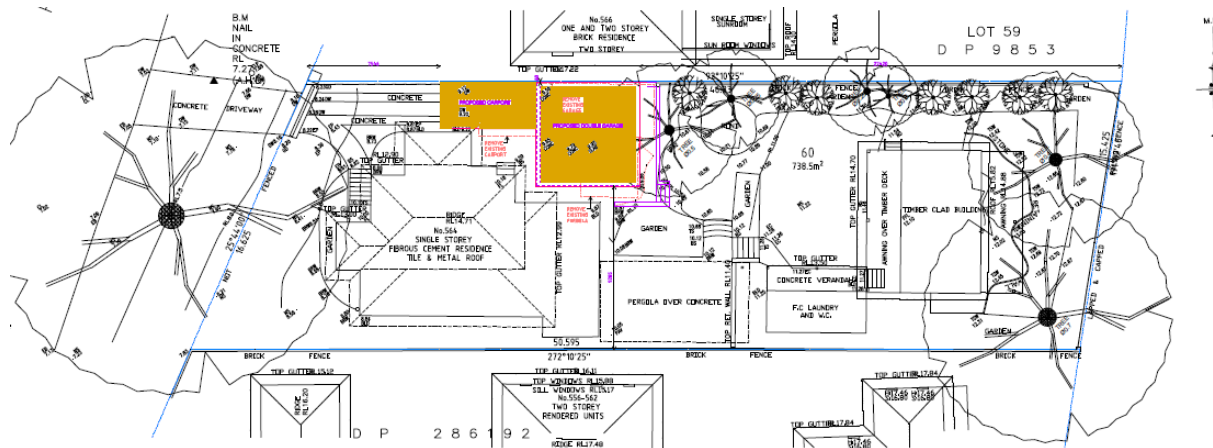


Statement of Environmental Effects

Alterations and additions-
new double car garage and car port at
564 Pittwater Road, North Manly NSW 2100
(Lot 60 In DP 9853)



Author:	Momcilo Romic
Date Issued:	30 December 2018
Revision:	Final

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1. Introduction

This Development Application proposes improvement works by way of a new double car garage and carport to an existing dwelling house at 564 Pittwater Road, North Manly NSW 2100 (Lot 60 In DP 9853).

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 to an existing detached dual occupancy dwelling.

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.

2. Site Details

2.1. Location

The subject site is a Torrens title allotment of a regular shape that is situated on the eastern side of Pittwater Road.

Pittwater Road is classified as a major arterial road. Access to the site is off a service road that provides a loop connection from Sterland Avenue to Pittwater Road

The site is known as 564 Pittwater Road, North Manly and is legally identified as Lot 60 in DP 9853 and the site has a total site area of 738.5sq.m.

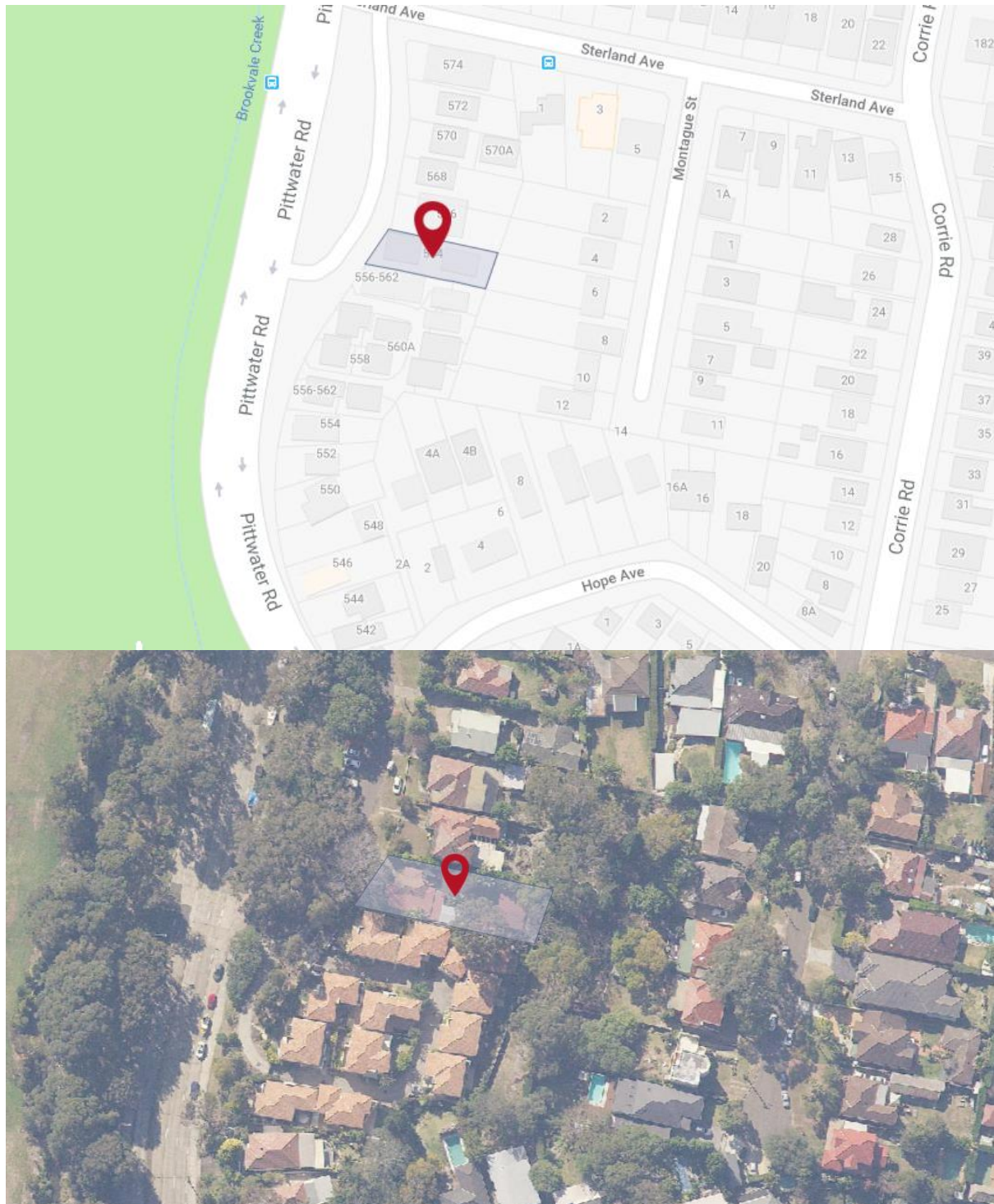
At the site stands a detached dual occupancy and consists of a single storey cottage to the front end of the site and a timber clad building to the rear end of the site.

Other site improvements found onsite include detached laundry and W.C and pergola structures.

No changes are proposed to the internal configuration of the detached dual occupancy dwellings.

Surrounding the development consists of detached dwellings and infill housing of varying age, scale and design. To the west of Pittwater Road is the public open space corridor include the Warringah Recreation Centre.

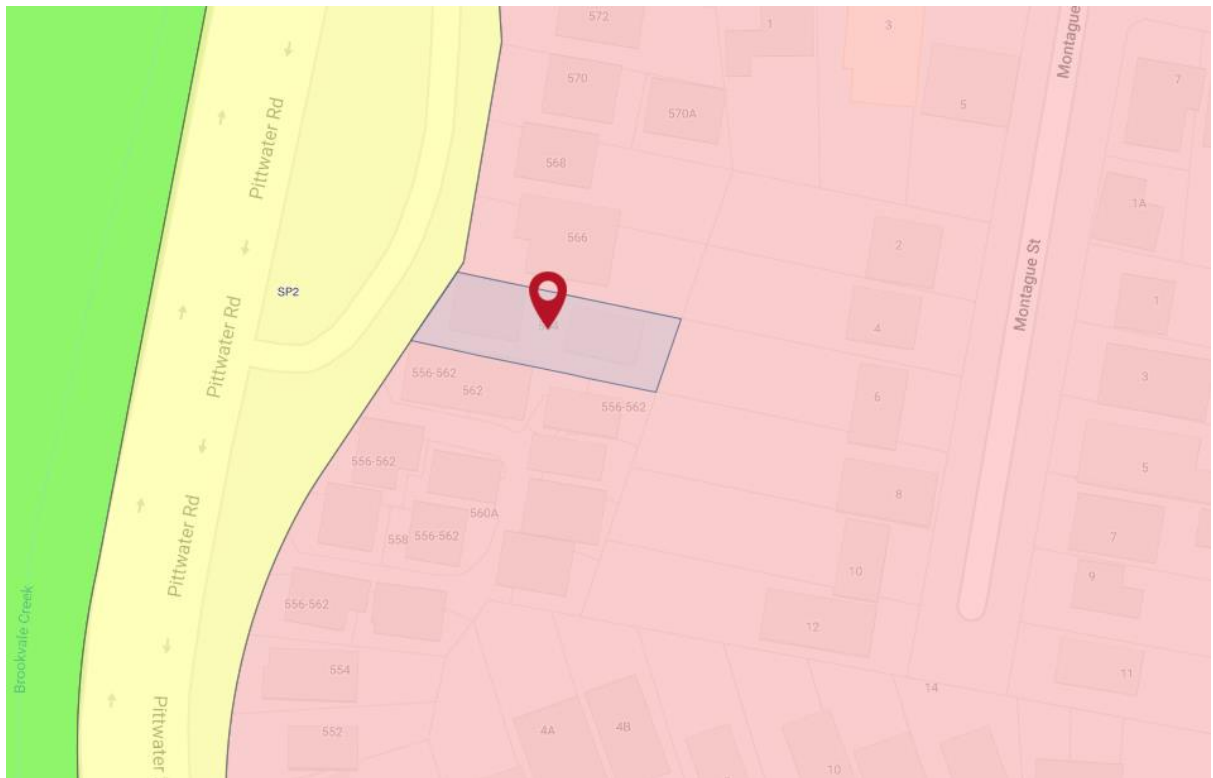
A location plan of the site is provided below.



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.



3. Development Proposal

The Development Application proposes improvement works to an existing detached dual occupancy by way of a new double car garage and carport structure to be located beside the existing single storey cottage at the front end of the site at 564 Pittwater Road, North Manly (Lot 60 in DP 9853).

The development proposal consists of the following works:

- Removal of existing car port and garage.
- New double garage.
- New car port.
- New retaining walls and steps.

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.

The development is classified as Local Development.

5. Matters of Consideration

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

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 New outbuilding does not exceed the height control of 8.5m.
4.6 Exceptions to development standards	N/A
6.2 Earthworks	Yes Works are minor to

	allow a suitable building platform to be achieved
6.4 Development on sloping land	N/A

The new outbuildings 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 new outbuildings and are viewed ancillary works to existing residential accommodation found onsite.

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
B3 Side Boundary Envelope	Yes	Yes
R2 Side Boundary Envelope Exceptions	Yes	Yes
B5 Side Boundary Setbacks	Yes Proposed 80mm setback in lieu of 900mm. However, ancillary structures are permitted within the side boundary on merit.	Yes
Side Setbacks - R2	Yes	Yes
B7 Front Boundary Setbacks	Yes Proposed at	Yes

	7546mm.	
R2 - All other land in R2 Zone	Yes	N/A
Front Boundary Exceptions - R2	Yes	N/A
All other land under R2	Yes	N/A
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 There is a minimal decrease in the landscape area.	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	N/A	N/A
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.

Clause 92 of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter is deemed to comply as a condition of consent.

Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter is deemed to comply as a condition of consent.

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 works.

The proposed development will not have any detrimental social impact in the locality considering the character of the proposal.

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

There are no adverse effects on adjoining properties given the works are viewed minor and ancillary improvements. 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, however these are not expected given the small scale of the works.

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

The proposal is not contrary to the public interest and do not impact on any view corridors or the enjoyment of surrounding lands.

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 new addition does not affect the existing deep soil landscaped areas onsite.

The low height of the structures ensures the development does not become visually dominant and the scale and bulk of the building is appropriate for the single storey nature of the existing cottage found onsite and is integrated well.

There are no amenity impacts of the new works for the neighbouring property to the north as no principle open space areas are situated along the common side boundary line.

The proposed development is permissible with consent and will not result in any significant adverse impacts on the adjoining parcels or the streetscape.

On this basis, it is recommended that the development proposal be approved subject to conditions.

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