

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

22 June 2025

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR RESIDENTIAL USE OF LOWER GROUND FLOOR
DEVELOPMENT APPLICATION No. DA 2022/1453**

Date of determination: 19 January 2023
Premises: 126D Elimatta Road Mona Vale (Lot 3, DP 1274062)
Description: Construction of dwelling house on Lot 3.
Plan Reference: Justin Croft, Project No. 2021381, as amended 20/08/2024, Dwgs 1-8.
Related Application: Building Information Certificate – 2025/0194

1.0 PURPOSE OF APPLICATION INTRODUCTION

This application is made on behalf of the owner of the subject land, Mr Richard Mirosevich. The purpose of this application is to seek residential land-use consent for the lower ground floor of the dwelling which has been changed from a workshop to residential use. Specifically, the residential use is for the guest bedroom and bathroom; rumpus/gym room; patio and internal stairs.

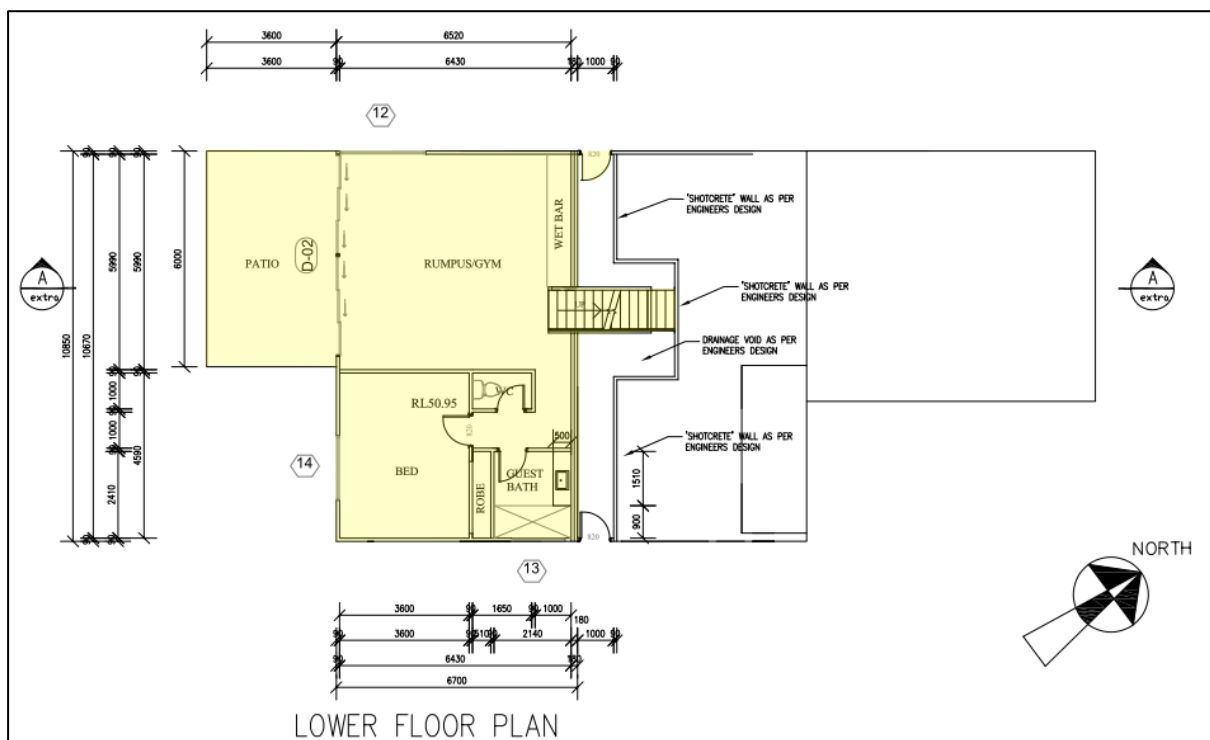


Figure 1: Extract from the plans submitted with the BIC identifying the area applicable to this application.

2.0 SECTION 4.15 MATTERS

Pittwater Local Environmental Plan 2014

Clause 2.3 Zone objectives and land Use Table

The site is zoned as C4 Environmental Living under the provisions of the PLEP 2014, gazetted on 30 May 2014.

The objectives of the C4 Environmental Living Zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors*

The dwelling as modified continues to provide low impact residential development on a compliant allotment. The site has no special ecological or scientific values in this instance. The dwelling as modified is permissible in the zone and is consistent with the zone objectives as it is of a density and scale compatible with the established local character.

6.0 CONCLUSION

As this application is for land-use consent only, and the proposal is consistent with the permissible uses in the C4 zone, no further matters for consideration are raised.

The granting of consent is in the public interest as it will enable the use of the dwelling as modified, which results in a more cohesive internal floor plan and improved connectivity with the rear yard.

Consequently, the proposal is recommended for approval in accordance with staff delegations.



Eugene Sarich
Urbanesque Planning Pty Ltd