at 52 Innes Road, Manly Vale.

The proposed development has been designed to comply with the relevant controls in the Warringah Local Environmental plan 2011 and the Warringah Development Control Plan 2011.

This report provides information about the proposed development and the development site against the relevant key planning issues of the WLEP the WDCP and will demonstrate that the proposed works to the existing dwelling will not give rise to any adverse or unacceptable streetscape, residential amenity or environmental impacts.

This statement forms part of the DA documentation, which also include.

- Architectural plans prepared by Nick Karahalios Architectural Drafting Services.
- Basix certificate prepared by Nick Karahalios Architectural Drafting Services.
- Survey plan prepared by Kevin Brown Surveys.
- Waste management plan prepared by Nick Karahalios Architectural Drafting Services.
- Erosion and sediment control plan prepared by Nick Karahalios Architectural Drafting Services.
- Neighbour notification plans prepared by Nick Karahalios Architectural Drafting Services.
- Exterior colour and material selections
- Geotechnical report prepared by Ascent Geotechnical Engineers

2. SITE DESCRIPTION, EXISTING AND ADJOINING DEVELOPMENT

Site Description

The subject site is a rectangular shaped lot and identified as 52 Innes Road, Manly Vale as shown on the survey plan figure 1 and the aerial view figure 2. Site particulars Lot 13 – DP 102078 – Site area 490sq.m

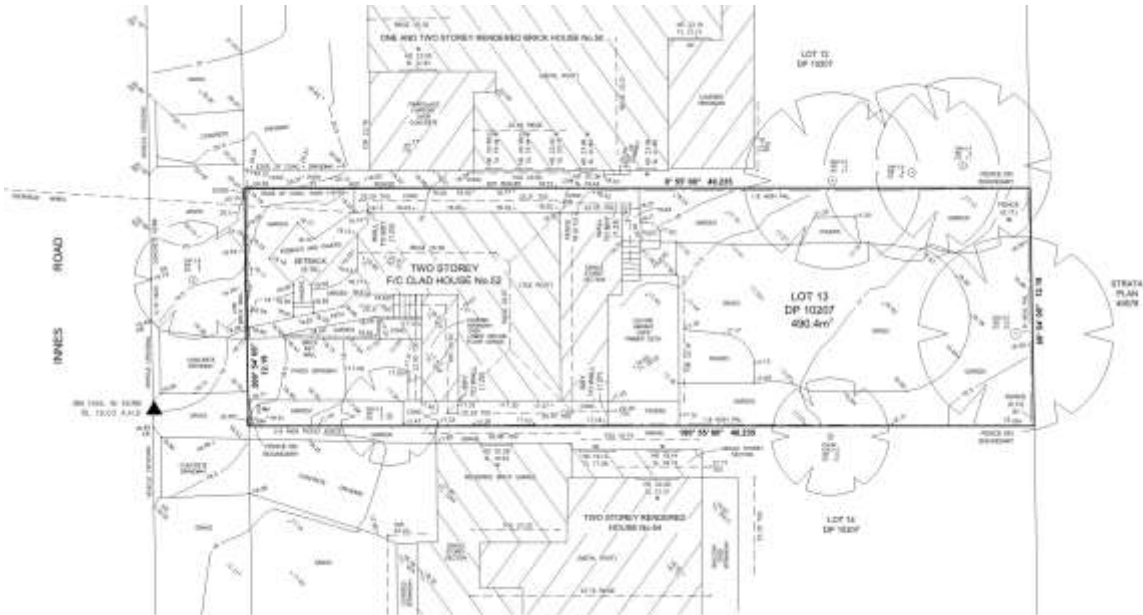


Figure 1: Survey plan view of subject site.



Figure 2: Aerial location view of subject site.

Existing Development

The site is currently occupied by a two storey timber frame dwelling.

The front yard area is predominantly landscaped open area with a concrete driveway from Innes Road leading to the garage.

The rear yard contains a mix of landscaped garden areas and grassed lawn.

Adjoining Development

The site is adjoined along the west boundary by 1 and 2 storey rendered brick dwelling house No.50 and along the east boundary a 2 storey rendered brick dwelling house No.54.

Surrounding development is characterised by 1 and 2 storey dwelling houses within landscaped settings. Dwellings do not exhibit a consistency in scale, materials or detailing, and each varies in terms of height and design.

3. PROPOSED DEVELOPMENT

- It is proposed to remove the front two storey bay window servicing the ground and first floor bedrooms.
- It is proposed to remove most of the existing windows servicing the ground and first floor levels and replace them with new aluminium frame windows to fit within the existing window openings.
- It is proposed to provide a deck facing the street to the first floor bedroom.
- It is proposed to remove the existing roof tiles, roof gutter and downpipes and provide a new colorbond roof with new roof gutter and downpipes.

Refer to figure 3 detailing the above.

The proposed works are cosmetic alterations to the existing dwelling and will enhance the existing dwelling appearance as viewed from the outside by the removal of the two storey bay window and the inclusion of the new deck and modifications to the existing windows and replacement of the roof material.

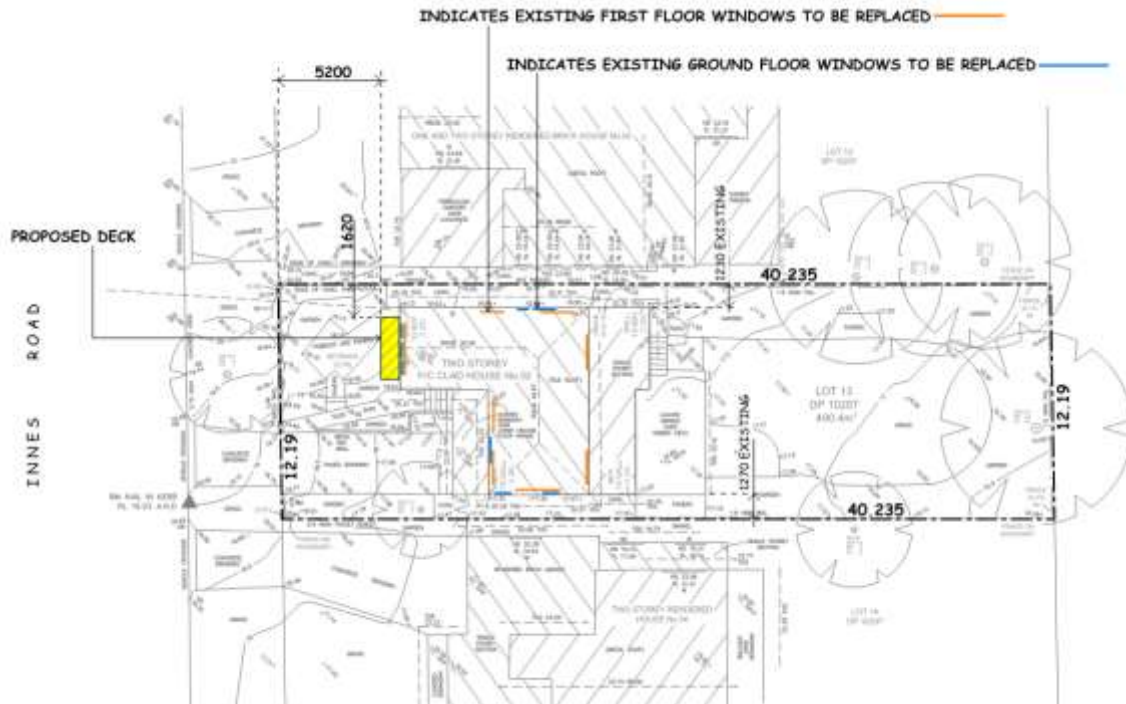


Figure 3: Site plan showing location of the proposed works.

4. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The subject site is legally known as Lot 13, DP 10207
52 Innes Road, Manly Vale and is zoned R2 Low Density Residential.

The proposed works are deemed to be allowable development with Council consent within the R2 Low Density Residential Zone.

The proposed development meets all of the relevant controls as outlined in the WLEP and is deemed to be development that is permitted with consent.

4.1 R2 Low Density Residential Zone

The site is zoned R2 Low density Residential under the provisions of the WLEP.

Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

Comment:

The proposed works are permissible within the zone, subject to the consent of council and are entirely consistent with the relevant zone objectives.

Accordingly, there is no statutory impediment to the granting of consent.

4.2 Height of Buildings

The WLEP has established an 8.5m maximum building height for the subject property.

Comment:

The proposed works comfortably satisfy the 8.5m height control as detailed on the elevations of the architectural plans and shown in figure 4.

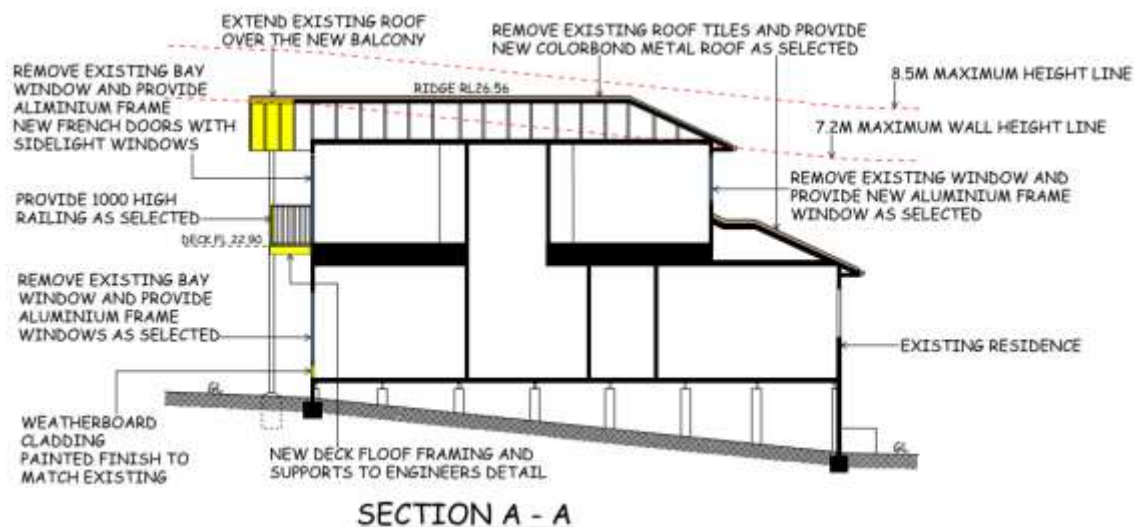


Figure 4: Section confirming compliance with the 8.5m height control and the 7.2m wall height control.

4.3 Development on Sloping Land

The subject site is within Landslip Area B flanking slopes from 5 to 25 degrees.

The proposed works will not have any significant effect on the existing site characteristics.

Refer to the attached geotechnical report prepared by Ascent Geotechnical Engineers.

5. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

5.1 Wall Heights

The WDCP establishes a maximum wall height of 7.2m for the site.

Comment:

There is no new wall proposed the new front open deck comfortably satisfies the 7.2m wall height control as detailed on architectural plans and shown in figure 4.

5.2 Side Boundary Envelope

The WDCP establishes a side boundary envelope for the site of 4m.

Comment:

The proposed deck comfortably satisfies the side boundary envelope control. The roof/eaves encroachment is only minor and is governed by the existing roof structure and satisfies the objectives of this control. Refer to figure 5.

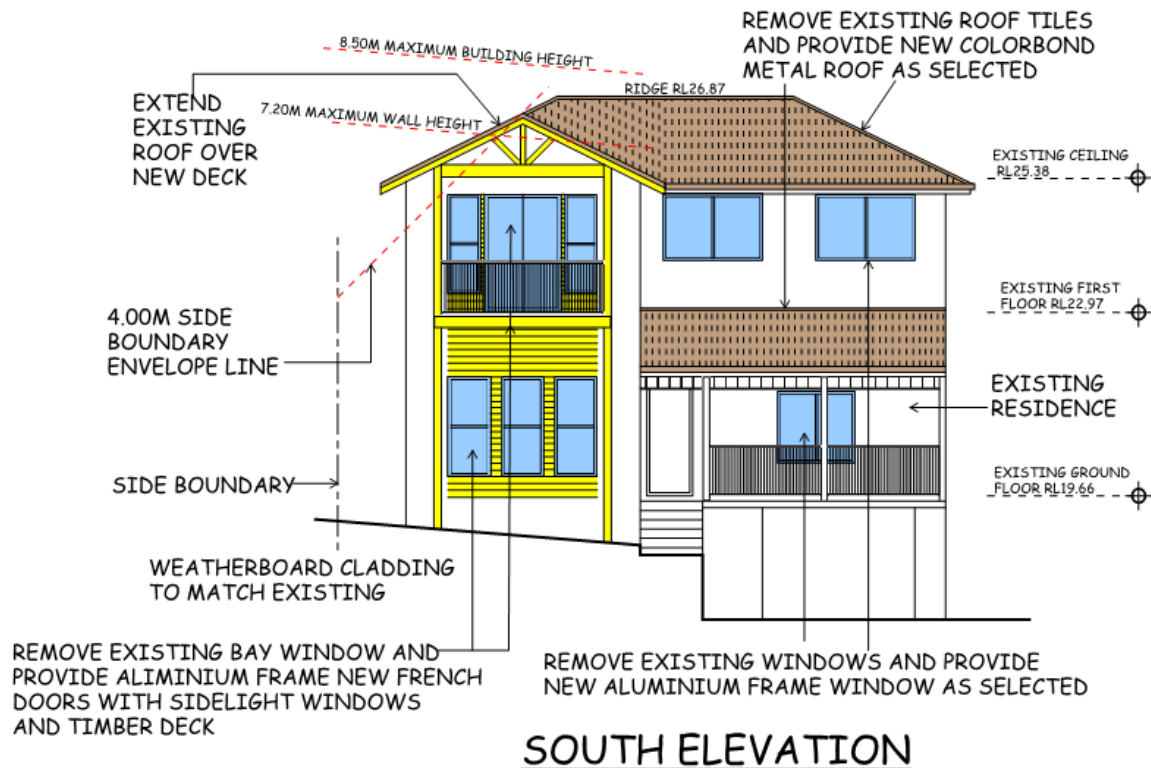


Figure 5: Front elevation with the side boundary envelope.

5.3 Building setbacks

Front boundary setback:

The minimum required front boundary setback is 6.5m

The existing front boundary setback to the bay window is 5.70m

The existing front boundary setback to the existing dwelling is 6.20m

The proposed front boundary setback to the deck is 5.20m

Comment:

Having regard to the performance of the development when assessed against the objectives/outcomes of the control we have formed the considered opinion that strict compliance is both unreasonable and unnecessary given the following circumstances.

- The proposed deck is replacing the existing two storey bay window which is a more visually dominant structure when compared to the proposed open deck.

- The proposed deck is an open structure and enhances the visual appearance of the existing dwelling when compared to the existing bulk of the two storey bay window.
- No adjoining views are impacted upon.
- The proposed open deck is only 1.0m wide and is primarily for aesthetic purposes it is not a large party deck.
- The existing landscaped area of the front yard is to be maintained.

Given the above circumstances the minor variation sought succeeds on merit and we ask that council consider this variation favorably.

Side boundary setback:

The minimum required side boundary setback is 0.9m

The proposed side boundary setback is 1.62m

Rear boundary setback:

The minimum required rear boundary setback is 6.00m

This control is not applicable for this application as the proposed works are to the front.

5.4 Parking Facilities

The existing parking facilities of the site are to be maintained. The site is serviced by the existing driveway from Innes Road leading to the existing Garage.

5.5 Stormwater

The proposed additional roof area of 5sq.m is only minor and does not require any changes to the existing system the existing stormwater system servicing the site is to remain.

5.6 Landscaped Open Space and Bushland Setting

The WDCP requires a minimum Landscaped Open Space and Bushland Setting of 40% of the site area = 196.16sq.m

The proposed Landscaped Open Space and Bushland Setting of the site is 244.60sq.m = 99.87%.

Therefor the proposed works are compliant with this control.

5.7 Private Open Space

The WDCP requires a private open space area of 60sq.m with a minimum dimension of 5m for dwellings with 3 or more bedrooms.

The existing private open space area of the site is 215.60sq.m and the proposed works maintain this area as shown on the architectural plans.

Therefor the proposed works are compliant with this control.

5.8 Vehicular Access, Parking and Circulation:

No changes to the existing vehicular access or parking circulation of the existing dwelling are proposed.

5.9 Access to sunlight

The proposed works located to the front of the existing dwelling and being an open structure will not impact the access to sunlight of the adjoining properties.

5.10 Views and Privacy

The proposed works located to the front of the existing dwelling and being an open structure will not impact the views or privacy of the adjoining properties and the window modifications are replacing existing windows with the new windows to fit within the existing window opening no new windows are proposed.

5.11 Building Colours and Materials

The building colours and materials are detailed on the exterior colour and material schedule.

5.12 Landslip Risk

The proposed works will not have any significant effect on the existing site characteristics.

Refer to the attached geotechnical report prepared by Ascent Geotechnical Engineers.

6.0 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.1(1) of the Environmental Planning and Assessment Act 1979(as amended):

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use and built form outcome are complimentary and compatible with the desired future character of the area. The development is permissible in the zone and in conformity with the desired outcomes contained within the adopted environmental planning framework as it reasonably relates to this form of development on this particular site.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

The proposed development will achieve the objectives and intent of the Council's planning regime set out in the LEP and the applicable DCP. The development has been found to be consistent with the desired future character of the area.

The proposed development will have no significant impacts on the adjacent properties.

The proposed development will not have any significant impact on the local economy.

The buildings will continue to sit within a heavily landscape setting and appropriately screened when viewed from the adjoining properties and public domain.

The proposed development will be able to comply with the provisions of the Building Code of Australia without difficulty.

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development.

The site has no special physical or engineering constraints and is suitable for the proposed development.

Any submissions received in accordance with this Act or the regulations.

It is envisaged that any submissions made in relation to the proposed development will be appropriately assessed by Council.

The public interest.

The proposed works will enhance the amenity of the dwelling. The development is consistent with the adopted planning regime and as such its approval would be in the public interest.

7. SITE PHOTOS



Photo 1: View of existing dwelling from Innes Road also showing the existing two storey bay window to be removed and replaced with the first floor deck and the front windows to be replaced with new windows to fit within the existing window opening.



Photo 2: View of existing dwelling from rear showing the existing windows to be replaced with new windows to fit within the existing window opening.



Photo 3:



Photo 4: Above photos showing view of adjoining dwelling houses from Innes Road.

8. CONCLUSION

The proposed works to the existing dwelling are for cosmetic purposes that will maintain the existing dwelling fabric and enhance its appearance and will not give rise to any adverse or unacceptable streetscape, residential amenity or environmental impacts or affect the amenity of adjoining properties or upon the character of the surrounding area.

It is therefore considered that the proposed works located at 52 Innes Road, Manly Vale are worthy of the support from council.

Regards

Nick Karahalios

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