

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 considered in the preparation of the report.

Details of Site

The subject property is known as Number **Unit 3, 69 Quinton Road Manly**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development. The proposed is permitted of sustaining the planned development as its **zoned R1 General Residential**. The existing building at 69 Quinton Road, mainly consists of a 3-storey residential flat building as defined in Manly DCP. The building is split up into 4 residential flats. 2 single storey flats on the ground floor and 2 storey flats on the first floor.

Description of Development

The proposed DA construction is consisted of **Deck Extension to provide additional usable private open space to the west elevation** using colours that will complement the existing dwelling. The total area of the proposal is **4m²**.

Existing Infrastructure

Given the nature of the proposal, we do not believe the proposed **Deck Extension** will affect the existing infrastructure services related to the subject site in anyway. It will reflect the existing design structure and materials with extra supports and beams

Environmental Impact

Manly Council Local Environment Plan 2013:

The property in question does not appear to have any environmental constraints. The subject site is located within the Residential Zone No. 1 under the provisions of Manly Council Local Environmental Plan 2013 (MCLEP 2013).

Effects Flora and Fauna Vegetation

The proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

Storm Water Disposal

The effect of the proposal on the existing stormwater run-off will be minimal as the proposed extension of the timber decking will have small gaps allowing the natural absorption of rainwater onto garden below. There will be no changes to the pre-existing stormwater control measures onsite.

Streetscape

The **Deck extension** has been designed in such a way that it will harmonise the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will complement the existing dwelling and streetscape. It will not dominate or distract from the appearance of the dwelling or its streetscapes.

Setbacks and Planning Controls

Manly Council Control Plan:

To our knowledge the proposal meets the setback requirements of the BCA and Council DCP's.

Part 4.1.7.1 First Floor Alterations

- a) The extension of the deck will complement the architectural style of the ground floor. The heights and setback provisions will not adversely impact overshadowing or views loss of the adjoining properties.
- b) The extension of the deck will retain the existing scale and character of the street and will not degrade the amenity of surrounding residences. The deck will be of an aesthetic quality and not dominate any adjoining site

Privacy & Noise

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The mature tree foliage including the nearby jacaranda trees offer both a visual and acoustic screening to ensure the privacy and noise are minimal.

Access, Traffic and Utilities

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

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposed extension will make a positive contribution to the subject site. It will have minimal impact on the adjoining dwelling and neighbourhood.

The proposal substantially complies with the planning objective contained in the Manly Council Development Control Plan and the Manly Council Local Environment Plan.

The proposal will complement the existing dwelling and streetscape.

We seek council to view this application favourably

Kind Regards

Outside Concepts Pty Ltd