



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

TO

NORTHERN BEACHES COUNCIL

FOR A

STRATA SUBDIVISION

AT

***46 Victoria Parade
Manly NSW 2095***

Prepared By:

**Peter Boorer
Registered Surveyor**

Ref: 200242.SEE.STRATA

Dated: 12 February 2019



This statement evaluates the proposal against the matters for consideration in Section 4.15 of the Act. Its purpose is to serve as the Statement of Environmental Effects required by the Environmental Planning and Assessment Amendment Regulation, 2000, as well as to assist Council in processing the application. The Section 4.15 evaluation should be read in conjunction with the other material and plans submitted with the application.

1. Site Address and Title Details:

This Development Application seeks to strata subdivide Lot 1 DP233281 (being currently SP10040), located at 46 Victoria Parade, Manly.

2. Consent Authority:

Northern Beaches Council

3. Local Environmental Plan:

Site is contained within the Manly LEP 2013

Zoned R3 - Medium Density Residential

4. Existing Use:

The site is currently a construction site nearing completion. The site will be a multi-storey residential apartment building, and basement car parking.

5. Existing Approvals:

The development and use was approved by the development application DA0367/2010 and modifications.

6. Proposal:

This proposal seeks to subdivide Lot 1 DP233281 (being currently SP10040) into 11 strata lots.

7. The Plan:

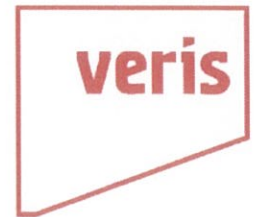
The draft plan is divided up into levels beginning at the Basement to Level 4 and shows strata lots on each level. Any areas not shown are common property.

8. Parking and Storage

The parking and storage on the Basement Level will be allocated as part of each lot as shown in the plan.

9. Matters for Consideration

This statement evaluates the proposal against the matters for consideration in Section 4.15 of the Act. Its purpose is to serve as the Statement of Environmental effects required by the Environmental Planning and Assessment



Regulation, 2000, as well as to assist Council in processing the application. The Section 4.15 evaluation should be read in conjunction with the other material and plans submitted with the application.

(a) Planning Instruments

The site of the proposed strata is zoned R3 Medium Density Residential under the Manly LEP 2013.

(b) Environmental Social & Economic Impacts

The proposed subdivision is not likely to create any adverse impact on the social or economic fabrics of the community not already addressed in approved development application DA0367/2010.

(c) Suitability of the Site

The site is located in close proximity to local Manly shops and public transport.

(d) Submissions

The proposed lots are to be divided along proposed unit, car park and storage locations.

(e) The Public Interest

The public interest will not be compromised by the proposed strata without any breach of the Ordinances or Codes applicable.

10. Conclusion

The strata subdivision of the approved five level residential building and car park will have no adverse environmental effect.

Prepared by:

**Peter Boorer
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Veris Australia Pty Ltd
12 February 2020**