

Statement of Environmental Effects

Demolition of all existing improvements,
construction of a new single storey dwelling house
with an attached garage and
ancillary works at
46 Roosevelt Avenue,
Allambie Heights 2100

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1. Introduction

The development proposal entails demolition of all existing improvements and construction of a new single storey dwelling house with an attached garage with ancillary works at H/N 46 Roosevelt 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 proposal is consistent with the specific objectives of the zone in that the proposed low density residential use and built form will provide for the housing needs of the community whilst enhancing the landscape character and protecting the amenity of the residents.

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

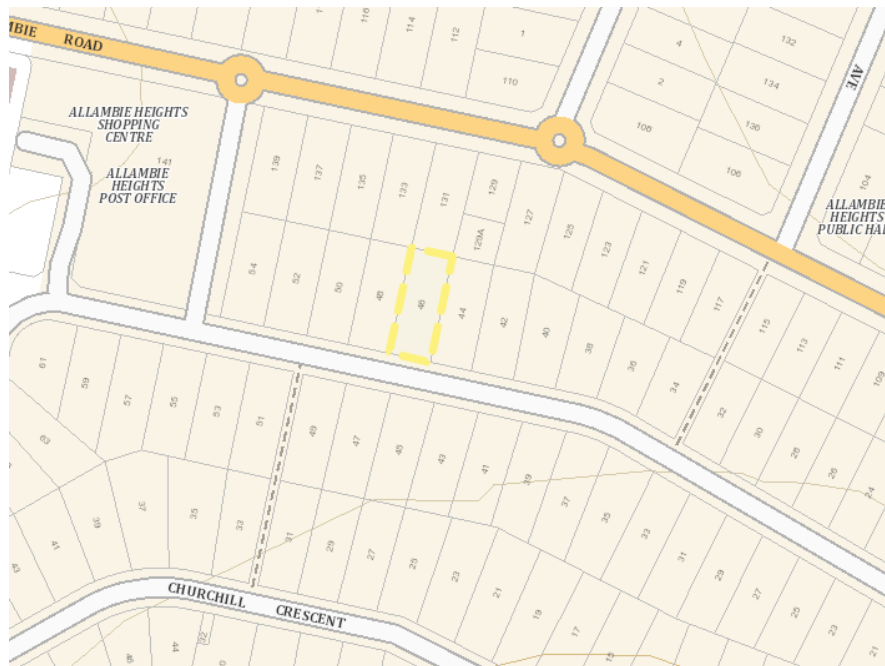
2.1. Location

The subject site is a conventional residential rectangular land holding on the northern side of Roosevelt Avenue and is legally identified as Lot 22 in DP 31510, known as H/N 46 Roosevelt Avenue, Allambie Heights.

The site is regular in shape with a total surface area of 715.4sq.m and a road frontage of 16.765 metres.

The land falls towards the Roosevelt Avenue from the rear boundary line by some 1.7 metres.

A location plan of the site is provided below.



Location Plan



Aerial Photo

At the site stands a 1 storey red face brick façade dwelling with a tile roof, numerous outbuildings, a low mesh style fence and a swimming pool to the

backyard which is to be demolished to facilitate the construction of a new dwelling. The site does not contain any significant trees and the nature strip is also free of any street trees.



Subject site

Vehicle access to the site is provided by a plain concrete driveway to the western side boundary line. The location of this access point into the site is to be retained relatively in this position.

The existing layback and crossing are to be adjusted to meet the new driveway requirements to the location of the new attached double car garage.

The frontage of the subject property is signposted for 'no parking' restrictions and the streetscape is dominated by overhead powerlines and infrastructure poles to the south side of the public road.

The site is situated within an established low-density residential area and is zoned as R2 Low Density.

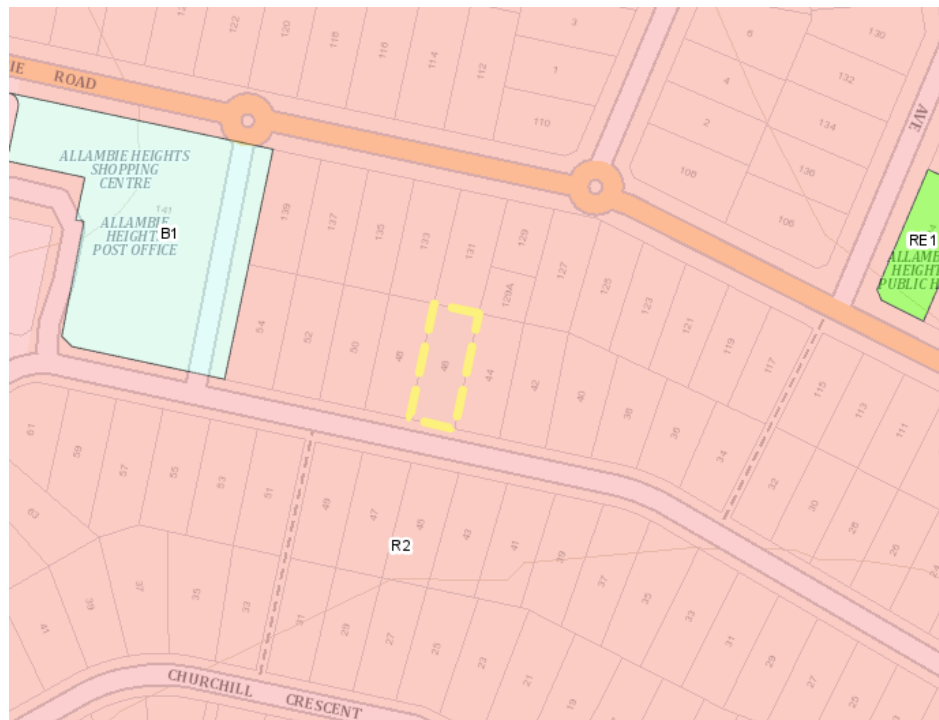
To the west of site and some 67 metres is the Allambie Height Shopping precinct and Allambie Heights Public School grounds. A large pocket of public open space known as Allambie Heights Reserve including the bushland setting of Manly Creek and Manly Reservoir extends southwards of the residential neighbourhood loop road.

Adjoining and surrounding urban development is generally characterised by one and two storey dwelling houses of varying age, scale and design within a landscape setting to the southern side of Roosevelt Avenue is evident.

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:

- Demolition of all site improvements including the removal of the existing pool.
- Construction of a new dwelling house of single storey-built form consisting of 3 room, family, kitchen, outdoor entertainment quarters, sanitary rooms and attach double car garage.
- Construction of low retaining walls as nominated.
- Landscaping, hard stand areas, vehicle crossing/layback changes and other ancillary works as specified on the drawings.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Permissibility

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

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.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application and complies with the SEPP policy.

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- 8.5 metres	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 Ranges from 0.9m to 2m	Yes
B7 Front Boundary Setbacks	Yes 6.5m	Yes
B9 Rear Boundary Setbacks	Yes	Yes

	11.47m	
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	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 292sq.m or 40.8%	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 and under Section 4.55 of the EP & A Act 1979.

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

The environmental impacts of the proposed development on the natural and built environment have been addressed in this report.

The proposed development is consistent with the dominant future residential character in the locality.

The proposal will not result in detrimental social or economic impacts on the locality.

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

The appearance of the new dwelling would not cause unacceptable overlooking, overshadowing or visual impacts.

The site is located in close proximity to local services, public transport and recreational space.

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

Therefore, the site is considered suitable for the proposed development.

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.

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.

The proposal meets the desired outcomes of the DCP and LEP and is considered acceptable.

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

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