



13 QUINLAN PARADE MANLY VALE

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND A SWIMMING POOL



Report prepared for
Action Plans
August 2019

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1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling and a swimming pool at 13 Quinlan Parade, Manly Vale.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey
- ◆ Site visit
- ◆ DA Plans prepared by Action Plans
- ◆ BASIX Certificate
- ◆ Geotechnical Report
- ◆ Waste Management Plan

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located at on the southern side of Quinlan Parade, approximately 220 metres east of its intersection with Gibbs Street. The site is legally described as Lot 24 Section D DP 7686.
- 2.2 It is a rectangular shaped lot with a width of 15.24 metres and a depth of 49.30 metres. The lot has an area of 752.5m².
- 2.3 The site is currently occupied by a single storey timber dwelling with a tile roof. The property is set within a residential lot which falls from the west to the east, across the lot.
- 2.4 The site is surrounded by detached residential dwellings in all directions and is in close proximity to the retail and public transport services on Condamine Street and Pittwater Road. Freshwater and Manly beaches are located approximately 2.4 kilometres to the east. The rear of the site adjoins the King Street Reserve.



Figure 1. The site and it's immediate surrounds



Figure 2. The site within the locality

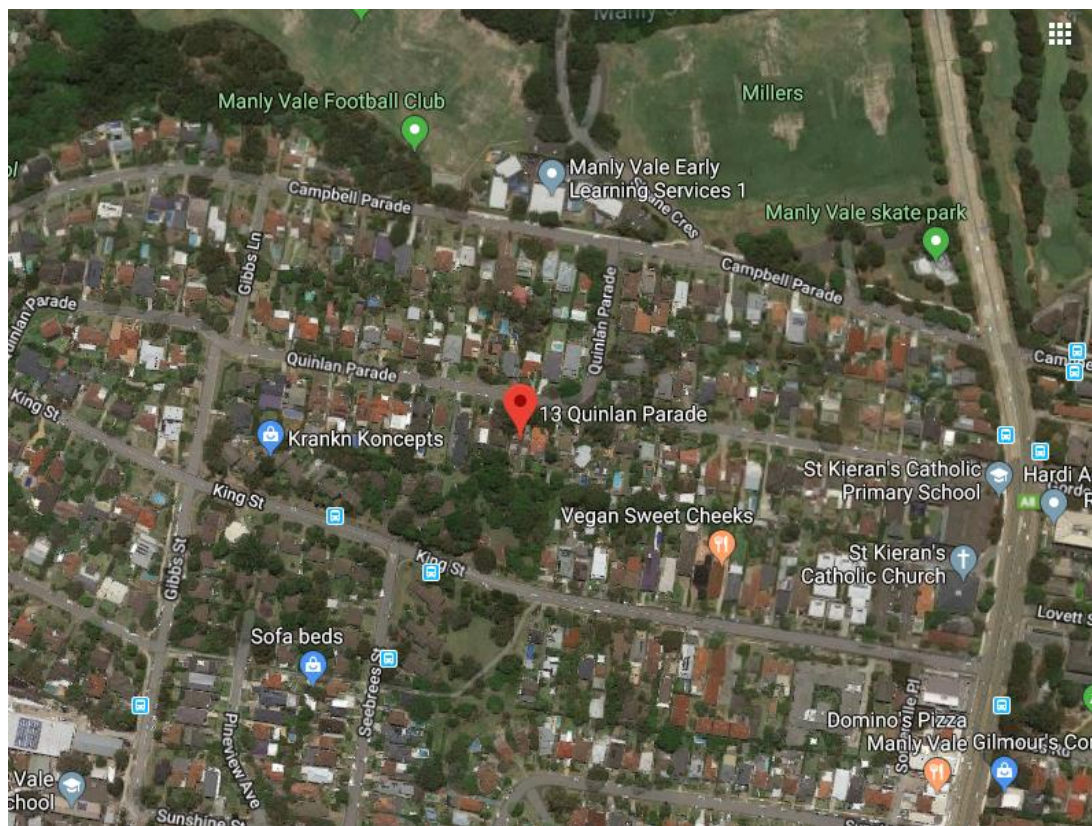


Figure 3. Aerial photograph of the site within the locality

3. Proposed Development

- 3.1 The proposed development is for alterations and additions, including a first floor addition to the existing dwelling and a new swimming pool. The proposal will result in a 3 bedroom, plus study, dwelling on the subject site.
- 3.2 The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is compliant with Council controls, ensures privacy, solar access and views are maintained for both neighbours and the subject site.
- 3.3 The development will be made up as follows:

Ground Floor (alterations)

- Demolish and replace the northern and eastern garage walls
- Demolish the internal wall and robe of bed 1 and convert to a study and WC
- Convert bed 2 to a playroom
- Convert bed 3 to a stairway to access the new first floor
- Demolish and replace the existing kitchen and dining room
- A new window to the retained living room and sunroom
- Demolition and replacement of the rear deck
- Demolish existing bathroom

New First Floor

- New master bedroom with WIR and ensuite,
- New Bed 2 and 3
- New stairwell and hallway
- New bathroom
- New laundry
- New north facing balcony

Cabin

- Alterations and additions to the existing cabin to create a larger cabin with bathroom

Site

- New 3.8 metre by 7.5 metre swimming pool and deck

4. Site Photos



Figure 4. The existing dwelling, view from Quinlan Parade frontage



Figure 5. Rear of the existing dwelling looking north



Figure 6. The rear yard and reserve beyond, looking south



Figure 7. The existing garage



Figure 8. The front porch looking south



Figure 9. The studio looking north west

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP BASIX applies to the proposal and a compliant BASIX certificate is attached.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 10. Extract from Warringah LEP zoning map

Demolition

Demolition works are proposed to allow the construction of the proposed alterations and additions, as illustrated in the attached DA plan set.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The maximum proposed height is 8.4 metres, compliant with the maximum permitted building height control.

Heritage

The site is not a heritage item, located within a heritage conservation area or located near any heritage items which will be impacted by the proposed development.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Earthworks

Earthworks are proposed to prepare the site for construction of the proposed studio extension and for the new swimming pool.

Development on Sloping Land

The site is located in the area nominated the LEP maps as Area A – Slope <5 and Area B – Flanking Slopes 5 to 25. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

5.3 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

5.3.1 Part B - Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted. The proposed development will result in a maximum wall height of 6.883 metres, compliant with this control.

Side Building Envelope

The site requires a side boundary envelope of 4m/45°.

The proposed additions result in a minor exceedance of the side boundary envelope control on the north and south elevations. A variation is considered appropriate in this case, as the alterations are consistent with the built form in the locality. The proposed development is compliant with the LEP maximum building height control, provides ample setbacks and will not impact on neighbouring dwellings. The variations are both very minor and the site specifics including building separation, topographical differences and vegetation result in an appropriate impact and a variation worthy of consent. The objectives of the envelope control are met as is demonstrated below.

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

The bulk and scale is consistent with neighbours and the locality. There is much variation in the elevations forms and the dwelling has generous setback from all boundaries.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Solar access is compliant for all neighbours with shadows moving across the sites neighbouring due to the north-south orientation of the lot, generous setback and an appropriate design.

- *To ensure that development responds to the topography of the site.*

The additions are well designed to complement the existing dwelling and sit within the context of the valley within which the site sits.

Side Boundary Setbacks

Side setbacks of 900mm are permitted on the subject site. The proposed side boundary setbacks are 1.7 metres east and 1.5 metres west, easily compliant with the control.

Front Setback

A front setback of 6.5 metres is required on the site. The existing front setback is 15 metres and no change is proposed, significantly exceeding the 6.5 metre minimum requirement.

Rear Setback

A rear building setback of 6 metres is required on the site. The proposed rear setback is 8.4 metres, compliant with the 6 metre minimum requirement.

5.3.2 Part C - Siting Factors

Traffic Access and safety

No changes are proposed to the existing driveway crossover.

Parking

The DCP requires 2 car parking spaces per dwelling. The site will retain the existing single lock up garage and carport on the site.

Storm water

Stormwater runoff will be connected to the existing infrastructure on the site and directed to Councils existing stormwater system Quinlan Parade or connected at the rear through the existing easement in the reserve.

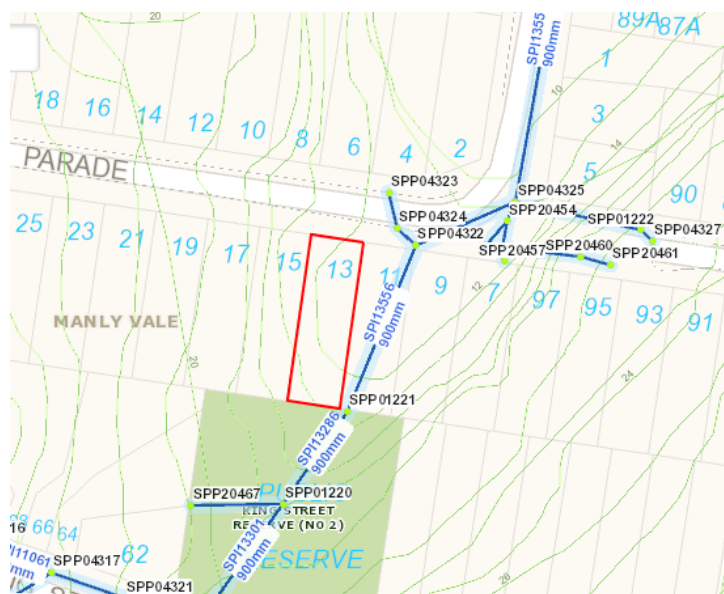


Figure 11. Extract from Warringah DCP Stormwater map

Excavation and Landfill

Excavation is proposed for footings and to a maximum depth of 1.7 metres for the new swimming pool. A small new retaining wall is to be built along the south western boundary.

The attached geotechnical report demonstrates the geological stability of the work and drainage patterns will be unaffected.

Demolition and Construction

The proposed alterations and additions will involve minimal demolition works as detailed in the attached plans. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process.

All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas, with waste to be collected by Councils regular service.

5.3.3 Part D - Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 301m² for the site area of 752.5m². The existing landscaped area on the site is 166.62m² or 22%.

The proposed development will increase the landscaped area to 209.11m² or 28%, which although 91.89m² less than the control, represents a vast improvement to the current arrangement. Edictally we note that the site is neighboured by parkland and has a green feel to it with the large trees and surrounds.

Private open space

The DCP requires a minimum 60m² private open space. An area of 215.31m² of private open space is provided in the rear yard, easily compliant with the DCP.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this DCP clause.

The subject site has a south to rear orientation, thus has limited solar access. The proposed development results in an increase in shadowing on the subject site at 12pm only and a very minor increase at 9am and 3pm. Portions of the yard retain solar access throughout the day.

Shadowing will be increased to No. 15 Quinlan Parade at 9am only and to No. 11 Quinlan Parade at 3pm only, thus the open space of adjoining properties will retain compliant solar access.

Views

A site inspection of the subject site has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Privacy

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. The development proposes key living areas and outdoor deck on the ground floor which are screened from neighbours by existing fencing.

Building Bulk

The proposed alterations and additions do not create inappropriate bulk. The proposed development is consistent with the streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Quinlan Parade.

Building Colours and Materials

The proposed alterations and additions will be of weatherboard construction with a metal roof. Colours to match the existing dwelling and coastal surrounds are proposed.

Roofs

The new roof design on the dwelling and the studio will have an 18 degree fall with eaves incorporated for shading. Materials will be non-reflective.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities.

Swimming Pools and Spas

The proposed swimming pool is located in the rear yard in accordance with this clause. The pool will not be to the detriment of privacy, being adjacent the reserve and bushland.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of safety and security.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

5.3.4 Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

No significant trees are to be removed or detrimentally impacted as a result of the proposed development which primarily sits within the envelope of the existing dwelling. One liquid amber will be removed to remove issued with roots and enhance solar access.

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed development.

Development on land adjoining public open space

The subject site adjoins the King Street Reserve on its rear boundary. The proposed development is compatible with the character of the reserve and does not impact on outlook and views or public access to the reserve. We note that the area of the reserve adjacent the subject site is bushland and not open space used by the public.

Landslip Risk

A geotechnical report has been prepared in support of the application in its current form.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

6.1. Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The alterations and additions are appropriate and will have negligible impact on adjacent properties.

6.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed alterations and additions will improve the structure of the current garage and retain the existing carport available for onsite car parking. No conflict or issues will arise as a result of the proposed development.

6.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

6.4. Utilities

There will be no impact on the site, which is already serviced.

6.5. Flora and fauna

There will be no impact.

6.6. Waste

There will be no impact.

6.7. Natural hazards

The site is affected by slip. A report has been provided by an expert with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. This report accompanies the development application.

6.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

6.9. Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed alterations and additions are highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

6.10. Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures, compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1 The proposed development for alterations and additions to the existing dwelling and a new swimming pool at 13 Quinlan Parade Manly Vale is appropriate considering all State and Council controls.
- 7.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.