

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **10 Maroa Crescent Allambie Heights**

CAD Plans Pty Ltd has been instructed to prepare a Statement of Environmental effects to assist Northern Beaches Council in its assessment of an application for a carport.

#### **PROPOSAL**

The development seeks approval to construct a carport.

#### **The Site**

The site is situated on the Western side of Maroa Crescent. It is legally known as Lot 5, DP 26781, 10 Maroa Crescent Allambie Heights.

The site is a standard lot and has a regular shape and a frontage of 16m to Maroa Crescent.

The area of the land is 650m<sup>2</sup>.

There is currently an existing dwelling house and a garage at the rear.

The existing building is not listed as having any heritage significance.

Adjoining the site to the North is a residential dwelling house.

Adjoining the site to the South is a residential dwelling house.

The site is listed as being bushfire affected.

#### **LAND ZONING**

##### **Warringah Local Environment Plan 2011**

The Subject site is Currently zoned R2 Low Density Residential under the current Warringah LEP 2011

Zone R2 Low Density Residential

#### **1 Objectives of zone**

- 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.

## **2 Permitted without consent**

Home-based child care; Home occupations

## **3 Permitted with consent**

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

## **4 Prohibited**

Any development not specified in item 2 or 3

### **Comment:**

The proposal is for a carport which is an ancillary development to a dwelling house which is permissible under the LEP.

## **Warringah Development Control Plan 2011 – (Specific to carports)**

### **Objectives and Controls**

#### **B5 Side Boundary Setbacks**

##### **Objectives**

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

##### **Requirements**

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.
3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.

##### **Exceptions**

###### **Land Zoned RU4 with frontage to The Greenway**

For land with frontage to "The Greenway", Duffy's Forest:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above natural ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

###### **Land Zoned R2**

All development:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing)

such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

Ancillary to a dwelling house:

- Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause

### **Comment**

**In this regard, there is already an existing garage built to the neighboring allotment boundary. The proposed carport will be a continuation of the structure along the side and will have no negative impact as viewed from the public domain. It will increase the amenity of the building by providing further sheltered off street parking for the occupants of the building.**

## **C3 Parking Facilities**

### **Applies to Land**

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

### **Objectives**

- To provide adequate off street carparking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

### **Requirements**

1. The following design principles shall be met:

- Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;
- Laneways are to be used to provide rear access to carparking areas where possible;
- Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;
- Parking is to be located so that views of the street from front windows are not obscured; and
- Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:

- the land use;
- the hours of operation;
- the availability of public transport;
- the availability of alternative car parking; and
- the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.

3. Carparking, other than for individual dwellings, shall :

- Avoid the use of mechanical car stacking spaces;
- Not be readily apparent from public spaces;
- Provide safe and convenient pedestrian and traffic movement;
- Include adequate provision for manoeuvring and convenient access to individual spaces;
- Enable vehicles to enter and leave the site in a forward direction;
- Incorporate unobstructed access to visitor parking spaces;

- Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;
- Provide on site detention of stormwater, where appropriate; and
- Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.

4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.

5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.

6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.

7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.

8. For Forest Way Village car parking at ground level is to be provided for individual units.

#### **Comment**

**The proposal complies with all the above in that it provides the occupants with off street carparking behind the building line.**

The following provides an assessment of the proposal against the provisions of Section 79(C) of the Environmental Planning and Assessment Act 1979.

#### **1. Matters for consideration – General**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of :*
  - (i) *any environmental planning instruments, and*
  - (ii) *any draft environmental planning instruments that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
  - (iii) *any development control plan, and*
  - (iv) *any matters prescribed by the regulations, that apply to the land to which the development application relates.*

#### **Comment:**

The proposal is permissible and satisfies the objectives of the Warringah Development Control Plan 2011. It is also permissible under the provisions of the Warringah Local Environment Plan 2011. The proposed c a r p o r t is appropriate in consideration of the streetscape objectives, overshadowing and privacy.

(b) *The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.*

**Comment:**

A site analysis was undertaken to determine the siting and design of the carport having regard to Council's planning regulations, the circumstances of the site and neighbouring properties and the desired future character of the locality.

The proposal has considered the needs of the occupants in providing them with better amenities on their property. The development has also considered the nature of the surrounding area

In view of the above the development will have acceptable social and environmental implications and minimum negative impact.

(c) *The suitability of the site for the development.*

**Comment:**

The subject site has an area and configuration suited to the development proposed. The design solution is based on sound site analysis and responds positively to the characteristics of the site and locality.

(d) *Any submissions made in accordance with the Act or the regulations.*

**Comment:**

None

(e) *The public interest*

**Comment:**

The proposed development is for alterations and additions of an existing dwelling. It achieves the principles set out in the Warringah Development Control Plan 2011.

## CONCLUSION

This proposal complies with the requirements of Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011 and we request a favourable outcome to this proposal.