

STATEMENT OF ENVIRONMENTAL EFFECTS

for:

Removal and replacement of upper floor deck.

Remove ground floor window and install new door to resized opening.

at:

44 Lovett Street, Manly Vale

LOT 2, DP 501540

Prepared for:

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07 Dec 2019

Revision A

For DA submission

07.12.19

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1. INTRODUCTION

Watermark Construction Group have been engaged by Mr. Iain Baxter and Mrs. Sara Wright to prepare architectural plans and a Statement of Environmental Effects ("SEE") as part of the Development Application for the proposed alterations and additions to the existing deck and window at 44 Lovett Street, Manly Vale.

This document has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act, 1979. The purpose of this statement is to address the merits and evaluate the environmental impacts of the proposal with particular reference to the Evaluation Criteria under Section 79C of the Environmental Assessment Act, 1979.

This report should be read in conjunction with the following documentation:

- Development Application drawings prepared by Watermark Construction Group
- Site Survey prepared by Waterview Surveying Services

2. SITE LOCATION AND DESCRIPTION

2.1. Site Location/ Context

The subject site is described as Lot 2 DP 501540, 44 Lovett Street, Manly Vale – with a total area of 580.6m² (survey). The site has a frontage on the south side to Lovett Street and slopes down to the North. The site shares its northern boundary with MacKellar Girls High School.

The subject site is bounded by multi-storey dwelling houses to the East and West. To the East, No. 46 Lovett Street is a two storey brick / timber dwelling house. The adjoining property on the west, No. 42 Lovett Street, is a multi-storey rendered dwelling house.

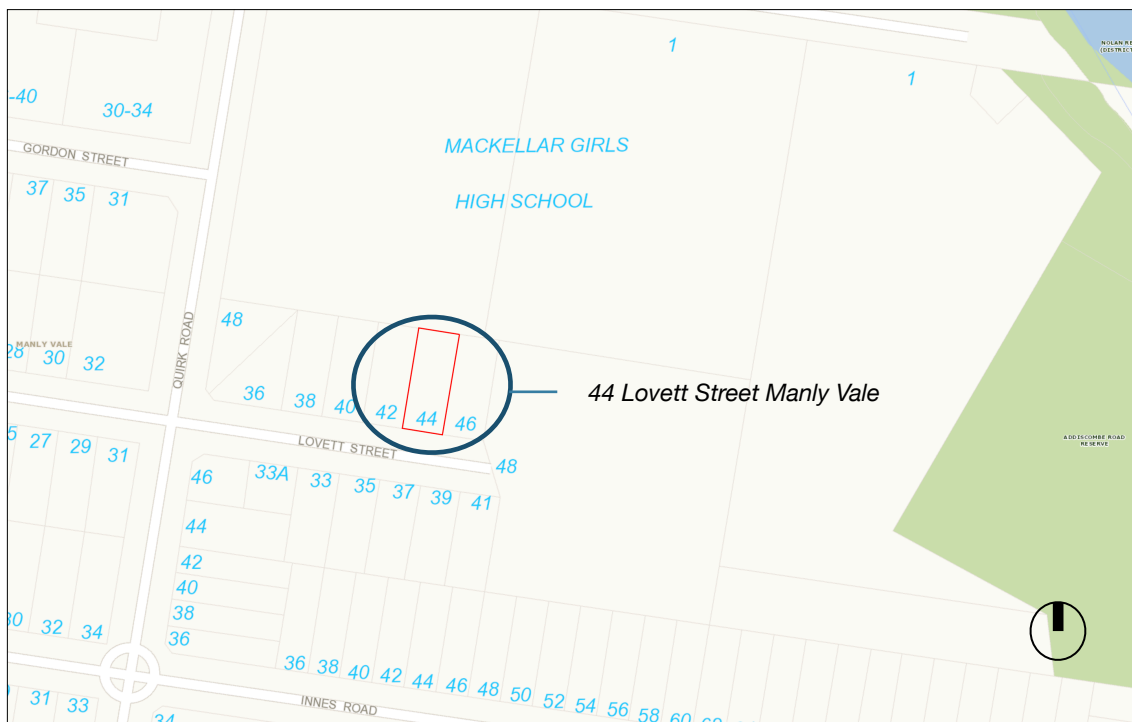


Figure 1: Location Plan

2.2. Site Description

The subject property is in Zone 2, low density residential. (Warringah LEP2011)

The site is identified as acid sulphate soils class 5 - although this appears to affect a very minor portion of the site if any.

The site is identified as Landslip Area Class B - Flanking slopes from 5 - 25 degrees

The site with a total area of 580.6m² has the following boundary dimensions:

- 15.24m (Northern boundary)
- 38.1m (Western boundary)
- 38.1m (Eastern boundary)
- 15.24m (Southern - Street - boundary)

3. PROPOSAL

3.1. Overview of Proposal

Development approval is sought for replacing an existing covered deck with a new covered deck and changing an existing window on the lower ground floor with a set of glazed doors.

The proposed development is at the rear of the residence and is barely visible from the street.

These works are minor and will have little impact in terms of built form, streetscape and neighbourhood character.

Site Figures:

Site Area:	580.6 m ²	(Zone 2 Low density Residential)
Number of Dwellings:	1	
FSR:	0.60:1	(348.36 m ² Allowed)
GFA Existing Residence:	210.5 m ²	
Landscape Open Space Area:	40%	(232.24m ² Allowed)
Existing Open Space Area:	354m ²	(61% of Open Space Area)
Proposed Open Space Area:	343.2m ²	(59.1% of Open Space Area)

3.2. Character Statement

The proposed deck looks to create a functional outdoor covered area.

The new deck will have an operable roof to allow access sun light and ventilation. A privacy screen will reduce over viewing and enhance privacy.

The design will have no impact any view loss from properties behind and adjacent.

The change of the existing window to a door will enhance the natural light and ventilation to the lower ground floor room. This change will have negligible impact on the surrounding environment.

3.3. Landscape Statement

There will only be a minor increase in covered area and no change to the existing landscape.

3.4. Construction

Throughout the proposed construction works, all requirements of the Environment Protection Authority (EPA) and Council will be met.

All noise emissions will comply with the relevant Australian Standard.

All wastewater generated from the site will be directed to the existing stormwater system. The disposal of wastewater will comply with the requirements of the Protection of the Environment (Operations) Act 1997.

All construction vehicles are proposed to enter and leave the site via Lovett Street.

The proposed hours of work sought for construction are:

- Monday – Friday 7:00am – 5:00pm; and
- Saturday 7:30am to 3pm.

No work is proposed on Sundays and Public holidays.

3.5. Stormwater Management

The will no change to the existing storm water system.

3.6. Materials and Finishes

The materials for the new deck will be a combination of clear finished and painted timber.
The new doors will be glazed, painted timber to match existing.

3.7. Natural Ventilation and ESD Principles

The lower floor will have improved access to natural light and ventilation. The operable roof to the deck will allow control of sunlight and improve energy efficiency of the dwelling.

4. STATEMENT OF ENVIRONMENTAL EFFECTS

The following is an assessment of the environmental effects of the proposed development, as described in the preceding sections of this report. The assessment is structured in accordance with the Matters of Consideration listed under Section 79C (1) of the Act. The assessment includes only those matters under Section 79C (1) that are relevant to the proposal.

4.1. Warringah Local Environmental Plan 2011

The Warringah LEP 2011 provides broad controls for local environmental planning to allow council greater responsibility in putting in place more detailed provisions in the development control plans.

General Aims of the Plan

Clause 1.2 (2) establishes the general aim and objectives of the plan:

- (d) *in relation to residential development, to:*
 - (i) *protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) *promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) *increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
The proposal maintains the existing built form with no effect on the existing foreshore line due to its significant setback and is obscured from view the water.
- (f) *in relation to environmental quality, to:*
 - (i) *achieve development outcomes of quality urban design, and*
 - (ii) *encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) *achieve land use relationships that promote the efficient use of infrastructure, and*
 - (iv) *ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
 - (v) *protect, conserve and manage biodiversity and the natural environment, and*
 - (vi) *manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*

The proposal is considered to be consistent with the general aims and objectives of the Warringah LEP 2011.

4.2. Warringah Development Control Plan 2011

A.1 The purpose of this development control plan

The Warringah Development Control Plan 2011 (DCP) has been prepared in accordance with Division 3.6 of the Environmental Planning and Assessment Act 1979 (the Act) and with Part 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). The DCP provides more detailed provisions than the Warringah Local Environmental Plan 2011 (LEP) for development in Warringah.

A.5 Objectives

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

Objectives

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*

- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To inspire design innovation for residential, commercial and industrial development*
- *To provide a high level of access to and within development.*
- *To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

The proposal is considered to be consistent with the general aims and objectives of the Warringah DCP 2011.

Table 1: Warringah LEP 2011 Provisions Compliance Table

This table addresses the other provisions of Warringah LEP 2011 that are relevant to the subject proposal:

Warringah LEP 2011	Provision	Proposal	Compliance
Land Use Table Zone R2 Low Density Residential	<i>1 Objectives of zone</i> <ul style="list-style-type: none"> <i>• To provide for the housing needs of the community within a low density residential environment.</i> <i>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i> 	<i>The proposed development enhances to quality of the existing residence without adverse impact and in harmony with the natural environment</i>	Yes
	<i>3 Permitted with consent. Dwelling Houses</i>		Yes

Part 4 Principal development standards	<p>4.3 Height of buildings <i>(1) The objectives of this clause are as follows:</i> <i>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</i> <i>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</i> <i>(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</i> <i>(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</i> <i>(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.</i></p>	<p>Allowed Height: 8.5m</p> <p>The proposed deck is approx. 0.75m above the existing deck.</p> <p>The proposed height of the roof over the deck is approx. 7.2m above ground level.</p> <p>The overall Height remains well below the existing ridge height and well below the permissible height.</p> <p>The proposed deck is compatible with the surrounding development.</p> <p>The proposed deck will have no impact on views or solar access or the scenic qualities if the environment.</p>	<p>Yes</p>
4.4 Floor space ratio	<p>From map. FSR 0.6:1</p>	<p>Allowed Floor Area: 348.4m² Existing Floor Area: 2210.5m² The proposed development will not change the existing FSR</p>	<p>Yes</p>
6.1 Acid sulfate soils	<p><i>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</i> <i>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:</i> <i>(a) the works involve the disturbance of less than 1 tonne of soil, and</i> <i>(b) the works are not likely to lower the watertable.</i></p>	<p>The proposed development require soil disturbance and will not affect the water table</p>	<p>Yes</p>

<p>6.4 Development on sloping land</p>	<p>(1) The objectives of this clause are as follows:</p> <p>(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,</p> <p>(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,</p> <p>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p> <p>(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the LandslipRisk Map.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p> <p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p> <p>(c) the development will not impact on or affect the existing subsurface flow conditions.</p>	<p>Site is identified within Landslip Area B.</p> <p>The proposed deck will replace and existing deck which is build on stable rock.</p> <p>The proposal will not cause detrimental storm water run off or affect sub soil conditions.</p>	<p>Yes</p>

Table 2: Warringah DCP 2011 Provisions Compliance Table

This table addresses the other provisions of Warringah DCP 2011 that are relevant to the subject proposal:

Warringah DCP 2011	Provision	Proposal	Compliance
B1 Wall Heights	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. • To ensure development is generally beneath the existing tree canopy level. • To provide a reasonable sharing of views to and from public and private properties. • To minimise the impact of development on adjoining or nearby properties. • To ensure that development responds to site topography and to discourage excavation of the natural landform. • To provide sufficient scope for innovative roof pitch and variation in roof design. <p><i>Requirements</i></p> <p>1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</p>	The underside of the ceiling of the proposed deck is 6.6m above ground level.	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
B3 Side Boundary Envelope	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • <i>To ensure that development does not become visually dominant by virtue of its height and bulk.</i> • <i>To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</i> • <i>To ensure that development responds to the topography of the site.</i> <p><i>Requirements</i></p> <p>1. <i>Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</i></p> <ul style="list-style-type: none"> • <i>4 metres, or</i> • <i>5 metres</i> <p><i>as identified on the map.</i></p>	<p>The site slopes steeply down from the front (street) to the rear.</p> <p>This makes height compliance difficult.</p> <p>Despite this, the roof over the deck is compliant with the side boundary envelope the eave overhang encroaches the envelope.</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
B5 Side Boundary Setbacks	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To provide opportunities for deep soil landscape areas. • To ensure that development does not become visually dominant. • To ensure that the scale and bulk of buildings is minimised. • To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties. <p><i>Requirements</i></p> <ol style="list-style-type: none"> 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. 	<p>Allowable side setback: 0.9m</p> <p>Proposed side setback:</p> <p>1.27m to privacy screen 2.46m to deck</p>	Yes
B9 Rear Boundary Setbacks	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings. <p><i>Requirements</i></p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback to rear boundaries. 	<p>Allowable Rear Setback: 6m</p> <p>Proposed Rear Setback: 12m</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
C4 Stormwater	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland;</i> <i>To minimise the risk to public health and safety;</i> <i>To reduce the risk to life and property from flooding;</i> <i>Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity.</i> <i>To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties.</i> <i>To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised.</i> <i>To minimise the quantity of stormwater runoff from new development on Council's drainage system.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> <i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i> <i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</i> 	The proposed development will maintain the existing stormwater connection to the existing rain water tank.	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
C5 Erosion and Sedimentation	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.</i> <i>• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.</i> <i>• To prevent any reduction in water quality downstream of the development site.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> <i>1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</i> <i>2. Any erosion and sedimentation is to be managed at the source.</i> <i>3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.</i> 	The proposed deck structure will not require excavation	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
C8 Demolition and Construction	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping. <p><i>Requirements</i></p> <p>1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</p> <p><i>Link: Northern Beaches Council's Waste Management Guidelines</i></p>	All demolition works will comply with the appropriate sections of the Waste Management Guidelines.	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
C9 Waste Management	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/ commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping. <p><i>Requirements</i></p> <p>1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</p>	<p>All demolition works will comply with the appropriate sections of the Waste Management Guidelines</p>	<p>Yes</p>

Warringah DCP 2011	Provision	Proposal	Compliance
D1 Landscaped Open Space and Bushland Setting	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. <p><i>Requirements</i></p> <p>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <ol style="list-style-type: none"> a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. 	<p>Required Landscape Area: 40%</p> <p>Site Area: 580.6m²</p> <p>Required L.A: 232.2m²</p> <p>Existing L.A: 354m², 61%</p> <p>Proposed L.A: 342m², 59%</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
D2 Private Open Space	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • <i>To ensure that all residential development is provided with functional, well located areas of private open space.</i> • <i>To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</i> • <i>To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</i> • <i>To ensure that private open space receives sufficient solar access and privacy.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> 1. <i>Residential development is to include private open space for each dwelling.</i> 2. <i>The minimum area and dimensions of private open space are as follows:</i> <i>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms - A total of 60m2 with minimum dimensions of 5 metres</i> 3. <i>Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</i> 4. <i>Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</i> 5. <i>Private open space shall not be located in the primary front building setback.</i> 6. <i>Private open space is to be located to maximise solar access.</i> 	The proposed replacement deck enhances the private open space for the dwelling.	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
D6 Access to Sunlight	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To ensure that reasonable access to sunlight is maintained. • To encourage innovative design solutions to improve the urban environment and public open space. • To promote passive solar design and the use of solar energy. <p><i>Requirements</i></p> <ol style="list-style-type: none"> 1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. 	<p>The proposal improves access to sunlight for the dwelling.</p> <p>The adjacent residences will receive in excess of 3 hours sunlight between 9am and 3pm on June 21.</p>	Yes.
D7 Views	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views. <p><i>Requirements</i></p> <ol style="list-style-type: none"> 1. Development shall provide for the reasonable sharing of views. 	The proposal will not affect access to views	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
D8 Privacy	<p><i>Objectives</i></p> <ul style="list-style-type: none"> • <i>To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</i> • <i>To encourage innovative design solutions to improve the urban environment.</i> • <i>To provide personal and property security for occupants and visitors.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> <i>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i> <i>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</i> <i>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</i> <i>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</i> <i>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</i> 	<p>The proposed deck design includes a new privacy screen.</p> <p>This will improve the privacy between the No. 44 and No. 46 Lovett St.</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
D10 Building Colours and Materials	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> <i>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</i> <i>2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</i> <i>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</i> 	<p>The proposed materials will be a combination of painted and clear finished timber.</p> <p>These materials will be in keeping with the environment and will compliment the existing dwelling.</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
D11 Roofs	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>• To encourage innovative design solutions to improve the urban environment.</i> <i>• Roofs are to be designed to complement the local skyline.</i> <i>• Roofs are to be designed to conceal plant and equipment.</i> <p><i>Requirements</i></p> <ol style="list-style-type: none"> <i>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</i> <i>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</i> <i>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</i> <i>4. Roofs shall incorporate eaves for shading.</i> <i>5. Roofing materials should not cause excessive glare and reflection.</i> <i>6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</i> 	<p>The roof of the proposed deck will be operable to allow control of sunlight and ventilation.</p> <p>Eaves have been included for shading.</p> <p>Materials will not cause excessive glare.</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
E1 Preservation of Trees or Bushland Vegetation	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>To protect and enhance the urban forest of the Northern Beaches.</i> <i>To effectively manage the risks that come with an established urban forest through professional management of trees.</i> <i>To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.</i> <i>To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.</i> <i>To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.</i> <i>To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.</i> <p><i>Requirements</i></p> <p><i>6. Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</i></p>	<p>The proposed deck and its foundations have been designed avoid impact on the existing trees on site.</p> <p>(refer to Arborists Report by Jacksons Natureworks)</p>	Yes

Warringah DCP 2011	Provision	Proposal	Compliance
E10 Landslip Risk	<p><i>Objectives</i></p> <ul style="list-style-type: none"> <i>• To ensure development is geotechnically stable.</i> <i>• To ensure good engineering practice.</i> <i>• To ensure there is no adverse impact on existing subsurface flow conditions.</i> <i>• To ensure there is no adverse impact resulting from stormwater discharge.</i> <p><i>Requirements</i></p> <p><i>1. The applicant must demonstrate that:</i></p> <ul style="list-style-type: none"> <i>• The proposed development is justified in terms of geotechnical stability; and</i> <i>• The proposed development will be carried out in accordance with good engineering practice.</i> <p><i>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</i></p> <p><i>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</i></p> <p><i>4. To address Requirements 1 to 3:</i></p> <p><i>ii) For land identified as being in Area B or Area D:</i></p> <p><i>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</i></p>	<p>The proposed works to the deck involve the removal of the existing structure and replacing with new. The foundations have shown that they are sufficiently stable for the proposed structure.</p> <p>The deck is a lightweight structure and is will not represent an issue with regard to the geotechnical stability of the site or surrounding areas.</p> <p>The proposed works will not adversely impact existing subsurface flow conditions.</p>	Yes

4.3. S.79C(1)(B) IMPACT ON THE ENVIRONMENT

4.3.1. Building Design

As detailed in the Character Statement, the proposed development will upgrade the amenity of the existing deck to suit current living standards, complimenting the existing architectural style of the main house and does not affect the streetscape.

The proposed materiality of the building remains unchanged. It is expressed in rendered masonry base, and lightweight natural clear finished timbers to the upper level with membrane roof to be in keeping with the main house on the property and the prevailing materials of neighbouring properties.

The changes to the glazed elements on the northern elevation are minor and will not affect the amenity of the adjacent properties.

4.3.2. Views

The proposed will have no impact on views from neighbouring No.46 as the proposed alterations are located adjacent the neighbouring terrace. Both No. 46 and the neighbouring property to the west, No. 42 Lovett St enjoy views to the North and will not be affected by the proposed development. Due to the topography of the street which slopes downwards towards the north, all properties across the street are higher in elevation and above the roof line. Therefore there is no view loss.

4.3.3. Overshadowing

The proposed development is minor in nature. The increase in height go the covered deck will change the overshadowing caused by the structure, but this is a minor increase and only from late afternoon sun.

4.3.4. Privacy Impacts

The existing deck over looks the adjacent property to the east, No. 46. The proposed deck will incorporate a privacy screen to reduce this over looking.

The views from the deck are predominately northward, not east over the neighbouring property.

The proposal will improve the amenity of the two residences, No. 44 and No. 46 by reducing over viewing and increasing privacy.

The proposed development does not overlook No. 42 to the west and will not have any impact on privacy for this property.

4.3.5. Access, Traffic, Parking and Transport

The development does not involve changes to the existing street or parking.

Access via the existing pathway remains unchanged.

4.3.6. Social and Economic Impact

The proposed change of use will have negligible social and economic impact.

4.3.7. Stormwater Management

Stormwater management will not be impacted by the proposed work as the works are a reconstruction of the existing arrangement.

4.3.8. Utilities

The utility services currently available to the site, which include mains electricity, gas, telecommunications, sewer and stormwater will be available to service the proposed development.

4.3.9. Flora and Fauna

The proposed works will not adversely affect flora and fauna.

4.4. S.79C(1)(C) THE SUITABILITY OF THE SITE FOR THE PROPOSED DEVELOPMENT

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- The site is zoned to accommodate residential development of a single dwelling house;
- The proposal is entirely consistent with the objectives of Residential zone 2 low density as described in the Warringah DCP 2011 and Warringah LEP 2011;
- The size and dimensions of the land are appropriate for the accommodation of the proposed work;
- The proposal will not result in any adverse impacts to adjoining and nearby properties in terms of privacy, view loss, overshadowing and visual impacts;
- The proposal will not result in any adverse visual impacts of the street frontage and views from the surrounding areas;
- The site is fully serviced by existing infrastructure and utilities;
- The proposed development will not result in any adverse traffic impacts on the surrounding street system.

It is recognised that the subject site is suitable for the proposed development. As detailed in the Statement of Environmental Effects, the proposed application will not result in any adverse or detrimental impacts on the environment and locality of Manly Vale.

5. CONCLUSION

The proposed development has been comprehensively assessed under all relevant criteria under Section 79C of the EPA Act and includes the minor works to upgrade an existing deck and add change a window to a door.

The design of the works aims to respond to the site in an appropriate and contemporary way to support current and future living, giving amenity to the occupants and the locality.

The proposal is considered in its use of materials and finishes, construction and environmental sustainability.

The proposal addresses all the relevant issues to this part of the site and is confident to have a positive impact on the environment, the neighbouring properties and to some extent, the overall presentation to the locality.

The proposed development complies with all of the relevant statutory provisions of the Warringah LEP (2011) and relevant DCP controls.

From the assessment conducted within this report, it is concluded that proposed development will result in an increased amenity, improved presentation and an overall positive impact to the locality.