

Assessment of effects – 1 Alto Ave, Seaforth:

Description of block:

1 Alto Ave, Seaforth. R2 zoned residential block. New house being constructed under complying development approval.

Request DA for:

Change from approved CDC storage and single car garaging to double car garaging within the same area that is approved and constructed under the cdc approval. It will require changing from a cdc approved 3.5m wide garage door to a 4.8m wide garage door.

Approved CDC plans for new dwelling

- Current approved plans provide only one off street car parking facility with a single sized garage door.

Impact:

- There is no impact to neighbours the size of house is unchanged it is just incorporating the approved and built storage area into double garaging facility to enable two off street car parking spaces to the residential dwelling. This is inline with the Manly DCP requirements for two off street car parking per residential dwelling.

There is no effect on basix from the approved plans.