

# STATEMENT OF ENVIRONMENTAL EFFECTS

To support a Development Application at:

**391 Pittwater Road, North Manly NSW**

On behalf of Rosemary and David Ashton

October 2019

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391 Pittwater Rd, North Manly NSW 2100  
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## 1. INTRODUCTION

391 Pittwater Rd North Manly NSW

Lot 212 DP 105 3925

Land area: 520.7m<sup>2</sup>

The property at 391 Pittwater Rd, North Manly falls into the Warringah LEP 2011 Zone R2-Low Density Residential zone.

Originally fitted out as a Medical Practice with consultation rooms and reception area, this Development Application proposes a change of use from Medical Practice to private dwelling with associated hair salon home-business.

Alterations are only proposed to the internal areas of the property. The proposal involves no demolition or change to building footprint. Nor does it involve altering the façade of the building. Parking and pedestrian access also remain unaltered.

The proposal involves fitting out the hair salon at the front of the property where the surgery waiting room and reception were located, converting one consultation room into a bedroom and one into a lounge room for private residential use, installing a new kitchen to one of the other existing consultation rooms and refitting the existing bathroom for private use and the WC for client use. Also proposed is a new doorway to divide the private spaces at the rear of the property from the professional space at the front.

## 2. SEPP (Coastal Management) 2018

The property at 391 Pittwater Road, North Manly has been identified in the Policy Map as part of the Coastal Environment Area. All Development in this area must have no adverse effect on the natural environment. This proposal involves internal reconfigurations and re-fitting only. No change to the building footprint or façade is intended. Therefore, no adverse effect to the natural environment will occur due to this proposal.

### 3. COMPLIANCE WITH WARRINGAH LEP 2011

#### 6.1 Acid Sulphate Soils

The property has been identified in the Warringah LEP 2011 – Acid Sulphate Soils, as Class 4.

Consent for Development in Class 4 must be obtained for any proposed ground works. No ground works are proposed at the subject property as all alterations remain internal.

#### 6.3 Flood Planning

The property has been identified in the Policy Maps as at or below the Flood Planning Level. Consent must be granted for Development in this area. No change to the existing floor level or exterior of the building is proposed, however, so there is no increased risk of damage to the building at the subject address, in the event of the 100 year flood.

#### 6.4 Development on Sloping Land

On the Landslip Risk Map, the property has been identified as Landslip Area A. As there is no proposed change to the exterior of the building, no increased risk of land slip will occur.

### 4. COMPLIANCE WITH WARRINGAH DCP 2011

#### D11. Landscaped Open Space & Bushland Setting

The Warringah DCP requires a typical residential allotment to have a minimum of 40% landscaped open space. As there is no change to the building footprint or exterior the landscaped open space will remain unaltered.

#### E11. Flood Prone Land

The subject address has been identified in the Flood Risk Precinct Maps as Low Risk Flood Zone. No change to the built form at the address results in no change to the risk of flood.

## 5. CONCLUSION

In conclusion, it is our opinion that the proposed change of use from medical practice to private dwelling with associated hair salon at 391 Pittwater Road, North Manly satisfies all the relevant Planning Controls. We believe the proposal will have no adverse effect on the natural environment and that all due consideration has been given to the surrounding area and neighbouring buildings.