

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED DEVELOPMENT

Proposed construction of a Vergola Louvered Roof System (awning)

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## SUBJECT PREMISES

19 Cutler Road, Clontarf

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## OWNERS

Mr J Chantelle

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## BUILDER

Vergola (NSW) Pty Ltd

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## COUNCIL

Northern Beaches Council

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## DATE

17<sup>th</sup> October 2021

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## 1.0

## EXISTING SITE FEATURES

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The development site is known as 19 Cutler Road, Clontarf and is located on the southern side of the street. The site is a standard allotment, which currently is developed by a three-storey split level residence. Access to the site is via the existing driveway.

The property has an area of: 679.4m<sup>2</sup>

The locality as characterised by a mixture of single and two storey dwellings with a mixture of brick and tile and timber clad and tile dwellings. The site slopes to the rear and is in a foreshore scenic protection area. The construction of the Vergola does not involve the removal trees, or vegetation.

## 2.0

## PROPOSED DEVELOPMENT

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The proposal is for construction of a Vergola (awning) louvered roof system attached to the front 1<sup>st</sup> floor balcony of the existing dwelling, with a total proposed area of 19.3m<sup>2</sup>. The proposed Vergola will be built over existing impervious surface and therefore adds no addition to the built upon area of the residence.

## 3.0

## ASSESSMENT CRITERIA

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Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

### 3.1

### Manly LEP

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The premises are situated in area zoned Residential R2 - *Scenic Foreshore* -under the LEP therefore the construction of an awning/shade structure, associated with a dwelling is permissible in this zoning, with Council consent.

Compliance with DCP is summarised in the following: -

### 3.2

### Residential DCP

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The following examines the controls outlined in the DCP and the proposals compliance with these controls.

#### 3.2.1

#### STREETSCAPE

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The proposed Vergola will be at the rear of the dwelling will therefore not impact on the existing streetscape of the area.

#### 3.2.2

#### SOLAR ACCESS

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The height, setback and location of the proposed Vergola will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

#### 3.2.3

#### MAINTENANCE OF VIEWS

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The proposed Vergola has been designed to minimise the loss of views from neighbouring and nearby dwellings and from public spaces.

#### 3.2.4

#### PRIVACY

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The height, setback and location of the proposed awning will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

3.2.5	HEIGHT
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The proposed awning will have a total height of 5.6m from existing ground level and complies with councils control for HOB.	

3.2.6	LANDSCAPING
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The proposed Vergolas add no additional impervious area to the site.	

3.2.7	DRAINAGE CONTROL
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The downpipes will be connected to the existing stormwater drainage system.	

3.2.8	SOIL AND WATER MANAGEMENT
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As the installation of the Vergola will not expose soil by excavation, filling or grading, no ESCP is required by council.	

3.2.9	WASTE MANAGEMENT
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All materials brought on site will be used in the construction of the Vergola, therefore no Waste Management Plan is supplied.	

3.2.10	VEHICLE ACCESS AND PARKING
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Access to the site is via the existing driveway to facilitate construction.	

3.2.11	HERITAGE
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The development site is not considered to be a heritage item or impacting upon an item of significance.	

<b>3.3</b>	<b>DEVELOPMENT IN FORESHORE AREAS</b>
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The proposed Vergola has minimal impact when viewed from the waterway and preserves the existing water views from foreshore residents. Therefore, it maintains the existing residential amenity of the foreshore residential development.	

<b>3.4</b>	<b>STATE ENVIRONMENTAL PLANNING POLICIES</b>
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The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.

- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 44 – Koala Habitat Protection.
- ◆ State Environmental Planning Policy No 45 - Permissibility of Mining.
- ◆ State Environmental Planning Policy No 48 – Major Putrescible Landfill Sites.
- ◆ State Environmental Planning Policy No 50 – Canal Estate Development.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

### 3.4

### SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

### 3.5

### PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

### 4.0

### CONCLUSION

The development proposal has demonstrated compliance with Residential DCP and Manly LEP.

The minor size and scale of the development compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing views currently enjoyed by the neighbouring properties.

All building materials will be of a non-reflective quality and will be of colours and textures that blend with the prevailing natural environment in the locality.

The proposed Vergola will maintain the existing residential amenity of the foreshore residential development.

Accordingly, it is recommended that the development proposal be supported.