



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. Council's DCP has been taken into account in the preparation of this report.

Property

The subject property is known as 59 Alexander Street, Manly. The subject property is located within the Local Government Area of "Northern Beaches Council". The subject property allotment size is 235m², therefore being capable of sustaining the proposed development.

Proposal

The proposal consists of the construction of an opening roof patio cover over an existing deck, using colours that will complement the existing dwelling. The total area of the proposal is 14m².

Existing Infrastructure

Given the nature of the proposal, we do not believe the proposed patio cover 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. The property does not appear to be in a mine-subsidence area.

Bushfire Prone Land

The subject property has been identified as NOT Bushfire Prone Land in accordance with Council's online mapping.

Vegetation

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

Stormwater

The effect of the proposal on the existing stormwater run-off will be minimal. The total amount of hard surfaces shall not be increased, therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to the existing stormwater system currently on site.

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 meets the setback requirements of the BCA.

Sustainable Water and Risk Management

As mentioned above, the patio cover shall be constructed over existing hard surface, attached to the existing dwelling. The existing dwelling currently has stormwater downpipes to the side, draining directly to Alexander Street.

The proposed patio cover shall have downpipes connected via aerial connections to the existing dwelling downpipes, draining to the street via the existing stormwater system currently on site.

Water conservation measures: The proposed development shall not include water use. The proposed patio cover shall not produce any water conservation issues during its construction or occupation.

Stormwater Management and treatment: The proposed patio cover will not require stormwater treatment as the roof area of the proposed development is only 14m², draining directly to Alexander Street (as per existing system).

Stormwater disposal method: all new stormwater shall be directed to the street gutter. The stormwater shall be disposed to the street gutter via the existing stormwater system currently on site. Given the small size and nature of the proposal, on site detention should not be required, although such measures can be incorporated into the design should council require.

Wastewater measures: The proposed development does not include any wet areas, therefore wastewater measures should not be required.

On site detention facilities should not be required due to the nature and scale of the proposed development, although such measures can be incorporated into the design should council require.

Flood or Foreshore Risk Management The subject property appears to be flood prone land. The proposal shall be a non-habitable, open sided structure. The proposal shall be constructed of flood compatible materials, being Steel and Aluminum. The proposal shall not affect any flooding flow paths which may currently affect the property.

Acid Sulphate Soils

The property has been identified as affected by class 3 acid sulphate soil. An Acid Sulphate Soil Management plan has been included in the Architectural plans.

Flood Prone Land

The subject property has been identified as subject to flooding.

The proposed addition will be constructed to match the existing dwelling finished floor level.

Given the small size of the proposed addition, and the minimal projection towards the rear boundary, the proposed development will not increase flood hazard or risk to other properties.

The proposed additions shall be constructed of floor compatible materials – Aluminium – therefore adequate to deal with flooding situations.

Being located in the rear yard of the existing dwelling – which is fully fenced – the proposed additions shall be in optimum position to avoid flood waters and shall not hinder access for evacuation.

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.

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwellings and neighbourhood. The proposal will complement the existing dwelling and streetscape.

We seek Council to view this application favourably.