



PARKER SCANLON

Surveying, Town Planning, Bushfire Assessment, Project Management

Statement of Environmental Effects

Installation of Manufactured Home (principal and secondary dwelling), Construction of Veranda, and Associated Works

Lot 2/DP 1237847 at 128A Elanora Road, Elanora Heights

Prepared by:

Parker Scanlon Pty. Limited

Our Reference: 12117

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Document Control

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Applicant: Duncan Wallace
C/O Manor Group and Parker Scanlon Pty Ltd

Approval Sought: Installation of Manufactured Home, Construction of Veranda, and Associated Works

Property Description: Lot 2/DP 1237847 at 128A Elanora Road, Elanora Heights

Zone: E4: Environmental Living (PLEP 2014)

INTRODUCTION

This Statement of Environmental Effects (SEE) regarding Lot 2/DP 1237847 at No. 128A Elanora Road, Elanora Heights, has been prepared to accompany a Development Application (DA) seeking consent for;

- Installation of a Manufactured Home (comprising primary and secondary dwelling);
- Construction of a veranda; and
- Associated works

This Statement of Environmental Effects addresses matters for consideration under Section 68 *Local Government Act* 1993, Division 4.3 of the *Environmental Planning & Assessment Act 1979*, as well as matters required to be considered by Northern Beaches Council.

Details of the proposal are identified in **Attachment 1** and have been included in the Development Application.

SUBJECT SITE

The subject site comprises Lot 2/DP 1237847 at No. 128A Elanora Road, Elanora Road. The subject site is the result of a one (1) into three (3) Lot Subdivision of Lot A in DP 402033 (ref: DA N0345/13). The subject site Lot 2 has a total area of 701.8m². The lot is currently vacant (see **Attachment 1**).

The subject site is located along Elanora Road within Elanora Heights and assessable via 29m access handle. Elanora Road is a low traffic, curbed bitumen road accessible via Kalang Road and Kywong Road.

The site is zoned E4 Environmental Living under the *Pittwater Local Environmental Plan 2014* (PLEP 2014). Similarly, all surrounding properties are zoned E4 Environmental Living with the exception of properties south-west of the site, which are zoned R2 Low Density Residential. Dwelling houses are permitted within the E4 zone with consent from Northern Beaches Council.

The site is not identified as flood or bushfire prone land. The site is also not identified as containing a heritage item or of heritage significance. Furthermore, the site does not contain any significant vegetation or threatened flora and fauna.

The site is identified as containing Class 5 Acid Sulfate Soils.

An inter-allotment drainage has been installed allowing all stormwater generated on site to drain towards Iluka Avenue.

LOCAL GOVERNMENT ACT 1993

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Division 4: Manufactured Homes and Associated Structures	
Clause	Comment
Subdivision 1 – General	
39. Specifications for design, construction, installation, modification and extension of manufactured homes and associated structures	The proposed dwelling has been designed and constructed in accordance to the specifications outline in Division 4 Manufactured Homes and Associated Structures, of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> .
40. Installation allowed only on dwelling sites	Dwelling houses are permissible within the E4 – Environmental Living Zone under Pittwater Local Environmental Plan 2014. The proposal doesn't involve the installation of a dwelling within a manufactured home estate.
41. Manufactured homes to be constructed and assembled off-site	The proposed manufactured home shall be constructed at 7 Bowen Cres, West Gosford NSW and transported to Lot 2 at 128 Elanora Road, Elanora Heights.
42. Installation allowed only if dwelling site is properly serviced	All requirements of Division 3 have been considered and installed.
43. Density	The proposal involves the installation of one manufactured home.
44. Setbacks for manufactured homes	The proposed home is located 37.30m approximately from the road reserve, accessible via a battle-axe handle and over 0.5m from either side boundary.
45. Site Coverage	Due to the size of the subject site, the proposed development does not cover more than two-thirds of the total site area.
46. Minimum open space requirements for dwelling sites	There is sufficient space within the subject lot to provide an area of 30m ² for dedicated private open space.
47. Site boundary arrangements	The proposed dwelling is to be located approximately 5m from the western and 2m from the eastern side boundary.
48. Garages	Not applicable. The proposal does not involve the construction of a garage. The installation of a garage is subject to a future application.
49. Carports	Not applicable. The proposal does not involve the erection of a carport.
50. Associated structures not to contain habitable rooms	The installation of a manufactured home only. No associated structures are proposed.
Subdivision 2 – Design	
51. Structural soundness	The proposed manufactured home has been certified by an appropriate Structural Engineer.
52. Design gust wind speed	The proposed manufactured home has been designed resist loads and wind gusts as outlined in the appropriate Australian Standards and Codes.
53. Floor area of manufactured home	The enclosed floor area is greater than 35m ² (see Attachment 1)

54. Floor areas of certain rooms	The manufactured home has been designed to include a bathroom greater than 4.7m ² .
55. Ceiling height	The ceiling height of each room is greater than 2.40m.
56. Separation of kitchen areas	The toilet and the kitchen or other food preparation areas are located in separate rooms that do not lead to one another.
57. Lighting and ventilation	The proposed dwelling is deemed to have adequate provision for light and ventilation (see Attachment 2).
Subdivision 3 – Construction	
58. Termite shields	Shield and barriers shall be provided in accordance with AS 3660.1-2000 <i>Termite management – new building work and structures</i> .
59. Glazing	All windows have been selected and installed in accordance with the relevant provisions of AS – 1288-1994 <i>Glass in Buildings - Selection and installations</i> , and AS/NS 2208:1996, <i>Safety glazing materials in buildings</i> (see Attachment 1).
60. External waterproofing	The roof, external walls, door frames, and window frames have been designed to prevent rain or dampness penetrating to the interior.
61. Internal waterproofing	All 'wet' rooms within the proposed dwelling consist of material that is impervious to water. Selected impervious material is to be extended along the wall service of a shower to a height of at least 1.8 metres above the floor and 150mm above the bath and basin.
62. Plumbing and drainage	All pipes shall be installed in accordance with <i>Plumbing and Drainage Act 2011</i> and the Plumbing Code of Australia.
63. Electrical wiring	All electrical wiring within the manufactured home complies with AS/NZ 3000:2000, <i>Electrical installations</i> .
64. Fire and smoke alarms	The manufactured home is equipped with an automatic fire detection and alarm system that complies with the requirements of Part 3.7.2 in Volume Two of the <i>Building Code of Australia</i> .
Subdivision 4 – Installation	
65. Footings	The manufactured dwelling is to be installed on reinforced concrete footings (refer to Attachment 2).
66. Installation to comply with specifications	The home installation is to occur in accordance with the specifications contained in the engineer's certificate associated with the proposed dwelling.
67. Compliance plate	A compliance plate will be attached to the manufactured home with the following details; <ul style="list-style-type: none"> - name of manufactured; - unique identification number; - month and year installed; - design wind gust speed; - compliance; and - engineer certificate
68. Notice of completion of installation	Written notice will be provided to Northern Beaches Council upon the installation completion with; <ul style="list-style-type: none"> - a copy of an engineer's certificate for the manufactured home; - a fully dimensioned diagram of the site, identifying the

ENVIRONMENTAL PLANNING ASSESSMENT

The proposed development has been assessed having regard to the relevant matters for consideration under the provisions of Division 4.3 of the Environmental Planning & Assessment Act 1979, as detailed hereunder.

Statutory Considerations (Section 4.15)

Pittwater Local Environmental Plan 2014

The subject property is located within the E4 Environmental Living zone under the provisions of the *Pittwater Local Environmental Plan 2014*. The proposed development meets the E4 zone objectives by not conflicting with existing and adjoining land use. Additionally, the proposal provides low-impact residential development that is considered to be integrated with the landform and landscape.

Within this zone, dwelling houses are permissible with development consent. The subject site is not identified as bushfire, flood or mine subsidence prone land, nor is it located in a heritage conservation area.

Upon consideration of the above matters, no impacts are likely to occur from this proposal.

Pittwater 21 Development Control Plan

The proposed dwelling complies with applicable guidelines and controls that are specified in the *Pittwater 21 Development Control Plan* (PDCP).

The proposal involves the installation of a manufactured home (comprising a primary and secondary dwelling), the construction of a veranda and associated works. Details of the proposal are identified within **Attachment 1** and have been included in the Development Application.

The subject lot has sufficient space to meet all landscaping and private open space requirements as described in the *Local Government Regulation 2005* and *Pittwater 21 Development Control Plan*.

A Garage on site will provide the property with sufficient onsite parking.

All stormwater shall be directed towards the existing inter-allotment drainage system.

It is unlikely that the proposal will create adverse impacts upon surrounding development.

MERIT CONSIDERATIONS

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 and *Pittwater Local Environmental Plan 2014* provides, among other things, detailed criteria for the assessment of development applications and is required to be considered by the Council under section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 when determining development applications.

The *Pittwater 21 Development Control Plan (PDCP)* provides detailed controls for Council to consider in exercising its environmental assessment and planning functions.

The proposed development is not considered to be contrary to the broader public interest as it is generally consistent with the provisions of *Pittwater Local Environmental Plan 2014*. Furthermore, this proposal is consistent with dwelling arrangements of other similar dwellings houses currently located in the locality. The subject site is considered suitable for the proposal as any possible impacts likely to derive from such a proposal are considered negligible.

The proposal is not anticipated to have any significant adverse social and or economic impacts. The proposed dwelling and secondary installation will provide diverse housing opportunity within the Elanora Heights Locality. Impacts that may derive from this proposal are likely to be non-existent.

CONCLUSION

The proposed dwelling installation is permissible in the E4 Environmental Living zone with development consent from Northern Beaches Council. Additionally, the Statement of Environmental Effects is considered to have satisfactorily demonstrated that the proposal is consistent with the provision of *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, the *Pittwater Local Environmental Plan 2014* and its associated Development Control Plan.

In summary, the proposal is:-

- an orderly development of the land, in accordance with the objectives of the EP&A Act;
- unlikely to have detrimental, social or environmental impacts;
- likely to generate some positive short and long term economic impacts;
- reinforces an appropriate land use in the locality;
- able to be undertaken in a controlled manner with no environmental impacts;
- not likely to create any land use conflicts; and
- not likely to adversely impact upon the amenity of the area.

Accordingly, development consent is appropriate subject to valid and reasonable conditions of consent.

Attachments:

Attachment 1_– Development Plans prepared by Manor Group

Attachment 2 – Building specifications supplied by Manor Group

Attachment 3 – Veranda Details prepared by Manor Group

Attachment 4 – Footings Engineer Details