

# **K & P CONSULTING**

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**21 KITCHENER STREET BALGOWLAH NSW 2093**

**LOT 952 DP 1083249**

## **COVERED PERGOLA OVER EXISTING HARDSCAPE**

Prepared for: Lindsey & Kenneth Stewart

Date Prepared: 10/08/2021

Northern Beaches Council

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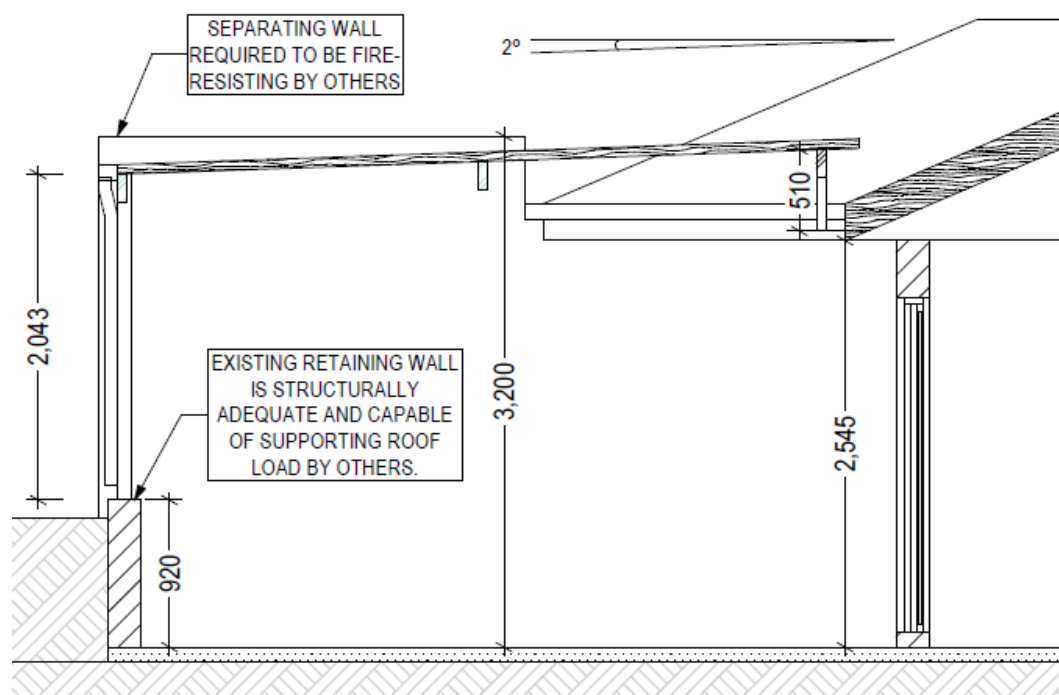
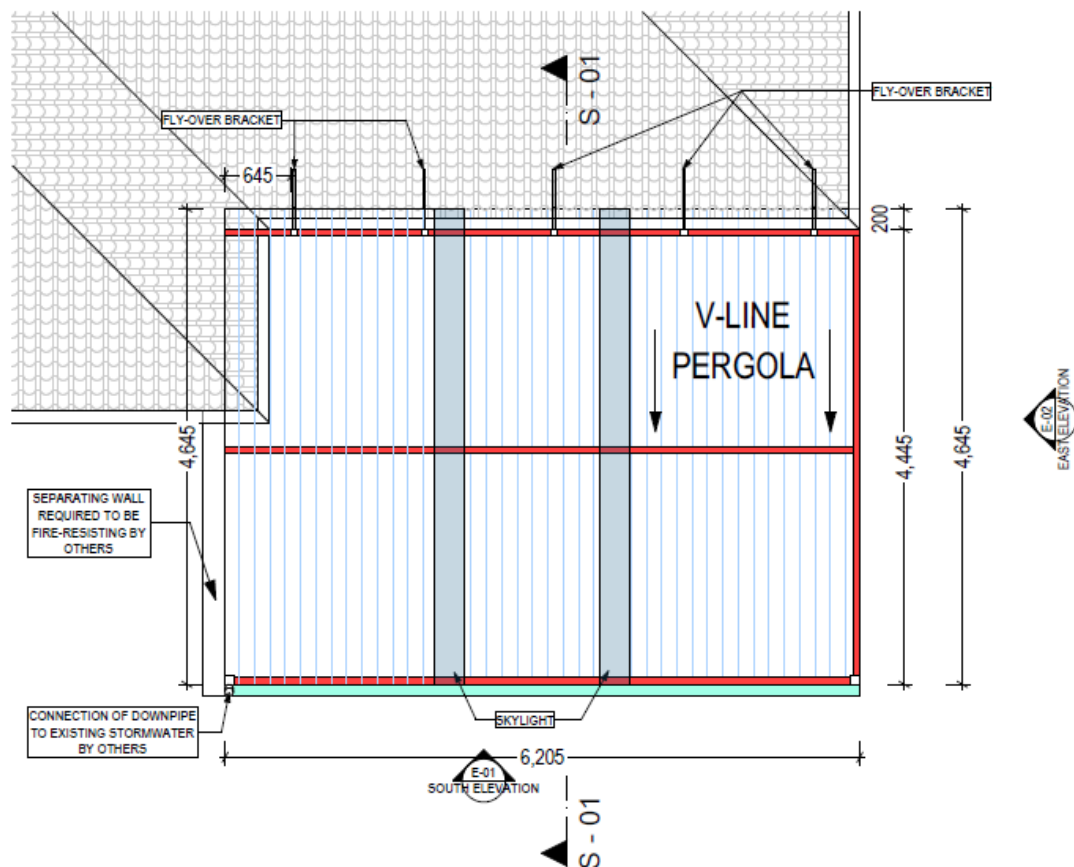
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## 3D PLAN



LOUR OF PROPOSED PERGOLA IS FOR 3D VIEW  
NOT TO BE USED FOR CONSTRUCTION

## FLOOR & ELEVATION PLAN





## PHOTOGRAPHS OF THE PROPERTY





## ENVIRONMENTAL EFFECTS

### INTRODUCTION

K & P Consulting has prepared for Lindsey & Kenneth Stewart a Statement of Environmental Effects for the proposed outdoor covered pergola over existing hardscape at 21 Kitchener Street Balgowlah NSW 2093 .

This Statement has been prepared to address the proposal in accordance with the Environmental Planning & Assessment Act 1979.

Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013.

This report should be read in conjunction with the Drafted plans and all other reports prepared.

### PROPERTY DETAILS

The proposed site is zoned **Zone R1 - General Residential**

The proposal is a 10a building

### STREETSCAPE AND CHARACTER

The proposed development maintains neighbourhood amenity and appropriate residential character by providing boundary setbacks reduce bulk and overshadowing of adjoining properties.

### BUSH FIRE HAZARD MANAGEMENT

The land described in this certificate is not bush fire prone land (as defined in the Act)

### MINE SUBSIDENCE

The land has not proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

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## **GEOTECHNICAL SITE STABILITY**

The land has been identified as not being a Geotechnical hazard and as such the proposal doesn't impact on the soil movement, and the land slip does not adversely affect the proposed development.

### **Acid Sulfate Soils - Class 5**

This land is identified as Acid Sulfate Soils Class 5 on the Acid Sulfate Soils Map of the *Manly Local Environmental Plan 2013* (MLEP 2013). Restrictions apply to the carrying out of works on this land under Clause 6.1 of the MLEP 2013.

## **BUSHLAND AND BIODIVERSITY**

The proposed works does not impact on the flora and fauna species as no removal of existing trees are required.

## **FLOOD COMPATIBLE MATERIALS AND METHODS**

The proposed works is not in a flood area.

## **EROSION AND SEDIMENT CONTROL**

The Proposal is a minor construction and doesn't require any erosion and sediment control as there is no excavation or fill required.

## **HERITAGE**

The proposed Type has not been identified as heritage land so will not require special conditions for heritage development.

## **STORMWATER MANAGEMENT**

The proposal is a minor development and will have minimal impact on stormwater flow, a qualified plumber is to connect the new downpipe to existing stormwater in accordance with the design guidelines set out in "Australian Rainfall and Runoff 1987" published by the institution of Engineers, Australia.

Stormwater Drainage is to comply with Part 3.5.2 Gutters & downpipes – PCA 2016 AS/NZS 3500.3



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## **PEDESTRIAN ACCESS, SAFETY AND SECURITY**

The proposed works are minor development and there is plenty of access around the residential property, it doesn't impact or block of access in any manner.

## **SETBACKS**

The proposal setback from the boundaries is **12,558** mm from the rear and **1,568** mm and **0** mm from the side boundaries it complies with the appeal of the streetscape and does not have any impact on the privacy and sunlight to adjacent dwellings.

There will be a fire rated wall for privacy and compliance with BCA on the side that is 0mm from side boundary

The proposed works provides visual separation to building forms, privacy and opportunities for landscaping, the proposals height allows sunlight and daylight to habitable rooms, there is available useable area of private open space.

## **SITE COVERAGE**

Site coverage 19%

The Proposed works is a minor development that does not change the existing site coverage.

## **GROSS FLOOR AREA**

Gross floor area 46.8%

The Proposed works does not change the existing gross floor area.

## **BUILDING HEIGHT**

The existing dwelling height does not change.

## **PRIVATE OPEN SPACE**

The proposed works does not impact on the private outdoor living space, as an extension of the dwelling, for the enjoyment of residents. It provides outdoor living spaces which receive a reasonable quantity of sunshine during all months of the year.

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## **LANDSCAPING AND OPEN SPACE**

The proposal doesn't impact on the existing landscape design. 41% it will remain the same.

## **DECKING/ROOF STRUCTURE DESIGN AND CONSTRUCTION**

The proposal has been designed best to suit and maximise natural sunlight assess.

## **BUILDING MATERIALS**

The proposed works will comply with Environmental Planning and Assessment Act 1979, Local Government Act 1993, and Building Code of Australia.

The choice of materials and external finishes are compatible with surrounding developments and landscape features in terms of colours, textures and quality.

## **PRIVACY – VISUAL AND ACOUSTIC**

The proposed works are designed to ensure maximum protection of privacy for neighbouring properties and street view.

## **LIGHTING**

The design maximises the use of natural lighting through the height of the design.

## Summary

It is concluded that the proposed covered pergola over existing hardscape is an appropriate proposal for the dwelling at 21 Kitchener Street Balgowlah 2093 . The proposal is supported on the following:

- A Development Application is submitted to the Northern Beaches Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the Zone R1 General Residential and meets the current zoning objectives;
- The proposal meets the requirements of the Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013.
- There will be no adverse social, economic or environmental impacts;
- Impacts to the amenity and character of the Balgowlah area are negligible.
- The proposal is considered acceptable in terms of the *Environmental Planning and Assessment Act 1979*.