

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**This statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Councils DCP and LEP has been taken into account in the preparation of the report.**

## **Property**

The subject property is known as Number **832 25 Wentworth Street, Manly**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development.

## **Proposal**

The proposed construction consists of a **Louvre Patio Roof**, using colours that will complement the existing dwelling. The total size of the proposal is approx **19.46m<sup>2</sup>**.

**and to be constructed in accordance with manufacturer's specifications and in accordance with relevant Australian Standards and National Construction Code.**

	CONTROL	PROPOSED	COMPLIES
ZONE	E1 – LOCAL CENTRE	E1	YES
MIN LOT SIZE	N/A	NO CHANGE	YES/EXISTING
OFF STREET PARKING	EXISTING	EXISTING	YES
HERITAGE	NO	NO	YES
PERMEABLE AREA	N/A	NO CHANGE	YES
REAR SETBACK	N/A	N/A	NO
SIDE SETBACK	N/A	N/A	YES
HEIGHT	25m	25.1m	NO

## **REQUIREMENTS/OBJECTIVES**

Given to nature of the proposal, we do not believe the proposed will affect the existing infrastructure services related to the subject site in anyway.

## **Variation to Height**

### **4.3 Height of buildings**

(1) The objectives of this clause are as follows—

(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development, - The proposed patio roof is compatible with the height and scale of the surrounding developments – **the proposed patio roof is lower than the existing building height.**

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access - **The proposed in an open structure on all sides and being a partial Louvre Roof it will be open most of the time, so the Louvre section will appear open from below**

(2) 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 . **The existing building appears to be over 25m at main front wall**

## **Existing Infrastructure**

Given to nature of the proposal, we do not believe the proposed will affect the existing infrastructure services related to the subject site in anyway.

## **Environmental Issues**

The property in question does not appear to have any environmental constraints apart from being in a Scenic Protection Zone.

## **Vegetation**

Due to the proposed location the proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

## **Storm Water**

The effect of the proposal on the existing stormwater run-off will be minimal. Sufficient landscaped area will remain for natural absorption of rainwater. Roof water to be connected to existing storm water to building.

## **Streetscape**

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling and streetscape.

## **Setbacks**

The proposal **does** meet the front, side and rear setback requirements of the NCC and Council DCP's.

## **Privacy & Noise**

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood.

## **Traffic and Car Parking**

The proposal will have no effect on traffic in the surrounding area. The existing dwelling has suitable existing car parking, which enables access to the property.

## **Conclusion**

Due to the position of the propose, our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling and neighbourhood as it will be difficult to see. The proposal will complement the existing building and streetscape. We seek council to view this application favourably.

**Kind Regards,**

**Connect Drafting**