
Statement of Environmental Effects

**Proposed Development Application for an Alteration and Addition at
10 Arana Street, Manly Vale, NSW 2093**

**R2 – Low Density Residential
Northern Beaches Council**

Prepare for:

Mr. Patrick Atkinson
Mrs. Susannah Atkinson
Mr. Alan Morrison

Prepared by:

Valor Residential – Kieran Smith
Issue A: May 2024



1.0 Details

Site:

10 Arana Street, Manly Vale, NSW 2093

Lot 7 / DP 245597

Council: Northern Beaches Council

Owner:

Mr. Patrick Atkinson

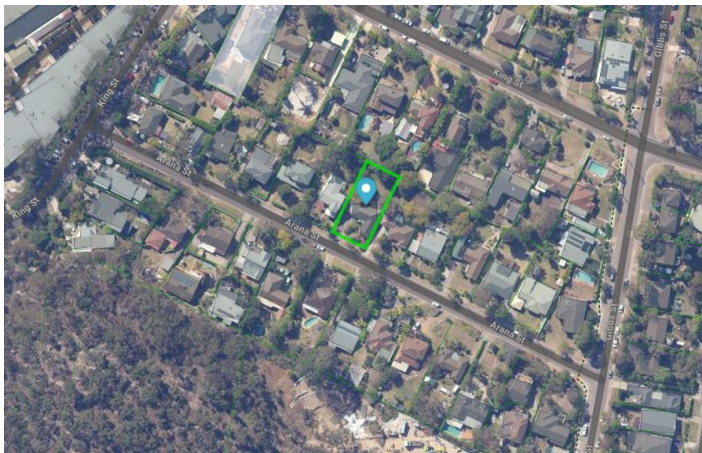
Mrs. Susannah Atkinson

Mr. Alan Morrison

Builder & Designer:

Valor Residential – Kieran Smith

Locality Plan – Site Location:



1.1 Introduction

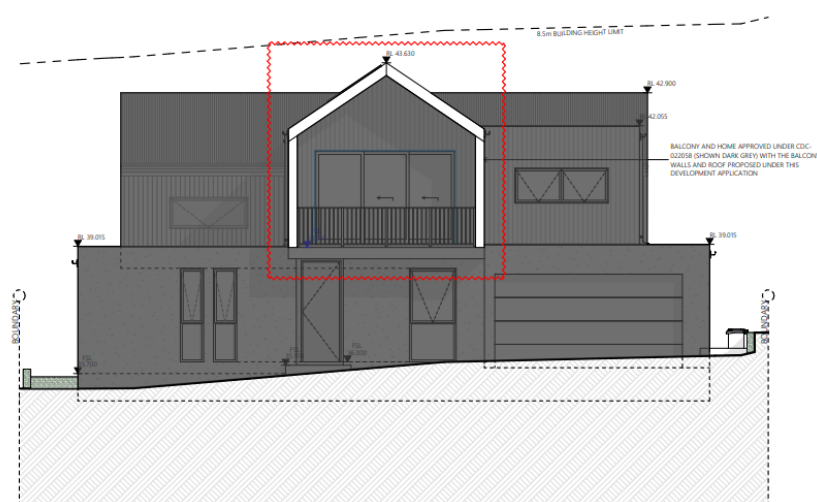
This Statement of Environmental Effects has been prepared by Valor Residential to accompany a Development Application submitted to Northern Beaches Council.

This document will feature the development proposal and the overview of the development at 10 Arana Street, Manly Vale, where it will comply with the environmental planning standards and will have very little impact on the neighbourhood.

Recently there was a Complying Development Certificate approval (CDC-022058) for a knock down rebuild on the subject site. This Development Application focuses on the modification to the front Media Room balcony on the First Level to adjust and extend the external side walls and roof covering of this feature of the home (as outlined in the Architectural Plans).

This statement should be read in conjunction with the following reports/drawings:

1. Architectural Plans (prepared by Valor Residential)
2. Bushfire Report (prepared by CR Bushfire)
3. Site Survey (prepared by Donavon & Associates)
4. Waste Management Plan (prepared by Valor Residential)
5. Cost Summary Report (prepared by Valor Residential)



2.0 Site Analysis & Description

2.1 LOCATION

This site is located at 10 Arana Street, Manly Vale within Northern Beaches Council

2.2 PROPERTY

The site is described as Lot 7 / DP 245597

2.3 SITE AREA & SHAPE

The site has a legal description of Lot 7, DP 245597 comprising an irregular shaped site with boundary lengths of different sides at 10 Arana Street, Manly Vale. The site has an area of 772.60 sqm and is sloped slightly from front to back on the site. The adjoining and surrounding residential area comprise detached dwellings of 1-2 stories majority of brick veneer construction.

2.4 SITE CONTEXT

The site is located within a residential area characterized by a mix of old and new one-two-story dwellings. A variety of architectural facade styles in the vicinity

2.5 ZONING

The site is zoned R2 – Low Density Residential

2.6 ENVIRONMENT

The proposed excavation to the existing block of land is not expected to have a significant adverse environmental impact on:

- Any significant vegetation community
- Habitat of threatened species, population, or ecological communities
- Rare species of flora
- Watercourse
- Or any significant natural features

2.7 COMMUNICATION & HOUSEHOLD SERVICE

The site is currently serviced with water, sewer connection, electricity and telecommunications and is located within close proximity to a wide range of community services including health, schools, and shopping facilities.

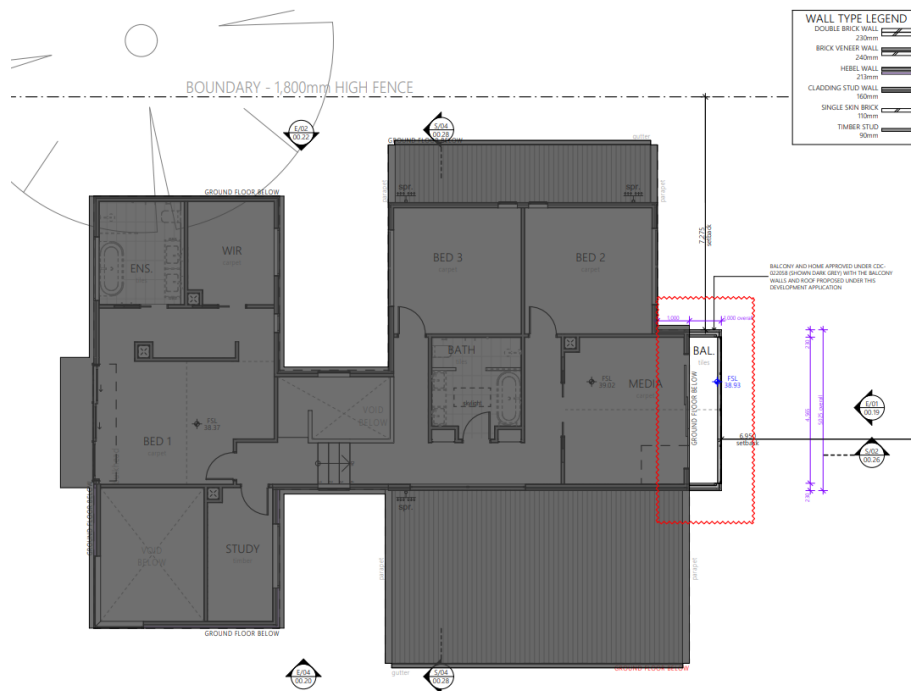
3.0 Proposal

This Development Application seeks various changes to the dwelling at 10 Arana Street, Manly Vale. Recently there was a Complying Development Certificate approval (CDC-022058) for a knock down rebuild on the subject site. This Development Application focuses on the modification to the front Media Room balcony on the First Level to adjust and extend the external side walls and roof covering of this feature of the home (as outlined in the Architectural Plans).

The proposed works under this application are summarized below:

- Media Room Balcony modification

No other changes are proposed to the approved DA. This Development Application reviewed the proposal in accordance with the relevant State and Council planning provisions and is consistent with the objectives and outcomes of these provisions. The proposal is therefore considered worthy of approval.



4.0 Compliance with Planning Controls

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Building Sustainability Index: BASIX)2004 as amended applies to the proposed development. The proposal complies with BASIX requirements. A BASIX Certificate has been submitted as part of the intended work.

4.2 REGIONAL ENVIRONMENTAL PLANS

There are no relevant regional environmental planning policies that apply to the proposed development.

4.3 LOCAL ENVIRONMENTAL PLANS

The proposal is permissible use within the R2 – Low Density Residential

The proposal complies with the relevant controls set out with the relevant Local Environmental Plans

4.4 DEVELOPMENT CONTROL PLANS

The proposal development is permissible under the relevant instruments and has been completed with consideration to the total area of the site, dwelling, streetscape in conformity with Blacktown Council DCP

5.0 ENVIROMENTAL ASSESSMENT

5.1 FRONT SETBACK

The front setback of the balcony is consistent with the existing dwelling (CDC approval CDC-022058) with a proposed 6,950mm front setback for the proposed alteration and addition works.

5.2 SIDE AND REAR SETBACKS

The side setback is proposed at 7,275mm to the external sides of the balcony.

5.3 BUILDING HEIGHT

There are no known building height issues associated with this proposal with the proposed works under the 8,500mm building height limit for the site. The balcony awning/pitch will extend the approved roof and keep the same pitch and consistency of the CDC approval.

5.4 WALL BREAKS

There are no known wall breaks issues associated with this proposal.

5.5 DESIGN & STREET SCAPE

The proposed design is consistent with the surrounding streetscape of 1 and 2 storey attached and semidetached houses within the local area. The proposed will have no impact on the streetscape and only enhances the design and neighbouring relationship with consistencies to the neighbouring properties.

5.6 PRIVACY & SOLAR ACCESS AMENDITY

The plans have been amended to show no changes to the build and scale, floor space and building height and thus do not impact or alter the DA approved plans. The balcony only increases privacy to the owners of the subject site and neighbours by adding additional privacy measures in the form of solid walls on either side of the balcony.

5.7 ACCESS & PARKING

The extent of access and parking has not been altered as per the DA approved plans.

5.8 HERITAGE

There are no known heritage issues associated with this proposal.

5.9 CRITICAL HABITAT

There are no known critical habitat issues associated with this proposal.

5.10 CONSERVATION AREA

There are no known conservation area issues associated with this proposal.

5.11 COASTAL PROTECTION

The land is not affected by coastal protection issues.

5.12 MINES SUBSIDENCE

The land has not been proclaimed to be a mines subsidence district.

5.13 ROAD WIDENING

The land is not affected by road widening or road realignment.

5.14 BUSH FIRE PRONE LAND

The land is situated in a BAL12.5 as outlined in CR Bushfire's Report.

5.15 BUILDING SUSTAINABILITY – BASIX

As the cost of works for the amendments and design changes to the CDC approved balcony only comes to \$5,000.00, a BASIX Certificate is not required.

5.16 EARTHWORKS & SEDIMENT CONTROL MEASURES

The extent of excavation has not been altered as per the DA approved plans.

5.17 SEWERAGE & STORMWATER DISPOSAL

The proposal will not affect the existing water supply and sewage disposal. There are no known sewerage & stormwater disposal issues associated with this proposal. The site is not affected by flooding.

5.18 UTILITIES

The site is connected to the standard range of services. These have sufficient capacity for the proposed development.

5.19 WASTE

During construction, the waste will be separated on site and contained as indicated on the attached sediment control plan. Hard waste will be removed by appropriate subcontractors for recycling.

Soft waste will be disposed of through appropriate waste management facilities. After occupation it is proposed that the domestic household waste will be stored in council provided bins and collected as part of the council's weekly and fortnightly waste removal collection services. Pending collection, the bins will be stored on site away from public view.

6.0 CONCLUSION

This Development Application seeks various changes to the dwelling at 10 Arana Street, Manly Vale. Recently there was a Complying Development Certificate approval (CDC-022058) for a knock down rebuild on the subject site. This Development Application focuses on the modification to the front Media Room balcony on the First Level to adjust and extend the external side walls and roof covering of this feature of the home (as outlined in the Architectural Plans).

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