

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

Modification to Approved DA application – DA2020/0570

At: 13 Quinlan Parade, Manly Vale NSW 2093

Lot: 24 Section D DP: 7686

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18 August 2020

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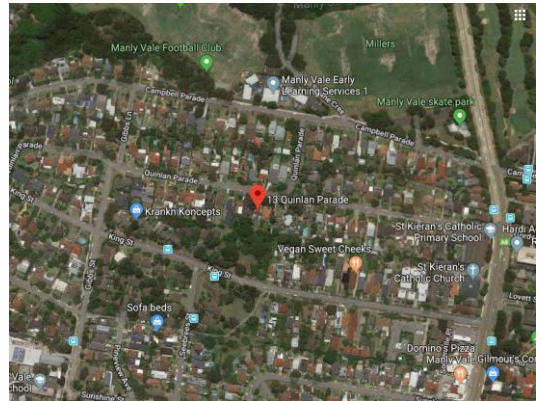
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1.0 INTRODUCTION

This Statement of Environmental Effects is prepared for the support of proposed development at 13 Quinlan Parade, Manly Vale NSW 2093. This report accompanies modified roof plans prepared by YBC One (project No. 20490) Drawings MR01-03 dated 27th July 2020 for submission to Northern Beaches Council.

2.0 PROPERTY DESCRIPTION

There is currently on site, a single storey, timber clad, tiled roof dwelling with an attached garage and a separate carport at front. It is zoned as R2 - Low Density Residential under the Warringah LEP 2011 and is considered as a detached Residential Single Dwelling property type.



3.0 PROPOSED MODIFICATION

As detailed out in the accompanying architectural plans and elevations, the proposed modification is only for the new skillion roof over the living, dining and kitchen areas. The roof was previously split into 3 sections, with tiled roof extension on dining areas, to be located between the skillion roof on kitchen and living area.

According to the revised modified drawings, the tiled roof extension has now been replaced by single skillion roof, to be continued from the kitchen area to dining and living. There are no changes to the roof height or to front and side elevations.

This modified roof design has been proposed, in order to address the following factors: for ease of construction, cost effectiveness and simpler roofline to be visible from the landscaped backyard and private open space.

4.0 RELEVANT STATUTORY CONTROLS

4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP 2011)

LEP CONTROL	PROPOSED DEVELOPMENT	COMPLIANCE
PRINCIPAL DEVELOPMENT STANDARDS:		
<u>Height of Buildings</u> 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. Max. building height limit is 8.5m	The existing dwelling ridge line is RL 16.51, which is retained as unchanged. The new tiled roof on dining area will maintain the existing ridge of RL 16.51 with the height of 5.3m from the ground. All new skillion roofs and flat roofs are at the same ridge level as existing.	Complies

4.2 WARRINGAH DEVELOPEMNT CONTROL PLAN (DCP) 2011

The proposed modification is in line with the Warringah DCP, as addressed in the approved DA application DA2020/0570.

5.0 CONCLUSION

This proposal for modifications to the roof design for additions and alterations to the existing dwelling at 13 Quinlan Parade, Manly Vale NSW has been assessed against the requirements of Warringah DCP & Local Environmental Plan policies.

As described in this Statement of Environmental Effects, the proposal will not impact upon the natural or built environment or the amenity of surrounding properties. The front and side elevations, and the overall roof height remain unchanged, as was approved in the DA application DA2020/0570.

When assessed under the relevant section of The Environmental Planning and Assessment Act, the proposed development complies in all aspects. We therefore suggest that this modification application is reasonable and supportable for compliance and should be approved under the council's delegated authority.

Asma Ali
18th August 2020