

ANN GROUP PTY LTD

CONSTRUCTION | DESIGN | INVESTMENT | DEVELOPMENT
Crows Nest, NSW 2065 | 6 Mount Olympus Boulevard, Wollli Creek, NSW 2205
(02) 8006 0484 | mail@ann.group | www.ann.group



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MULTI-AWARD WINNER
CELEBRATING 15 YEARS SYDNEY ARCHITECTURE, MIRVAC AND MERITON EXPERIENCE
(02) 8006 0484 | WWW.ANN.GROUP

STATEMENT OF ENVIRONMENT EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO

592 Pittwater Rd, North Manly, NSW 2100

STATEMENT TO BE READ IN ASSOCIATION WITH:

- Architectural Plans prepared by ANN GROUP P/L.

Prepared by
ANN GROUP P/L

15 years Sydney building design experience. Mirvac, Meriton and PTW knowledge.
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I. INTRODUCTION

This Statement of Environmental Effects demonstrates that the environmental impact of the development has been considered in the proposed development and sets out the steps to be taken to protect the environment or to mitigate any harm to the environment.

This Statement of Environmental Effects is related to the proposed developments at the above address.

The purpose of this document is to address all planning issues associated with the proposal and to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 79C of the Environmental Planning and Assessment (EP&A) Act, 1979 and the relevant environmental planning instruments and development control plans.

2. EXISTING SITE ANALYSIS

2.1 SITE DESCRIPTION

- 2.1.1. The subject site is situated on Pittwater Road the suburb of North Manly in the Lower North Shore suburbs of Sydney, between Robert Avenue and Ankali Place (Figure 1.).
- 2.1.2. The site is located within the Zone R2 under Northern Beaches' LEP, and currently contains a Single storey double brick/brick veneer masonry building.

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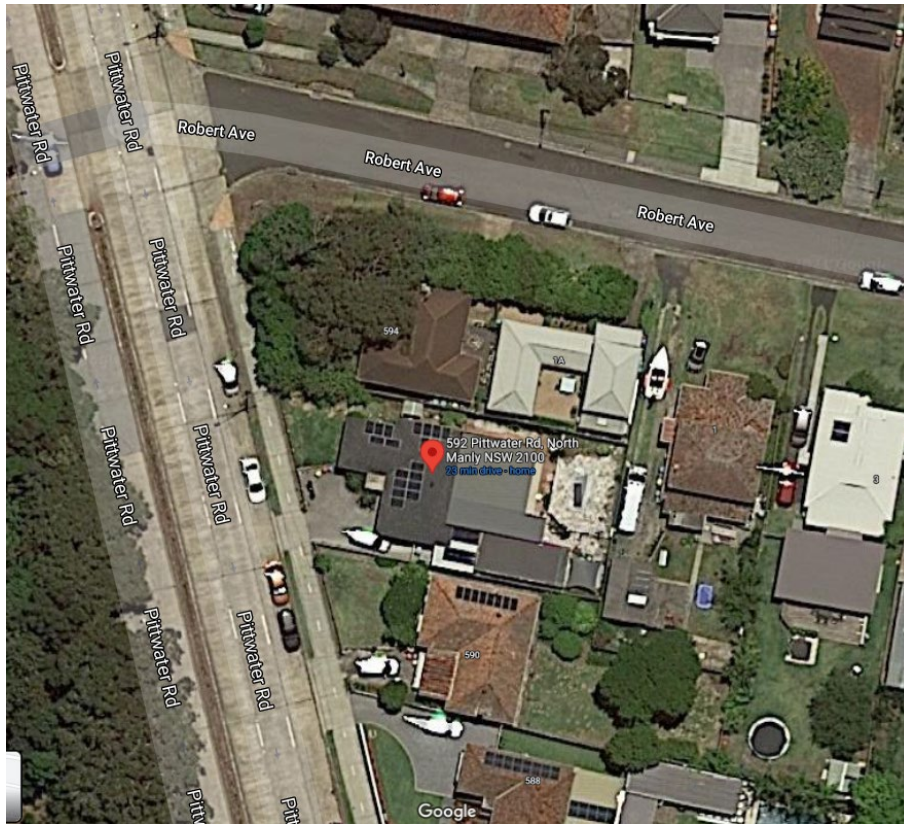


Figure 1: Location Map



Figure 2: Site from Pittwater Road with neighbouring dwellings.

2.2 STREETScape AND LOCALITY

Streetscape

The proposal complies the building bulk and scale of all controls laid out in the DCP and LEP - refer to Design Statement section.

The proposal adheres to all required setbacks laid out in the DCP.

The proposal takes its cues of architectural style, form, bulk, and scale from other similar developments within the street.

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Present Use of Site

The site is currently used as a Residential Dwelling.

The objectives of the zone are:

- To provide for the housing needs of the community
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the existing land use pattern of predominantly residential uses.

3. PROPOSED NEW WORKS

3.1 DESIGNERS STATEMENT

The proposed development takes into consideration the existing built streetscape of Pittwater Road, and proposes to develop in a way that responds to the existing setbacks, scale and bulk of other buildings in the street, while bringing its own contemporary style through material choice and style, and responding to existing site conditions.

The current streetscape of the house is contributory and is therefore to be retained and respected.

The proposed works to the subject site include:

1. Front fence.
2. Internal ensuite bathroom to front bedroom.
3. Internal storage room.
4. Conversion of Garage to bedroom, and add an internal ensuite to it.
5. Internal Study room.
6. Single storey shed to the rear yard.
7. Front Carport.

In general, the building has been carefully designed to comply with all controls set out in the DCP. The building will fit in with the existing architectural style, bulk and scale of the area, while overlaying a new contemporary layer on this urban fabric.

3.2 OVERSHADOWING

The proposal is ground floor only and has been designed specifically to increase the usable living spaces, while not impacting on solar penetration to neighbour's properties.

3.3 PRIVACY AND VIEWS

General

The proposal is ground floor only and seeks to improve the amenity to the dwellings by improving its functionality and access to light while retaining the existing visual privacy of neighbouring properties.

Window placement relative to adjacent dwellings and common areas

Front [Pittwater Road] Elevation

There are no privacy issues to the front elevation.

Rear elevation

There is no modification to the rear elevation.

Side Elevations

There are no privacy issues to the side elevation.

Screen planting, hedges, walls and fences

The proposal proposes modification to the front fence.

Side and Rear boundaries are to retain existing boundary fences' heights.

Headlight Glare and Light Spillage

No extra onsite parking proposed. There is no changes which will effect headlight glare and light spillage.

Light spillage

No extra onsite parking proposed. Existing rear building mass will block any light spillage.

Acoustic Privacy: There will be no additional noise created from the proposed development.

Views: There will be little effect of the proposal on any existing views.

3.4 STORM WATER AND SITE CONDITIONS

Slope

The site is fairly slope.

Coastal Protection

The site is not in a coastal protection zone.

Flooding

The site is unlikely to be affected by floods.

Geo-technical

There is no excavation proposed.

Groundwater

It is unlikely that there is any groundwater on the site.

Mine Subsidence

The site is not in a mine subsidence area.

Storm Water

Existing lines to Pittwater Road are to be retained. New storm water lines are to be plumbed into these lines.

3.5 REMOVAL OF VEGETATION

No removal of any vegetation is proposed. Refer to drawings.

3.6 PEDESTRIAN MOVEMENT, VEHICLE MOVEMENT AND SECURITY

Pedestrian amenity

The proposal will not alter existing pedestrian amenity or footpath conditions.

Security and Safety

There are no proposed changes that will affect security and safety. No additional security devices shall be fitted to the front façade of the subject site.

Vehicle access to public road

No onsite parking. There is no changes which will effect vehicle access to public road concerns.

3.7 AIR, NOISE AND WASTE

Air

No alterations are proposed that will create odours or fumes on site or nearby. Please see drawing set for waste storage locations.

Noise

The only major current source of significant noise is Pittwater Road. There will be no increase to noise sources from the subject site as a result of the proposal.

Construction Noise

Hours of operation: Hours of operation will not exceed normal daytime working hours Monday to Saturday as stipulated by council.

Types of equipment

It is not expected that heavy machinery will be required. Equipment Will be confirmed with contractor.

Maximum noise levels

There is no indication that noise levels will exceed the L10db (A) limit of 10 decibels above normal background noise levels.

General

Before construction begins, the neighbours will be notified by the contractor regarding times of work and noise levels during construction.

Waste

Proposed waste separation program

Provisions for separation of waste into food, various recyclables and garbage is provided as part of the proposed design. Existing off street bin storage is retained in this proposal.

Construction and Demolition waste

Waste created during construction and demolition will be dealt with by the Contractor. Waste storage will be confined to the site so as to minimise impact on adjoining sites. Any hazardous waste found on site such as asbestos will be dealt with according to the Code of Practice for the Safe Removal of Asbestos and other relevant codes.

Demolition General

Demolition will be limited to that required to make the building workable, and all demolition work will be done in compliance with AS 2601-2001.