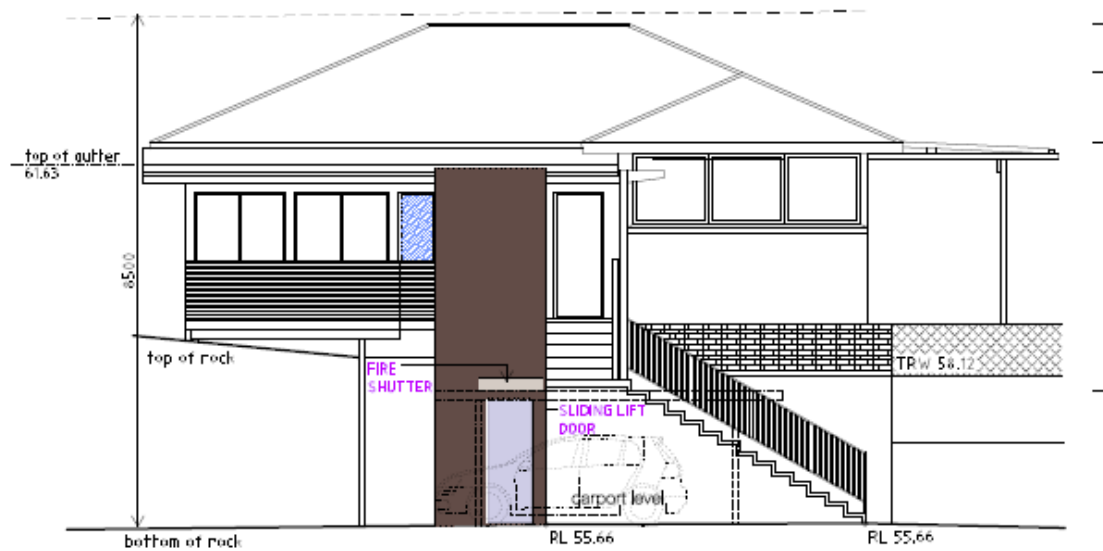


Statement of Environmental Effects

Installation of a new lift at
55 Binalong Avenue,
Allambie Heights 2100



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1. Introduction

The development proposal entails the construction of a new lift to service the existing dwelling house located at 55 Binalong Avenue, Allambie Heights 2100.

The development proposal is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan (LEP) 2011.

The proposed works are defined as ancillary alterations and additions to an existing dwelling and are of low environmental impact.

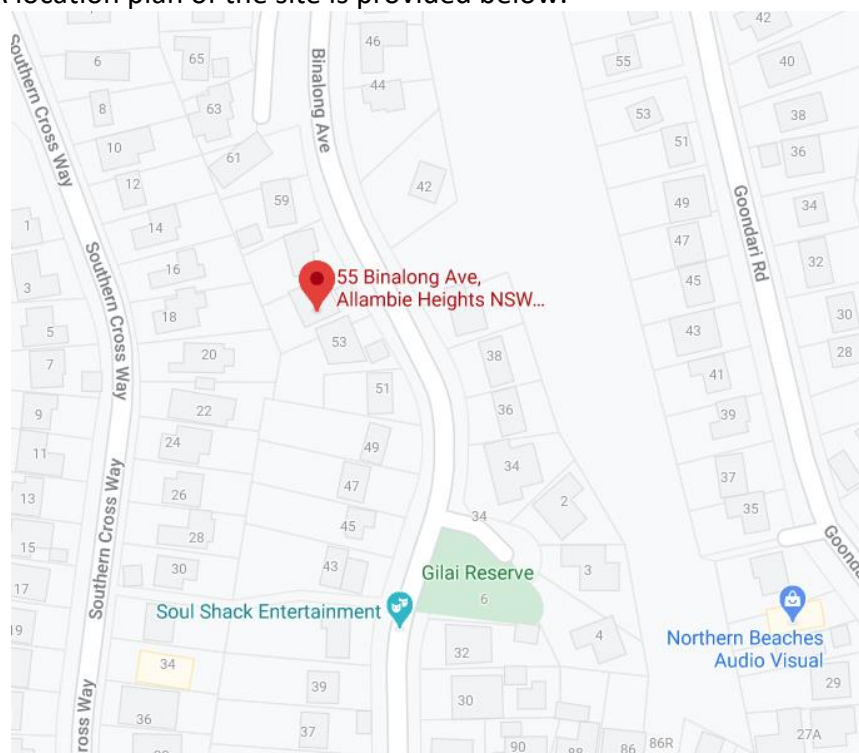
The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and recommends approval.

2. Site Details

2.1. Location

The subject site is an irregular sized land holding on the western side of Binalong Avenue and is legally identified as Lot 19 Section 110 in DP 252471, known as H/N 55 Binalong Avenue, Allambie Heights.

A location plan of the site is provided below.





Aerial Photo

The site is irregular in shape with a total surface area of 646.8 sq.m and a road frontage of 19.24 metres.

The land falls towards the street from the rear boundary line by some 15 metres.

At the site stands a 1 storey dwelling house with a large undercroft area and a large staircase that provides access to the main floor plate. The dwelling is constructed from face brickwork and tiled roof construction.

Other site improvements include a car port, retaining walls, and landscape embellishment.

The site is situated within an established low-density residential area. Adjoining and surrounding development is generally characterised by one, two and three storey dwelling houses of varying age, scale and design within a landscape setting and a public recreation space directly opposite.

2.2. Zoning

The site is located within the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011.

A zoning map is provided below.

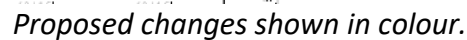


Zoning map

3. Development Proposal

The Development Application proposes the following works:

- New lift installation to the front portion of the dwelling.
- Replacement of sliding door with hinged door.
- Slight modification to the existing car port as shown.



4. Permissibility

The development is classified as Local Development and of a low environmental impact.

5. Matters of Consideration

5.1. Section 4.15(1)(A)(I) - any environmental planning instruments

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated.

The subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

Warringah Local Environmental Plan 2011

The objectives of the R2 Low Density Residential zone are as follows:

- 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.

Compliance Analysis

Clause of LEP	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	N/A
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

The alterations and additions to an existing dwelling house, result in a permissible development in the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011 and complies with the objectives of this zone.

5.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the development proposal.

5.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed changes do not compromise the core objectives of Warringah Development Control Plan.

Compliance Analysis

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	N/A	Yes
B1 Wall Height	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
R2 Side Boundary Envelope Exceptions	Yes	N/A
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	Yes- shown as 5.46m	Yes
B7 Front Boundary Setbacks	Yes- shown as 7.5m	Yes
B9 Rear Boundary Setbacks	Yes	Yes
R2 - All other land in R2 Zone	Yes	Yes
Front Boundary Exceptions - R2	Yes	Yes
All other land under R2	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes (connect any new outlets to existing stormwater system)	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes

D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

5.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the proposal.

5.5. Section 4.15(1)(A)(iv) – the regulations

The proposal is viewed sufficient to enable a proper evaluation to be carried out by Council under the planning regulations.

5.6. Section 4.15(1)(B) – the likely impacts of the development

There are no undesirable socio-economic impacts that will result from the new lift works and minor changes as shown to accommodate the lift onsite.

There would be no undue impact upon the natural and built environment within the vicinity of the subject site as a result of the proposed works.

5.7. Section 4.15(1)(C) – the suitability of the site

There are no detrimental impacts on amenity and environmental impacts to neighbours and some level of increased overshadowing is expected and viewed to be acceptable.

The improvements result in a satisfactory level of residential amenity and complies with all other Council requirements.

There are no significant or iconic views affected by the development proposal.

5.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to comment on any such submissions.

5.9. Section 4.15(1)(e) – the public interest

The proposal is not contrary to the public interest and allows an existing dwelling house to be made more comfortable and accessible.

6. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent and is considered not to unreasonably impact upon the amenity of the adjoining properties.

On balance, it is considered that the development will have minimal amenity impacts on the residents of the adjoining and nearby properties.

It is recommended that the development proposal be approved subject to conditions.

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