

Statement of Environmental Effects

To accompany a Development Application

For permission to:

Construct a detached 2-bedroom secondary dwelling

Site Address:

32 Quinlan Parade,
Manly Vale NSW 2093

LGA:

Northern Beaches Council

Date:

January 2020

1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 32 Quinlan Parade, Manly Vale as per plan No. 193715, prepared by Granny Flat Solutions, **Issue D**, dated January 2020.

The site contains a total area of 923.2m² and is known as Lot 17 in DP 7686. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing single storey brick residence.

The proposed works are as follows:

1. Construct a detached 2 bedroom granny flat / Secondary Dwelling

The proposed secondary dwelling will be 60sqm with a 5.7sqm porch and 16sqm alfresco. The granny flat is intended to be used for affordable rental housing in the area.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the following non-compliance:

- **Assess the granny flat under Warringah DCP 2011 & SEPP (Affordable Rental Housing) 2009 for a 1m rear setback.**

In accordance with the 149(2) Planning Certificate, there are no bushfire, flooding nor other environmental implications on the site in any way. The zoning permits such use.

2.0 Statutory Objectives

Site Suitability

The site has a R2 Low Density Residential Zoning under the Warringah Local Environmental Plan 2011. It is amongst a variety of single to two storey residential homes. This zoning permits secondary dwellings.

It is proposed to build this development under the Provisions of the SEPP (Affordable Rental Housing) 2009.

All works comply with the SEPP (Affordable Rental Housing) 2009, as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Granny Flat Area	60m ²	60m ²	Yes
Building Height	8.5m	4.083m	Yes
Front setback	6.5m	43.258m	Yes
Rear setback	5m	1m	No
Side Setback	1.5m	3.83m	Yes
Corner Setback	3.0m	3.5m	Yes
Max. Site Coverage	40%	33.7%	Yes
Landscaped Area	35%	54.1%	Yes

Height of Building-

The maximum height of the proposed granny flat ridge is 4.083m, which is below the 8.5m height permissible.

Landscaped Area-

Even with the existing house and proposed secondary dwelling, the site will still maintain at least 54.1% of soft soil.

Maximum Site Coverage-

The maximum site coverage area of the proposed site is 33.7%, which is less than the 40% maximum permissible.

Previous and Past Uses-

The site has always been, and will most likely remain a residential zone, and will only permit residential use.

Operation and Management-

Not applicable to this application

General Accessibility-

There is still ample access to the granny flat from the side of the existing house and from the street.

Access and Traffic-

The site already contains ample off-street parking. There will be no impact on the existing traffic or parking patterns on the site.

Front Setback-

The proposed front setback of 43.258m exceeds the minimum requirement under SEPP (Affordable Rental Housing) 2009.

Rear Setback-

The proposed side setback of 1.0m does not meet the minimum requirement under SEPP (Affordable Rental Housing) 2009.

Side Setback-

The proposed side setback of 3.83m exceeds the minimum requirement under SEPP (Affordable Rental Housing) 2009.

Corner Setback-

The proposed corner setback of 3.5m exceeds the minimum requirement under SEPP (Affordable Rental Housing) 2009.

Privacy, Views and Overshadowing-

The proposal is for a single storey development only, and will therefore have minimal impact on privacy, views and overshadowing to the adjoining properties.

Heritage Conservation-

The subject site is not located within a heritage conservation area, and is not a Heritage Listed Item.

Energy Efficiency-

A Basix report has been prepared and lodged with the application.

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

3.0 Conclusion

Although the development does not comply with the minimum rear setback, it complies with all the other provisions of SEPP (Affordable Rental Housing) 2009 & Warringah DCP 2011 and is therefore being lodged as a Development Application.

The proposed development is quite simple, containing a secondary dwelling located towards the rear of the site and will have no impact to the adjoining properties.

The overall proposal will not have an impact on the interest of the neighbourhood.

We ask that council give consideration to this application on its merits.

We look forward to a positive and speedy response.