



Statement of Environmental Effects

30 PITT RD , NORTH CURL CURL

LOT 23

DP 6143

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Site suitability

The site is ZONED R2 / LOW DENSITY RESIDENTIAL - Warringah Local Environmental Plan 2011
the proposed development is permitted within the zone.

Present and previous uses of the land

The site currently contains a single residential dwelling - this will continue as the proposed use.

Scope of work

Proposed attached garage & above ground terrace located within the front setback.
The existing attached dilapidated structures including terrace, garage, stairs & landings are to be totally demolished to allow for construction of the new 2 car garage, access stairs and terrace (above ground open space) with compliant handrail located above the proposed garage structure.

The proposed work generally occupies the footprint of the existing structures on the site, with minor widening of the garage to accommodate 2 vehicles in width.

Design guidelines

the proposed development is designed to provide secure ,compliant under cover parking spaces for 2 vehicles with stair access connected to the existing front pedestrian entry of the dwelling.

Minor widening of the driveway is also proposed as part of the works to enable vehicle manoeuvring at the garage entry point, providing potential for vehicles to exit the site in a forward direction rather than reversing down the steep driveway slope.

Compliance with development standards

the proposed development **generally** complies with the numerical requirements of the Manly DCP / Warringah Local Environmental Plan 2011.

*A minor numerical variation exists in relation to the **Total open space** on site – Refer below*

CONTROL	REQUIRED	ACHIEVED	COMPLIES (Y/N)
SS LEP 2015			
BUILDING HEIGHT	8.50/7.2 (wall)	m	Y
FLOOR SPACE	NOT AFFECTEDS	0.35/1	Y
TOTAL OPEN SPACE	55%	50%(EXIST)	N#
LANDSCAPED AREA	40%	40%	Y
ABOVE GROUND	25%(MAX)	24%	Y
SSC DCP 2015			
FRONT SETBACK	6.50	16.5	Y
REAR SETBACK	NOT AFFECTED BY DEVELOPMENT		Y
SIDE SETBACK	0.90	0.90	Y

Total Open space – # Variation to control

The existing extent of total open space on the site will be preserved and generally unaffected by the works, with the exception of the minor widening of the driveway/hardstand at the garage entry point.

Although this results in a minor (5%) numerical noncompliance, the overall impact on the subject site and adjoining sites will be negligible and still achieves the objectives for the numerical control.

SEPP (Resilience & Hazards)2021 – (landslip Risk Class B)

the entire proposed scope of work is located within the existing dwelling/building footprint and the only reason for the required demolition and reconstruction of the garage relates to the extensive deterioration of the concrete slab forming the garage roof / terrace. The proposed works require no additional excavation of the site other than as required for new footings as specified by the structural engineer. The proposed work have no impact on the site in the context of the location – refer preliminary Geotech Report included in the DA submission.



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23th March, 2023
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PRELIMINARY GEOTECHNICAL ASSESSMENT:

30 Pitt Road, North Curl Curl

1.0	LANDSLIP RISK CLASS (Highlight indicates Landslip Risk Class of property)
☐	A - Geotechnical Report not normally required
☒	B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
☐	C - Geotechnical Report is required
☐	D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
☐	E - Geotechnical Report required

Access and traffic

existing vehicle access to the site is not affected by this scope of work.
existing vehicle entry to the site from Pitt Road remains as the compliant access from the existing kerb and vehicle crossing to the site / development.

Privacy, views and overshadowing

No overviewing will result from the development
No major views are affected by the proposed works.
No additional overshadowing will result from of the proposed work.

Drainage

surface drainage from proposed extended hardstand surface is to be connected to the existing functioning site stormwater system and discharged to the existing system.
all new stormwater installed is to comply with the requirements of NBC Drainage DCP and designed/ constructed in accordance with AS/NZS 3500

Erosion and sediment control

no major bulk excavation is required for the proposed garage since the floor slab is to be located at the current ground level. pier hole / footing excavation may be required within the footprint of the proposed structure - erosion & sediment controls are to be installed as deemed necessary, prior to work commencement and maintained throughout the duration of the development – refer construction management plan (site plan) where applicable

Energy efficiency - Not applicable – Basix excluded development.

BASIX excluded development means the following development—

(a) development for the purposes of a garage, storeroom, carport, gazebo, verandah or awning

Waste

Waste generated during construction is to be stored on site in waste bins supplied by the owner/builder –

site waste / debris is to be managed safely and efficiently –

refer Construction / Waste Management Plan

Site management

The management of the site during excavation, demolition and construction is to be in accordance with the construction management plan –

all site access, material storage, stockpile areas and associated elements required on site are to be implemented prior to commencement –

where applicable, access to the site is to be limited to the builder /licenced contractors involved in the works.