



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition, addition of a double garage, secondary dwelling, swimming pool and a dwelling

552 Pittwater Road, North Manly

August 2021

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PROJECT DETAILS

Client: Mick Davy
Subject land: 552 Pittwater Road, North Manly
Lot Description: Lot 32 DP 656389
Proposed development: Addition of a double garage, secondary dwelling, swimming pool and a dwelling

The report is prepared by Mathew Fortunato
Bachelor of Architecture and Environments (USYD)

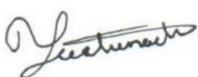


The report is reviewed by Crystal Pan
Bachelor of Design in Architecture (UTS)

Project Code: J000915

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Mathew Fortunato	12/08/21	
Checked by	Crystal Pan	12/08/21	
Approved for issue by	Crystal Pan	12/08/21	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mick Davy to accompany a Development Application (DA) to Northern Beaches Council for the demolition of existing structures, addition of a double garage, secondary dwelling, swimming pool and construction of a dwelling at 552 Pittwater Road, North Manly.

More specifically, the proposed development comprises demolition of existing structures, removal of palm trees, addition of a double garage, secondary dwelling, swimming pool and construction of a dwelling.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives. The main non-compliance relates to the lack of landscaped open space. The development provides for 25% landscaped open space, given the non-significant impacts of the non-compliance, Council should support the variation request in this instance. Further discussion is provided in the body of the report.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Nettletontribe	13/07/2021
Survey	Adam Clerke Surveyors	22/02/19
Landscape Plans	Space Landscape Designs	7/7/21

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 552 Pittwater Road, North Manly and is legally described Lot 32 in Deposited Plan 656389. The site is located on the eastern side of Pittwater Road, between Sterland Avenue and Hope Avenue.

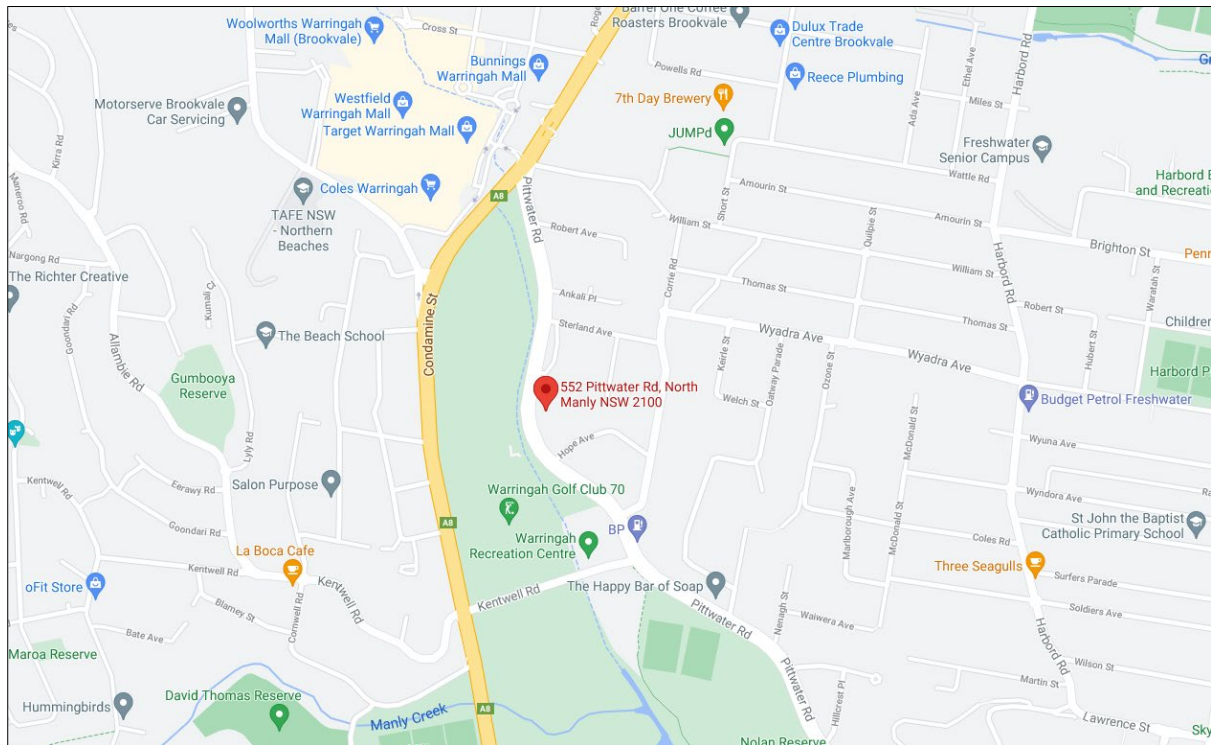


Figure 1 – Site locality map (Google Maps)

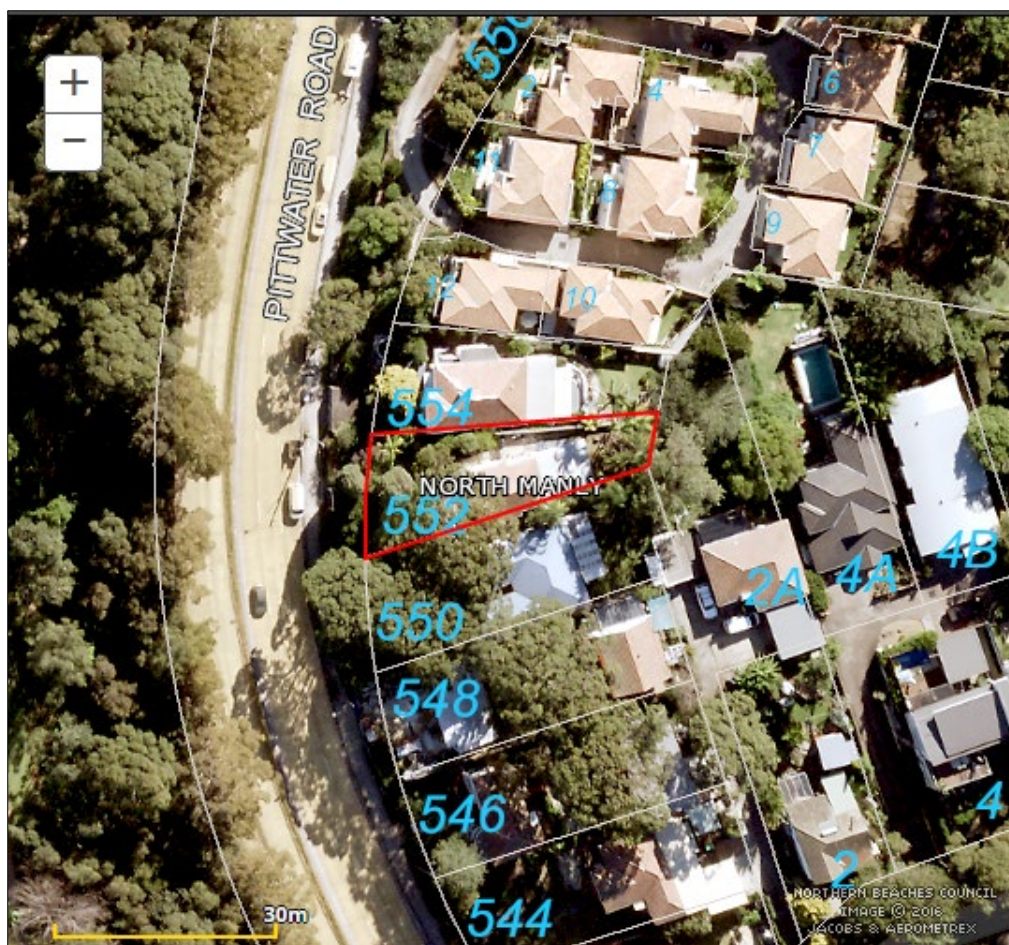


Figure 2 – Aerial map (Northern Beaches Council)

The site is irregular with a total area of 480.4 square metres by survey, with a 17.14 metre street frontage to Pittwater Road. The northern side boundary measures 40.275 metres and the southern side boundary measures 41.61 metres. The rear boundary measures 7.2 metres. The site significantly falls to the street by 5.45 metres and is in Area B for landslide risk pursuant to Warringah Local Environmental Plan 2011.

The site currently contains a single storey dwelling with brick cottage tile and metal roof with associated structures including a detached garage, concrete pathway, rear balcony, and a shed at the rear portion of the site. The site also contains a significant number of trees. Vehicular access is available from Pittwater Road.

The land is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Pittwater Road (Google Maps 2021)

2.2 The Locality

The site is located within the suburb North Manly. The locality comprises of residential development of buildings heights typically of two to three storeys.

The site adjoins 554 Pittwater Road, which contains a single storey brick dwelling to the north.

The site adjoins 550 Pittwater Road, which contains a weatherboard and brick dwelling to the south.

Carports forward of the building line are a predominant feature of the street as seen figure 5.

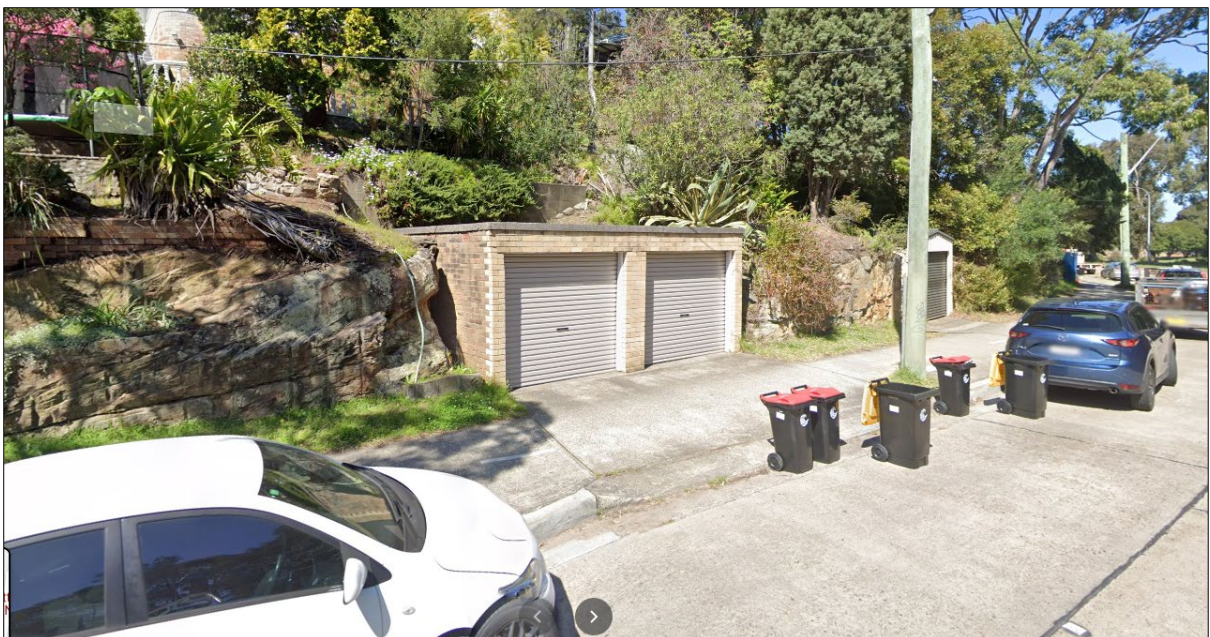


Figure 4 – Carports along Pittwater Road (Google Maps 2021)

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the following:

- demolition of the existing single storey building,
- demolition of the single detached garage,
- removal of palm trees,
- removal of the shed,
- construction of a double garage,
- construction of a secondary dwelling,
- construction of a single storey dwelling, and
- construction of a swimming pool

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the streetscape and locality. The single-storey development will be commensurate in height with existing residential development along Pittwater Road.

Please refer to plans prepared by Nettletontribe.

3.2 Development Configuration

Garage

The double garage will be situated in front of the building dwelling line. The double garage will contain an area for efficient manoeuvring of vehicles in accordance with Australian Standards. Access will be as per existing arrangements of Pittwater Road and the construction of a ramp.

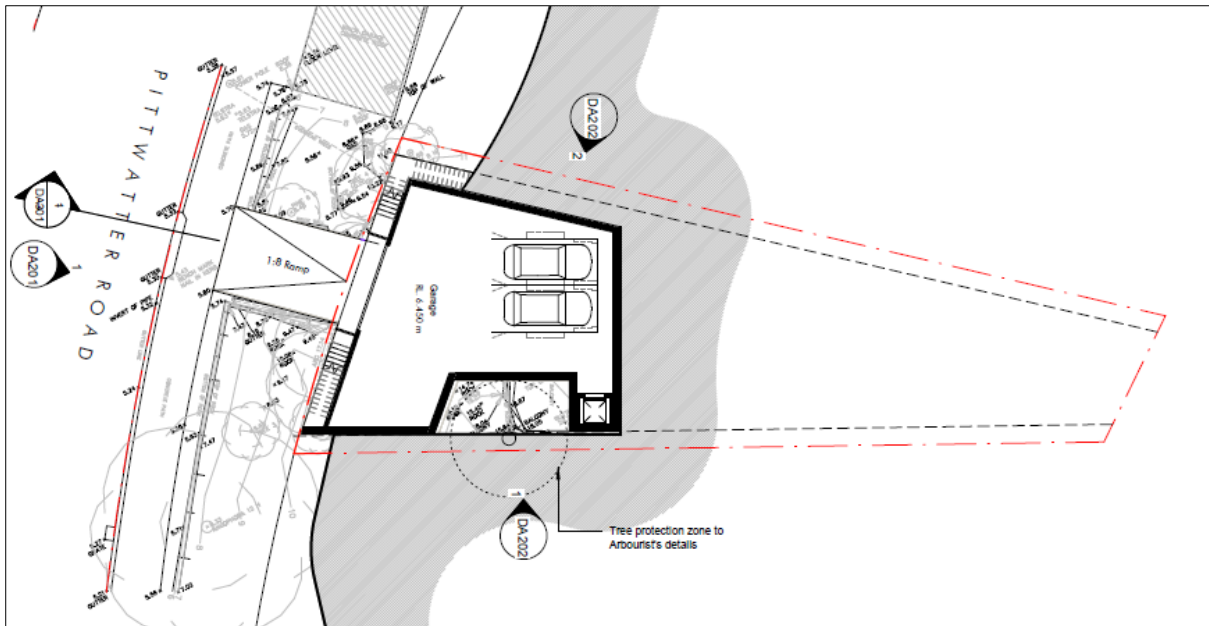


Figure 5 – Proposed Garage Floor Plan

Secondary dwelling

The secondary dwelling will be situated on top of the double garage and contain an area of 53m².

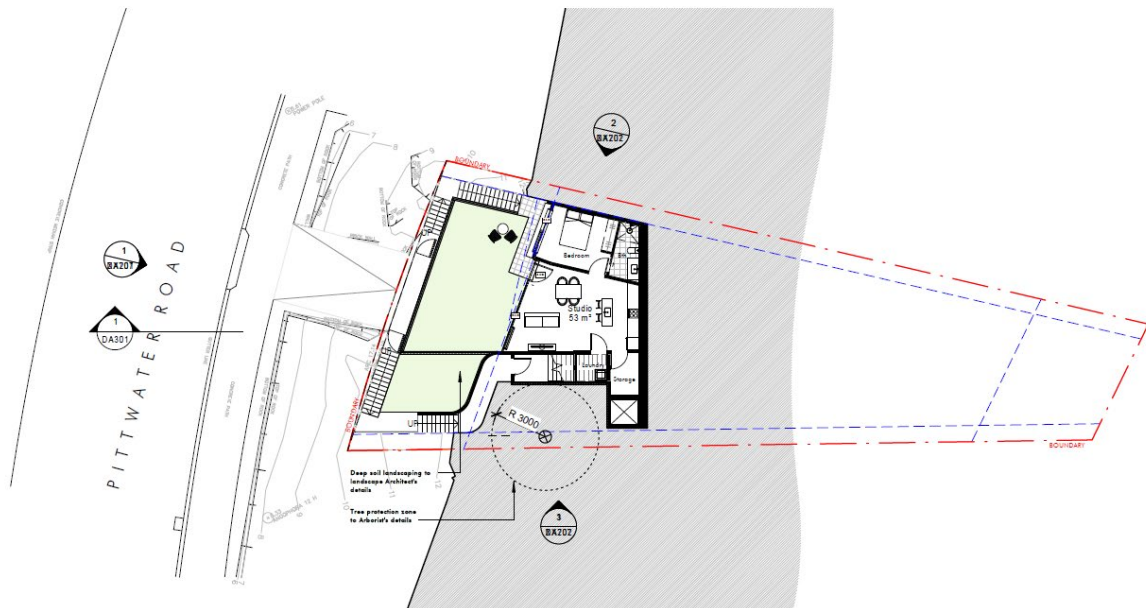


Figure 6 – Proposed secondary dwelling Floor Plan

Principal dwelling

The principal dwelling will contain living dining area, kitchen, lift and 4 x bedrooms

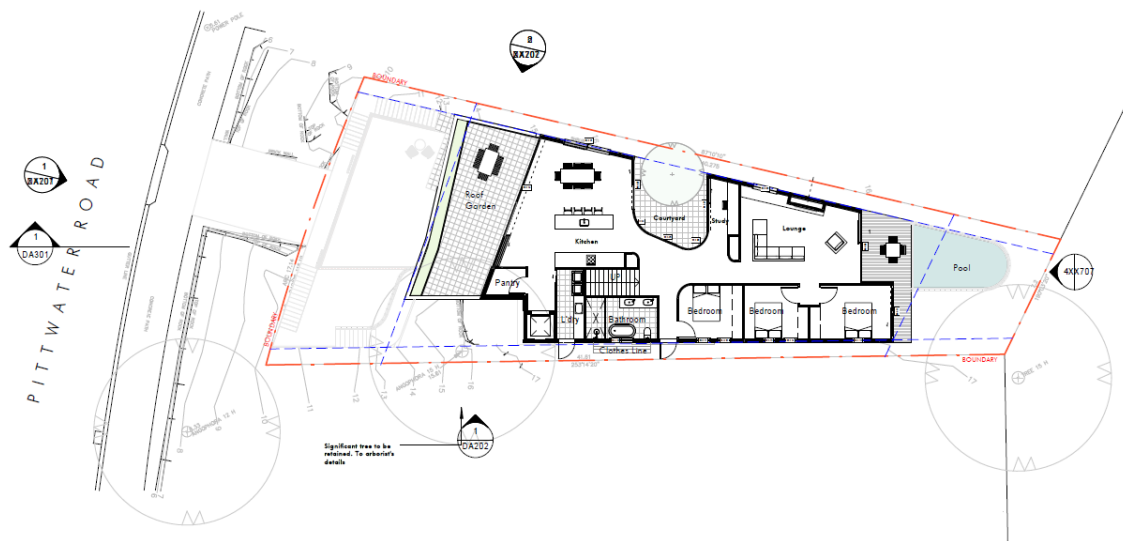


Figure 7 – Proposed Ground Floor Plan

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	480.4m ²
Gross Floor Area	213.7m ² (dwelling- 160.697m ² + secondary dwelling- 53m ²)
Floor Space Ratio	0.44:1
Height	1 storey 8.5m
Boundary setbacks	Approximately
• Front	6.5m
• Side	0.9m
• Side	0.9m
• Rear	9m
Car spaces	2 spaces

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

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

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

The application seeks Council consent for the construction of a secondary dwelling pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.

Consideration	Comment
(1) Development to which this Division applies may be carried out with consent.	Noted.
(2) A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.	Noted, the application seeks to lodge pursuant to the ARHSEPP 2009.
(3) A consent authority must not consent to development to which this Division applies unless— (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and	There is no applicable FSR control for the site. The development utilises the existing footprint, with the addition of a 53m ² secondary dwelling and complies with the maximum number of stories and site

Consideration	Comment
	coverage controls stipulated in the relevant DCP. The development is acceptable in this regard.
<i>(b) the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.</i>	Noted. The floor area of the proposed secondary dwelling is 53m ²
<i>(4) A consent authority must not refuse consent to development to which this Division applies on either of the following grounds— (i) the secondary dwelling is located within, or is attached to, the principal dwelling, or</i>	Does not comply. See section (5) below.
<i>(ii) the site area is at least 450 square metres,</i>	The site has an area of 480.4m ²
<i>(b) parking if no additional parking is to be provided on the site.</i>	Noted.
<i>(5) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).</i>	The proposed secondary dwelling is considered not to comply with section (4) (i). The proposed secondary dwelling is ancillary to the principal dwelling and is attached to the principal dwelling via the garage.

4.1.4 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011.

Zoning and permissibility

The site is located in R2- Low Density Residential.

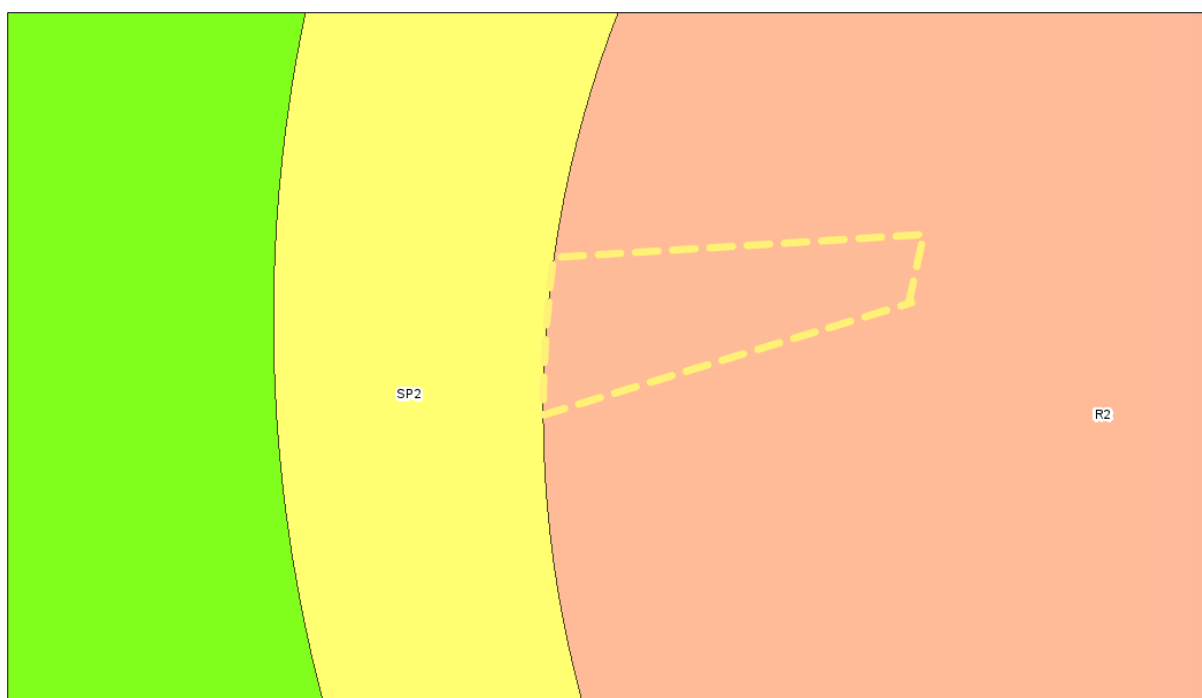


Figure 8 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *secondary dwelling* and *dwelling*, which is permitted with consent in the R2 zone.

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered that the proposal is consistent with these zone objectives. The proposed development provides for the typical housing needs of the community within the low residential zone. It is considered the proposal has adequate access to the existing services and facilities provided. The site is within the Landslide risk area, however supplementary reports demonstrate the site suitability for the proposed development. Furthermore, the application allows for the retention of significant trees on site such as the Angophora. The application achieves a high level of residential amenity which can be maintained through the provision of relevant conditions of consent.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is 8.5metres.

Clause 5.4 Controls relating to miscellaneous permissible uses

(9) *Secondary dwellings on land other than land in a rural zone* If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

(a) 60 square metres,

(b) 11% of the total floor area of the principal dwelling.

The proposed secondary dwelling is 53m².

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1,2,3 or 4 land.

Clause 6.10 Development for the purposes of secondary dwellings in Zones R2 and R3

The total area of the secondary dwelling does not exceed 75sqm. The secondary dwelling is contained within the same lot of land.

Clause 6.4 Development on sloping land

The site is identified in Area B on the Landslip Risk Map. The supplementary and technical reports such as the stormwater and geotechnical reports confirm no detrimental impacts on the subject site and vicinity.

4.1.5 Warringah Development Control Plan 2011

Control		Comment	Compliance
PART B – BUILT FORM CONTROLS			
B1	Wall Heights 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Walls do not exceed 7.2m	Complies
B2	Number of Storeys Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The site is not subject to number of storeys control specified in the number of storeys map.	N/A
B3	Side Boundary Envelope	The site is coloured light orange on the side boundary envelope map (4m)	Complies

Control		Comment	Compliance
B4	Site Coverage	The site is not subject to site coverage controls	N/A
B5	Side Boundary Setbacks	The site is coloured purple on the side boundary setbacks (0.9m)	Complies
B7	Front Boundary Setbacks	The site is coloured green on the front boundary setbacks (6.5m)	Does not comply. See discussion below.
B9	Rear Boundary Setbacks	The site is subject to a 6m rear boundary setback	Complies

PART C – BUILT FORM CONTROLS

C2	Traffic	Proposed development ensures minimisation to traffic hazards, queuing and provides for sufficient parking and traffic and access measures.	Complies
C3	Parking	as per Appendix 1, the development requires 2 x parking spaces. Note the secondary dwelling does not warrant additional spaces as per ARHSEPP.	Complies
C7	Excavation and Landfill	As per geotechnical report, proposed development does not create adverse impacts onto adjoining sites or natural environment.	Complies
C8	Demolition and Construction	As per demolition plan	Complies
C9	Waste Management	As per waste management plan	Complies

PART D – Design

D1	Landscaped Open Space and Bushland Setting	Requirement - 40%	Complies with the exception of the minimum widths see discussion below.
D2	Private Open Space	60m2 with minimum dimension of 5 metres	Complies
D16	Swimming pools	Proposed swimming pool appropriately located.	Complies

PART E – Preservation of Trees/ Bushland

Control		Comment	Compliance
E1	Preservation of Trees or Bushland Vegetation	Removal of 11 x trees and retention of 2 x trees as per arborist report.	Complies
E10	Landslip Risk	Site identified in Area B. Submitted Geotechnical and stormwater report demonstrates no adverse impacts on site and to adjoining properties.	Complies

Front Boundary Setbacks

With respect to Part B7- Front Setbacks of the Warringah DCP 2011, the site is coloured purple in the front setback DCP map and therefore controls stipulate for a front setback of 6.5m. The variation sought relates to a standard within Council's DCP which Council may consider the merit of the variation.

The objectives of the front boundary setbacks are prescribed below:

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

The proposed garage provides for a zero front setback off Pittwater Road. It is considered the variation is supportable given the existing developments along Pittwater Road with detached garages situated on the front boundary. Given the site constraints and significant fall to the street, the development provides for the garage on the front boundary to achieve access and parking requirements. Despite the 100% encroachment, the development maintains visual continuity and pattern of buildings along Pittwater Road. The development allows for an improved visual outcome for the street by the removal of the existing metal carport on Council land. The proposed garage is situated within the block, behind and screened by the existing vegetated sandstone embankment on Council land, which is to be retained. Furthermore, plans indicate the access arrangements to be in accordance with Council's DCP controls and Australian Standards.

It is noted that in the pre-lodgement advice dated 3 November 2020, Council supports the zero-lot front setback due to the existing access and garage arrangement.

Given the unlikely impacts of the variation, Council should consider the front setback variation deemed worthy of support.

Landscaped Open Space and Bushland Setting

With respect to Part D1- Landscaped Open Space and Bushland Setting, the site requires minimum 40% landscaped area and a minimum dimension of 2m. The development provides for the 40% landscaped open space requirement, however fails to comply with the 2m width requirement for some

areas of the site due to site constraints. The variation sought relates to a standard within Council's DCP which Council may consider the merit of the variation.

The objectives of landscaped area and bushland setting are as follows:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Due to the irregular site constraint and topography of the site, full adherence to the minimum width of 2m controls are unachievable for some areas as the site further narrows and tapers to the rear and the site significantly falls to the street. These areas are suitably landscaped with appropriate vegetation species to allow for maximum usability to achieve appropriate outdoor recreational opportunities. The retained vegetated sandstone embankment within the front setback will serve to increase landscaping when viewed from the public domain.

Despite the non-compliance the development achieves an appropriate level of amenity with the addition of landscaping and a streetscape that is compatible with existing developments along Pittwater Road. Landscape plan indicates the planting of trees and vegetation that will achieve mature heights along the front setback and various shrub heights to alleviate bulk and scale of the development. Privacy is maintained by the provision of landscaping along the side setbacks and other privacy mitigation measures such as fencing and high sill windows. The development provides for a pool in the rear setback which contributes to the outdoor recreational activities. The development provides for adequate private open space with appropriate dimensions, which accommodates for clothes drying areas with optimal solar access.

Furthermore, in the pre-lodgement advice (dated 3 November 2020, ref: PLM 2020/0243) Council raised concern in relation to the loss of natural vegetation and deep soil landscape open space in the pre-lodgement advice dated 3 November 2020. It should be noted that in accordance with the arborist report insignificant trees are to be removed, however the retention of *Angophora costa* is proposed. Additionally, the geotechnical supports the proposal stating that the excavation works are warranted and will not cause significant impacts onto the site and adjoining properties, subject to recommendations and imposition of consent by Council.

Given the unlikely impacts of the variation and satisfaction of landscaped open space objectives, Council should consider the landscape variation deemed worthy of support.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The site contains a significant fall to the street and is within Area B of landslide risk. Additionally, the development involves the removal of palm trees and retention of significant and mature trees where applicable. The application departs from landscaped area controls but is minor as demonstrated in the body of the report. The proposal is considered to be of acceptable environmental impact.

Social and Economic Impacts

The development increases the amenity of the property. The development adds to the housing mix of the vicinity by the provision of affordable housing options. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the landzone zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Warringah Development Control Plan 2011. It provides a logical and considered approach to the provision of off-street car parking. There is limited traffic impact from the proposed development and relevant parking controls will be achieved through the provision of relevant conditions of consent.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to landslip risk, Area B. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. A geotechnical report has been prepared by Crozier dated 8 December 2020 (Project no. 2020-236) which concludes that;

The risks associated with the proposed development can be maintained within 'Acceptable' levels with negligible impact to the neighbouring properties or structures provided the recommendations of this report and any future geotechnical directive are implemented.

The proposal is considered satisfactory in this regard.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a residential development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 552 Pittwater Road, North Manly. The report has addressed the applicable policies and plans and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 552 Pittwater Road, North Manly as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.

