



**Statement of
Environmental
Effects
at
49 Quinlan Parade,
Manly Vale
NSW 2093
For
Matt & Tracey Willis**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 49 Quinlan Parade in Manly Vale.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Quinlan Parade in the residential neighbourhood of Manly Vale.

Site Address: No 49 Quinlan Parade, Manly Vale

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 2102 DP.752038 known as 49 Quinlan Parade, Manly Vale, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs with the property located on a bend on Quinlan Parade & within walking distance to Manly Dam. The property is an existing single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Manly Vale significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of strip gardens with plants & shrubs wrapping around the front boundary. To the rear yard there is a rock feature garden with small shrubs with the remaining areas grassed. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a double storey building with car parking to the front NE corner. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas, new front entry, new wrap-around ground floor deck with planter boxes, converting the garage into a new rumpus with carport in front, new drive, new upper floor addition & new roofs.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor walls connecting dwelling to garage
- New doors & windows to ground floor
- New front carport & section of drive to accommodate 2 vehicles
- New wrap-around deck & planter boxes
- New 1st floor wall addition
- New roofing & skylights
- Render existing exterior walls
- Level rear yard off rear of deck

Internally the proposal encompasses:

- New ground floor reconfiguration & refurbishment of all rooms
- New internal stairs
- New laundry & bathroom connecting existing garage
- Converting garage to a rumpus room
- New 1st floor 4 bedrooms, ensuite, bath & sitting area

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Manly Vale area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new bath & laundry addition is required on the ground floor which area between the existing ground floor & garage area with the garage is to be converted to a separated rumpus room to allow for entertaining at each end of the dwelling. A wrap-around timber deck to the ground floor with planter boxes to the front provides ample outside entertaining area & benefits the ground floor layout that is angled to face north giving multiple sitting areas depending on sun direction. The bedrooms are to be moved up to the proposed upper floor addition over the existing dwelling footprint. & a new carport is also proposed for shelter over the parking spaces along with a new internal concrete drive. The design maximizes the existing dwelling & available area of land whilst improving the bulk that is appropriate for the existing built form of the area. The proposed development maintains the northern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Render new & existing exterior brickwork

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber decks & planter boxes painted/stained

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	879.2 sq m	-
GFA (Gross Floor Area)	247.57 sq m	-
Height	7.787m	8.5m
Built upon area	385.93 sq m	527.52 sq m
Landscaping	493.27 sq m	351.68 sq m

Height & landscaped area conforms to the Council regulations under this application.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back Primary	9.44	6.5m
Front Set Back Secondary	10.3m	3.5m
Side Set Back SE	0.79	0.9m
Side Set Back SW		0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties. The existing ground floor footprint is angled northerly & skewed on the corner block which presents irregular setbacks. With that being said, the house is generally consistent with the splayed corner with the proposed front deck aligning with that boundary. The NW corner of the dwelling is clear of the 3.5m secondary setback with the existing NE corner of the dwelling within the 6.5m primary front setback. A concession is requested for the NW corner of the planter boxes & NE corner of the deck & planter boxes with the front setback areas due to the orientation of the existing dwelling. The decks & planter boxes are to be parallel with the existing dwelling & with the dwelling centred on the corner block which has the decks projecting forward of the subject building line & generally in keeping with adjacent building lines along the street. The encroachments are located at the bend

in the road & are substantially separated from neighbouring properties with no adverse impact to privacy, overlooking or over shadowing with the encroachment areas to take advantage of the northerly aspect without reducing view lines for the neighbours. The encroachments, in our opinion, are reasonable due to their minor nature & achieve the objectives outlined in WDCP2011 for front setbacks.

A concession is requested for the location of the new carport being within the front setback. The carport is open on 3 sides & does not dominate the streetscape. Only the front portion is within the front setback with the carport maintaining the openness of the property. All works are clear of the height & side boundary envelopes with the encroachments considered minor in relation to the overall development.

The side setback of the new work is clear of the side setbacks.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Quinlan Parade is to be improved with a new internal concrete drive to accommodate 2 vehicles that assist in maintaining the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 49 Quinlan Parade has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with the dwelling & windows enjoying large separation to neighbouring dwellings. The masonry & cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new wrap-around deck area does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the rear southerly corner to the street. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the south-westerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry and cladded walls with timber floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with masonry & timber walls. The outdoor areas are to be timber to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate with large roof overhangs shading the wrap-around deck around the dwelling on the ground floor. There is the potential for cross ventilation cooling with the sliding open doors and

windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north, east & west enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months. The upper roof proposes skylights for additional light into the central internal areas of the first floor.

4.5 Insulation and Thermal Mass

The development will be constructed from a masonry & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with R1.45 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Manly Vale is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 49 Quinlan Parade is a good example of this in that it has its car parking in the proposed carport minimizing cars parked on the street. The siting of the house is relevant to the shape of the corner block with the existing orientation to be maintained. The new section to the rear & upper portions of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. 49 Quinlan Parade, Manly Vale is shown in Landslip Category A: >5 degrees slope on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings. The new drive is to be constructed on grade with minimal disturbance of soil.

4.9 Building Form

Residential buildings in Manly Vale are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be rendered to the ground floor with the new upper floor walls to use cladded timber framed. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof with the proposal to replace with an expanded pitched timber framed sheet metal roof under this proposal. A low-pitched sheet metal roof is proposed over the new carport & rumpus room.

4.11 Walls

A distinctive feature of the Manly Vale house is that the walls are constructed from brick. The design incorporates these walls into the ground floor with all walls to be rendered along with new cladded timber framed walls to the upper floor addition to provide a lightweight construction option for the owners.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Manly Vale area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and

doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 49 Quinlan Parade are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Manly Vale allowed for the cars to drive to the front or down the side of the house. This development proposes a new carport over the existing drive location with a new internal concrete drive with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house. Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the deck area that is to be regraded to blend in with in the rear yard & deck. Planting to front boundary will be maintained with the overall development to enhance the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 49 Quinlan Parade are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Manly Vale. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & clad walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work

together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Rendered Brick & Cladded stud	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Sheet Metal Medium to Dark	By Owner