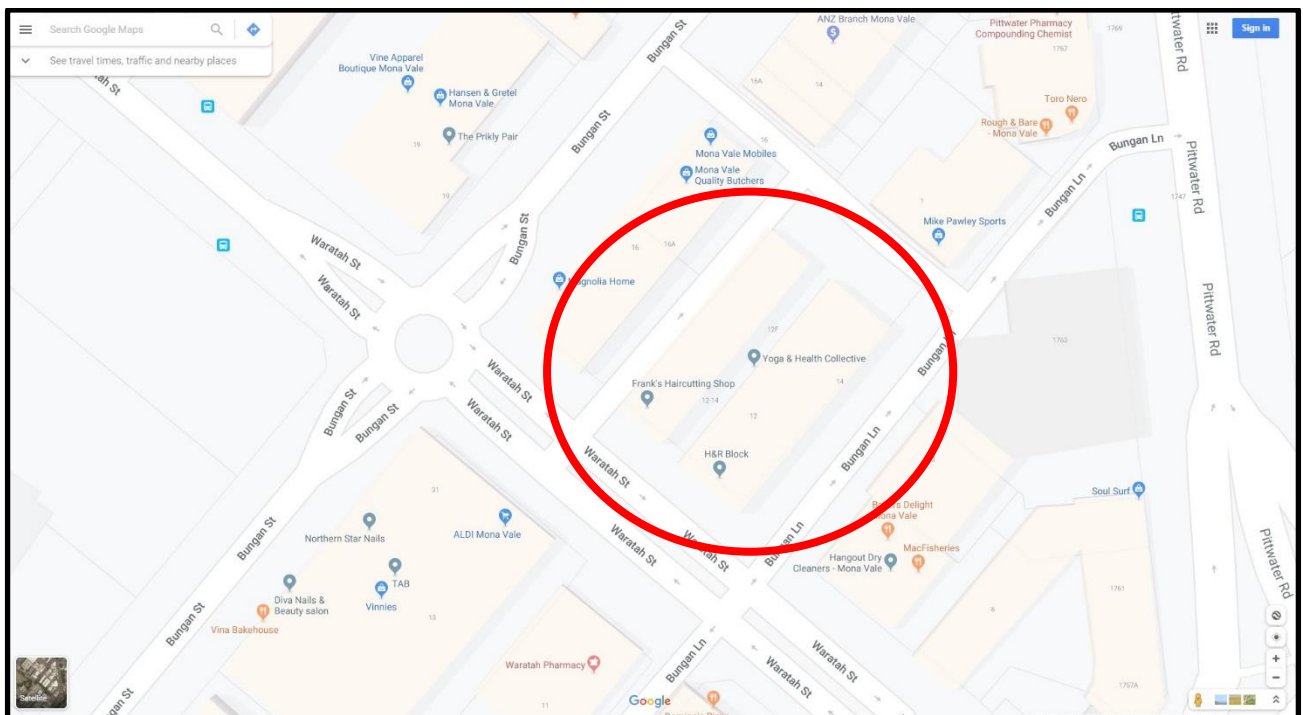


STATEMENT OF ENVIRONMENTAL EFFECTS

Reconfiguration of Existing Strata Subdivision

at

14 Waratah Street Mona Vale



Subject site Circled in red above

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Property Details

14 Waratah Street Mona Vale. Strata Plan 33731

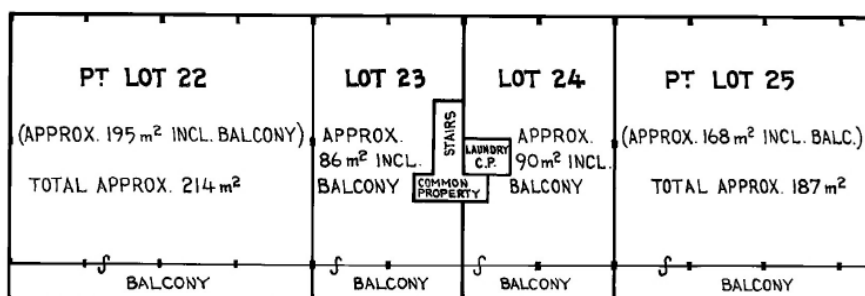
Description of the Proposal

This application applies to Unit 22(Snell) and Unit 25 (Paterson). The unit block is a mixed – use site with retail on ground floor offices on second floor and residential units on the third floor. Each of the units (22&25) were built as 2 units. Entry to these units is via the 1st floor up a flight of stairs to the 2nd floor where you may enter a door to unit 22 or enter another door to a 2 bedroom unit of approximately 100m². This unit is not currently identified on the strata plan. Unit 25 at the top of the stairs has a 1 bedroom unit on the right and a 3 bedroom unit on the left. This unit is also not shown on the existing strata plan. This Development Application seeks approval for the reconfiguration of the existing strata building.

Reason: Originally the units Lot 22 and Lot 25 were purpose built as separate units within these lots but have only been registered on the strata as one unit. This subdivision of Lot 22 and 25 will result in 6 units (2 additional strata lots) to Level 3 of this development.

Existing Plan of Strata Subdivision (below)

LEVEL 3 SECOND FLOOR



The Proposed Plan of Subdivision would require no physical works to be carried out and would result in Lot 22 being Proposed Lot 26 and 27 and Lot 25 being Proposed Lot 27 and 28 (below)



Note: No actual works are required to be undertaken to achieve this subdivision and all lots including Lots 23 and 24 remain unchanged

Pittwater Local Environmental Plan 2014

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of Mona Vale as a centre of employment in Pittwater.
- To provide healthy, attractive, vibrant and safe mixed use areas.
- To provide an active day and evening economy.
- To provide for residential uses above ground level, where they are compatible with the characteristics and uses of the site and its surroundings.
- To encourage retail vitality and provide a high level of amenity for pedestrians and cyclists.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Function centres; Home-based child care; Home industries; Horticulture; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Sex services premises; **Shop top housing**; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

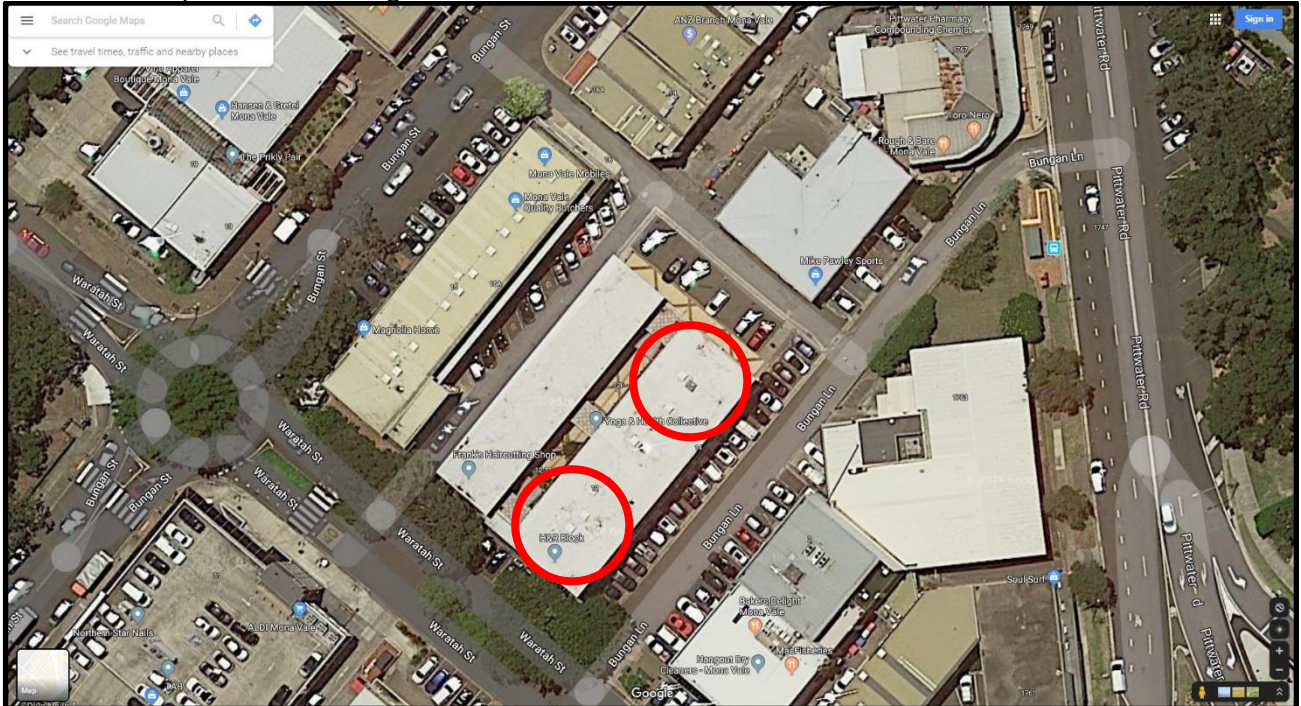
Pond-based aquaculture any development not specified in item 2 or 3

The existing Residential (Shop Top Housing) is permissible with consent. No change is required to the built form.



Present and Previous Uses

Mixed Development consisting of retail/commercial and residential units



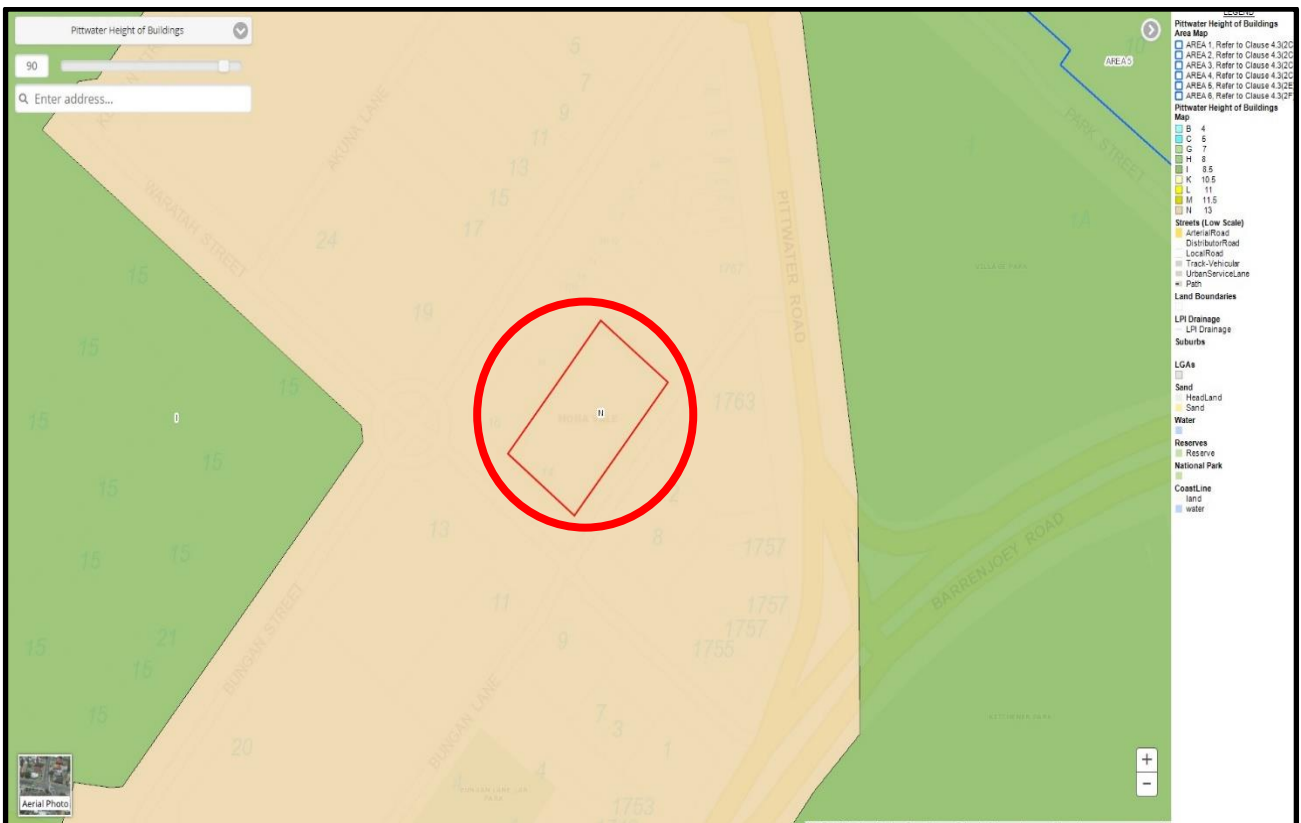
Existing Lot 22 and Lot 25 circled in red above

Bushfire Considerations

The site is NOT identified as Bushfire prone land

Building Height

The Height control for this property is identified as 13m. There is no proposed change to the existing building. This application seeks approval of strata subdivision only.



Subject site circled in red above

Character as viewed from a public place

No changes are proposed to the existing building.

Building colours and Materials

No changes are proposed to the external materials or colours.

Dwelling Density – Shop top Housing

The DCP permits the re-subdivision of individual or groups of dwellings subsequent to development consent which may be carried out by any method of subdivision including Strata Subdivision, Community Title Subdivision, or Torrens Title Subdivision. The property was subdivided into strata plan 33731 7/9/198. The plan of subdivision did not identify the existing dwellings contained within lot 22 and 25. This application will reconfigure the existing strata plan and will be the subject of a Strata Subdivision Application.

Parking

Parking is provided via the at grade parking located to the east and north of the existing building. No additional parking is proposed nor is there an ability to add additional parking to the site. The current strata does not provide for parking on site and it is considered that the strata subdivision will have minimal impact on the existing parking availability.

Waste Management

Waste services will continue to operate as per the existing arrangements on the site, this is located in the Garbage room on the Western side ground floor.

Private Open Space

Private open space is provided via balconies to each residential unit this private open space is integrated with, and directly accessible from, the living area of dwellings.

Provision and Location of Utility Services

Utility services electricity and water are already connected to the site. Individual meters are available.

Building Code of Australia Compliance

The existing dividing walls have been built to a standard that meets the minimum requirement of 90/90/90. The ceiling has a resistance to incipient spread of fire above 60mins. Fire doors and smoke alarms are in place as detailed in the Annual Fire Safety Statement dated 31st May 2019.

Likely impacts of the development

The proposal is unlikely to have any adverse topographic or scenic impact on the locality nor does it necessitate the need for any works.

Impacts on the Areas Character

The proposal is consistent with the objectives of the LEP and B4 Mixed Use zone

Suitability of the site

The site is existing and does not require any building works to facilitate the desired outcome.
Traffic Parking and access

Submissions

The consideration of submissions cannot be made at the time of preparing this statement

Public Interest

The proposed development is of a scale and character that does not present any conflict with public interest nor does it set an unacceptable precedent for development in the locality.

Conclusion

The proposed strata re-configuration has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act State Planning Policies and Councils Planning Instruments.

The proposal is permissible with consent and suitably responds to the objectives of Pittwater Local Environmental Plan. The proposal also appropriately responds to the relevant provisions of Councils Development Control Plan.

Accordingly the site is suitable for the proposed reconfiguration of the existing strata plan and is considered to be in the public interest and worthy of Councils approval.