



OCTOBER 19, 2023

**PROPOSED CARPORT
30 CORKERY CRESCENT
ALLAMBIE HEIGHTS
PREPARED FOR
LIORRA PROJETS PTY LTD
BY
CHARLES HILL PLANNING**



CONTENTS

1.0 INTRODUCTION	2
2.0 THE SITE	2
3.0 THE PROPOSAL	4
4.0 STATUTORY CONTROLS	5
5.0 NON STATUTORY CONTROLS	8
6.0 ASSESMENT	17
7.0 CONCLUSION	19

1.0 INTRODUCTION

Charles Hill Planning has been engaged by LIORRA PROJECTS P/L, to prepare a planning report in relation to the proposed erection of a carport at the property known as 30 Corkery Crescent Allambie Heights.

This planning report describes the proposed development, having particular regard to the provisions of the Environmental Planning and Assessment (E P and A) Act, and examines any potential impacts with regard to the relevant sections of the Act, and relevant statutory and non- statutory requirements of the Northern Beaches Council.

The conclusions of the report is that the development as proposed, is appropriate in that it will have no adverse environmental effects on adjoining neighbours, and will enhance the amenity of the existing occupants by providing sheltered parking for their vehicles.

Accordingly it can be concluded that the proposed development is suitable for approval by Council, subject to the imposition of appropriate conditions.

2.0 THE SITE

The site is located on the north side of Corkery Crescent and is known as 30 Corkery Crescent, being Lot 10 in Section 11 DP 758016.

The site has an area of 651.9 square metres, and a frontage of 10.355 metres.

It is noted in particular, that the subject allotment was created prior to the current subdivisional requirements contained within Planning for Bush Fire Protection 2019.

Located on the site is a one and two storey clad house with a tile roof, setback almost 17 metres from the front boundary.

A photograph of the subject building is shown below.



There is an existing driveway providing access to a double car parking space in front of what originally was a garage, but no longer used for that purpose because of difficult access.

Steps and paving provide pedestrian access to the existing dwelling.

The remaining frontage of the site is terraced with an extensive lawn area, complimented by landscaping, particularly on the eastern boundary of the site where there is a high hedge.

The area in which the proposal is located is generally urban residential development that has been established for many years.

The subject allotment is positioned upon the north easterly aspect slopes of a southeast to northwest ridgeline. The parcel of land is slightly irregular in shape and the south western boundary is the road frontage and creates vehicle access to the subject site.

At present the site has structural improvements to be an existing Class 1a dwelling and a swimming pool positioned directly adjacent to the north eastern elevation of the dwelling.

In terms of vegetation the subject allotment contains no significant sections of bushfire hazardous vegetation and currently consists of well- maintained gardens and lawns.



Source: Northern Beaches Council

Development in the vicinity of the subject development consists of mainly two storey dwellings. The dwelling at Number 28 Corkery Crescent has a double garage on the Street frontage as shown in the photograph below.



3.0 THE PROPOSAL

It is proposed to construction a new Class 10a building being a carport to be located directly adjacent to the south western elevation of the existing Class 1a dwelling.

It is noted in particular that the proposed carport does not attach to or penetrate any areas of the existing dwelling.

The carport is to be constructed using all steel products with no combustible building materials.

The carport is setback 10.6 metres from the front boundary, has a height of 2.4 m on the southern elevation, a width of 4.5 metres on its southern elevation, and 5.8 metres on its northern elevation.

It is also proposed to raise the existing concrete slab and footings to engineering detail, providing a 5 degree fall from the front of the carport to the rear.

Timber stairs to ground level are also provided with a concrete ramp to meet existing pathway

It is noted in particular that the proposed scope of works does not necessitate the removal of vegetation to satisfy the recommendations for asset protection zones.

Plans of the proposed carport are attached to this report, together with a survey plan of the subject site.

4.0 STATUTORY CONTROLS

The following statutory controls are relevant to the consideration of this application:

- Environmental Planning and Assessment Act 1979
- Warringah Local Environmental Plan (WLEP) 2011.

3.1 Environmental Planning and Assessment (EP and A) Act 1979

The relevant objective of the EP and A Act 1979 is as follows:

c) to promote the orderly and economic use and development of land,

COMMENT

It is considered that the proposal, the subject of this application, is consistent with this objective because it enhance the amenity of the owners by providing appropriate shelter for cars parked on site.

3.2 Warringah Local Environmental Plan (WLEP) 2011.

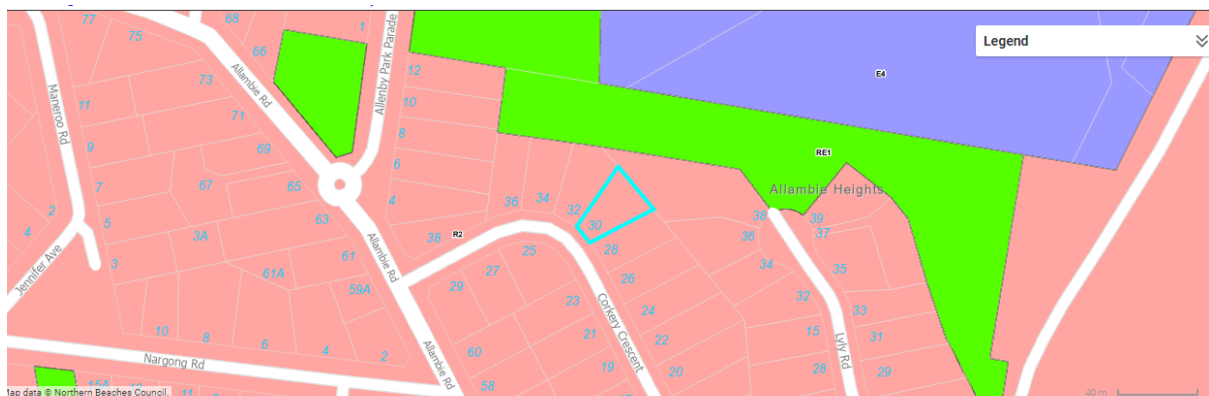
The relevant aims of this Plan are as follows—

- (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,*
- (d) in relation to residential development, to—*
 - (i) protect and enhance the residential use and amenity of existing residential environments, and*
 - (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*

COMMENT

It is considered that the proposed carport is consistent with the relevant aims of WLEP 2011, in that it maintains the balance and enhances the amenity and quality of life of the local community in particular the owners of the existing dwelling; promotes a development which is compatible with neighbouring development in terms of bulk and scale; and does not have an adverse effect on streetscapes, vistas, public places or areas from navigable waters, or the natural environment.

The subject land is zoned **R2 Low Density Residential** in accordance with WLEP 2011



Source: Warringah Local Environmental Plan 2011

Clause 2.3 (Zone objectives and Land Use Table) provides as follows:

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The Objectives of this zone area 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.*

COMMENT

It is considered that the proposal is consistent with the relevant objectives of this clause in that, it provides for the housing needs of the occupants by providing additional shelter for cars parked on site, ensuring that the landscaped setting of the existing dwelling is maintained

In terms of permissibility it is noted that dwellings and ancillary development such as the carports, are permissible with consent in the R2 Low Density Residential zone.

PART 4 PRINCIPLE DEVELOPMENT STANDARDS

There are no applicable development standards that apply to the subject application.

PART 5 MISCELLANEOUS PROVISIONS

There are no Miscellaneous provisions that apply to the subject application.

Part 6 Additional Local Provisions

Clause 6.4 ***Development on sloping land***, is relevant to this application

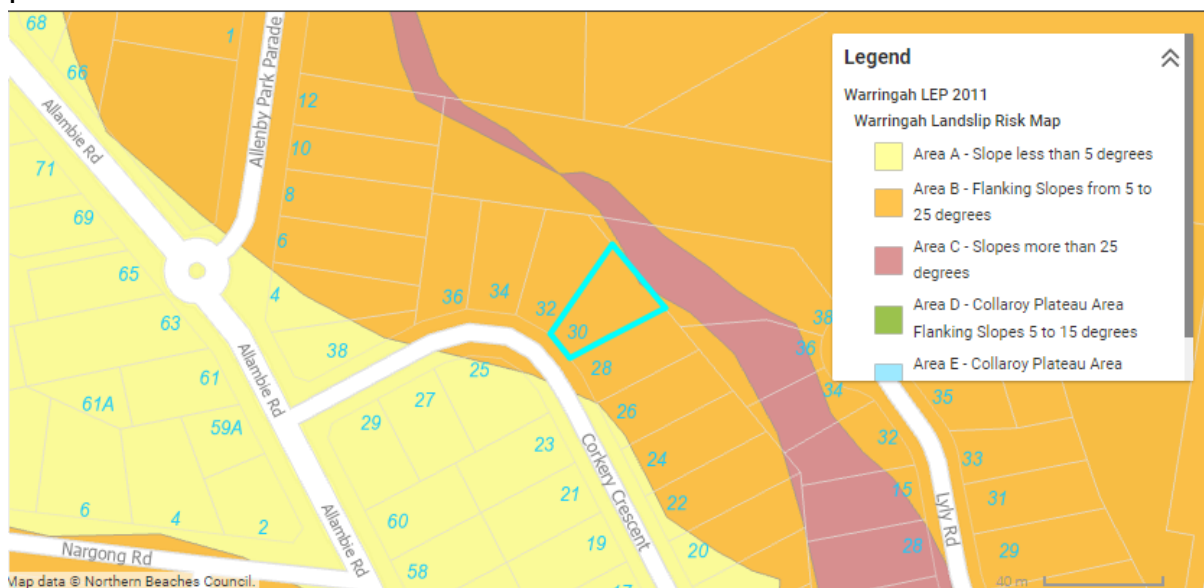
The objectives of this clause are as follows:

- (a) *to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
- (b) *to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
- (c) *to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*
- (2) *This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [Landslip Risk Map](#).*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*
 - (a) *the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
 - (b) *the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
 - (c) *the development will not impact on or affect the existing subsurface flow conditions.*

COMMENT

The subject land is located within an area classified as **Area B** in accordance with Landslip Map

It also has a border with **Area C**, at the rear of the site, as shown on the attached map.



Source: Northern Beaches Council

COMMENT

This matter is addressed later in this report.

5.0 NON STATUTORY CONTROLS

The Warringah Development Control Plan (WDCP) 2011 is the relevant non-statutory document in this instance.

The following matters are relevant to this application.

B7 Front Boundary Setback

Objectives

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

Requirements

1. *Development is to maintain a minimum setback to road frontages.*
2. *The front boundary setback area is to be landscaped and generally free of any structures, basements, car parking or site facilities other than driveways, letter boxes, garbage storage areas and fences.*
3.
4.

COMMENT

In accordance with WDCP 2011 a front setback of 6.5 metres is required.

The proposed carport is setback 10.6 metres.

It is considered that the proposed carport is consistent with the relevant objectives of this requirement in that, it maintains the sense of openness and pattern of buildings and landscape elements, and the visual quality of the streetscape.

The existing landscape will also continue to be maintained.

C3 Parking Facilities

Objectives

- *To provide adequate off street car parking.*
- *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

- *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.*

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause in that, it will have minimal visual impact, will not dominate the streetscape, is so located that views of the street from front windows are not obscured; and carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

C4 Stormwater

Objectives

Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;

To minimise the risk to public health and safety;

To reduce the risk to life and property from any flooding and groundwater damage; Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that

replicate the natural water cycle, reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources

To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.

Requirements

Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

COMMENT

Run off from the proposed carport will be directed to the existing stormwater system.

C8 Demolition and Construction

Objectives

- *To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.*
- *To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.*
- *To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan*
- *To discourage illegal dumping.*

Requirements

1. *All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.*

COMMENT

It is considered that the proposed carport is capable of complying with the relevant objectives and requirements of this Clause, subject to conditions.

A Waste Management plan is attached

C9 Waste Management

Objectives

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).

- *To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.*
- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- *To discourage illegal dumping.*

Requirements

1. *All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.*

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause, subject to conditions.

A Waste Management plan is attached

D1 Landscaped Open Space and Bushland Setting

Objectives

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Requirements

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;

b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;

c) Landscaped open space must be at ground level (finished); and

d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as “Bushland Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause, as there is no change to the existing landscape and bushland setting arrangements.

D6 Access to Sunlight

Objectives

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*
- *To promote passive solar design and the use of solar energy.*

Requirements

1. Development should avoid unreasonable overshadowing any public open space

2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause, in that reasonable access to sunlight is maintained, there is no overshadowing of the public domain, and at least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

D7 Views

Objectives • *To allow for the reasonable sharing of views.*

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Requirements

1. *Development shall provide for the reasonable sharing of views*

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause, in that there is no adverse impacts on existing views of neighbouring properties.

D10 Building Colours and Materials.**Objectives**

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Requirements

1. *In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.*
2. *The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.*
3. *The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.*
4. *The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged*

COMMENT

A schedule of Building colours and materials is attached.

D11 Roofs

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Requirements

1. *Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.*
2. *Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.*
3. *Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.*
4. *Roofs shall incorporate eaves for shading.*
5. *Roofing materials should not cause excessive glare and reflection.*
6. *Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.*

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause.

D12 Glare and Reflection

Objectives

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Requirements

1. *The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;*
 - *Minimising the lit area of signage;*
 - *Locating the light source away from adjoining properties or boundaries; and*
 - *Directing light spill within the site.*
2. *Any glare from artificial illumination is to be minimised by utilising one or more of the following:*
 - *Indirect lighting;*
 - *Controlling the level of illumination; and*
 - *Directing the light source away from view lines.*

3. *Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:*

- *Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;*
- *Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade;*
- *Utilising shading devices;*
- *Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and*
- *Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.*

COMMENT

It is considered that the proposed carport is consistent with the relevant objectives and requirements of this Clause, in that no artificial lighting is proposed, and building materials and colours used on the proposed carport will be consistent with Council requirements.

E10 Landslip Risk

Objectives

- *To ensure development is geotechnically stable.*
- *To ensure good engineering practice.*
- *To ensure there is no adverse impact on existing subsurface flow conditions.*
- *To ensure there is no adverse impact resulting from stormwater discharge.*

Requirements

1. *The applicant must demonstrate that:*

- *The proposed development is justified in terms of geotechnical stability; and*
- *The proposed development will be carried out in accordance with good engineering practice.*

2 *Development must not cause detrimental impacts because of stormwater discharge from the land.*

3. *Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.*

4. *To address Requirements 1 to 3:*

i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified

geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent. If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.

ii) For land identified as being in Area B or Area D: A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iii) For land identified as being in Area C or Area E: A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application. Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.

Exceptions

1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.

2. Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).

3. Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes)

COMMENT

A geotechnical assessment has been undertaken by Crozier geotechnical, consultants, a copy of which is attached to this report.

The consultants conclude as follows:

It is considered that a due to the nature of proposed DA submission and existing site stability, a detailed Landslip Risk Assessment for this Development Application is not required.

6.0 ASSESSMENT

In accordance with the EP and A Act, the following considerations have been undertaken, in accordance with Section 4.15 of the Act.

(1)(a)(i) the provisions of any environmental planning instrument.**COMMENT**

The relevant environmental planning instruments have been addressed above.

(1)(a)(iii) any development control plan.**COMMENT**

The relevant provisions of WDCP 2011 have been addressed above.

(1)(iii)(a) any planning agreement**COMMENT**

There are no planning agreements

(iv) he Regulations

Part 4, Division 2 of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters can be addressed via a condition of consent.

Clauses 36 and 94 of the EP&A Regulation 2021 allow Council to request additional information.

No additional information has been requested at this stage.

Clause 61 of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 – 1991

Clause 69 of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter could be addressed via a condition of consent.

(1)(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

As indicated above, there are no adverse environmental social or economic impacts arising from the proposed carport.

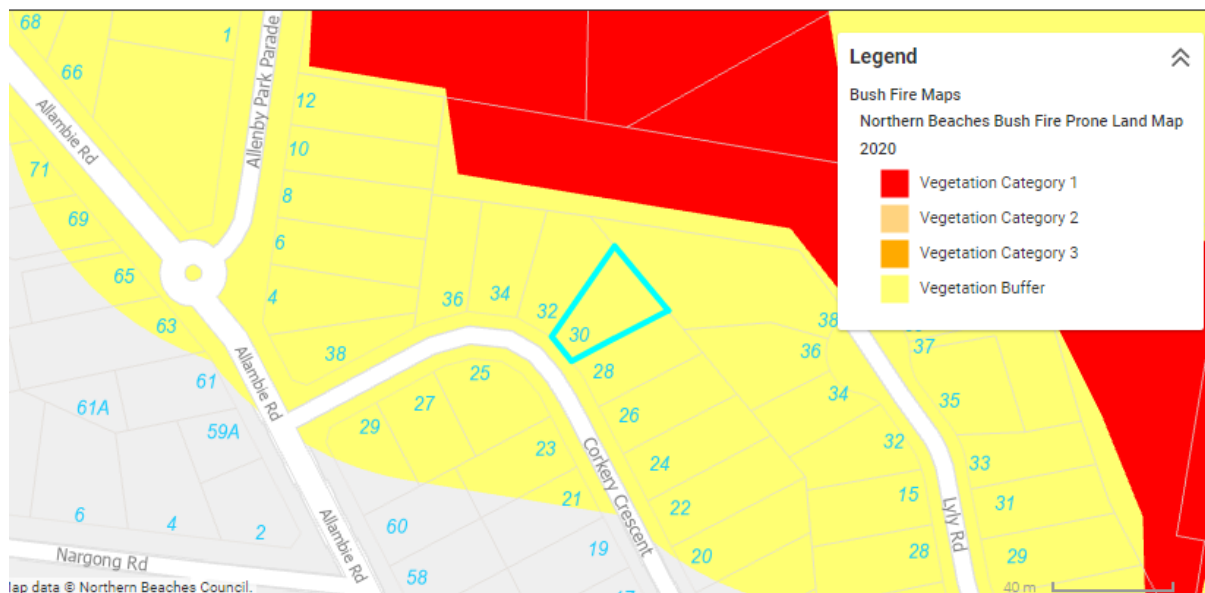
The proposed carport does not impact in terms of bulk and scale, there is no loss of views from neighbouring properties, and solar access is maintained. The bushland and landscape character is maintained, and there will be no glare or reflection which might affect adjoining properties

(1)(c) the suitability of the site for the development.

It is considered that the site is of size capable of accommodating the proposed carport, and which is well setback from the street frontage.

Whilst the site has been identified as being of landslip risk, a preliminary geotech assessment of the proposal did not raise any concerns.

The site has also been identified as being within vegetation buffer in accordance with Council's Bush Fire Map as shown below.



Source: Northern Beaches Council

Fire consultants Control Line were engaged to prepare a bush fire hazard assessment report for the proposed construction of a new Class 10a building being a carport upon the subject land.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

According to the consultant:

.... the proposed development is an infill development as defined within Planning for Bush Fire Protection 2019 and this report has been prepared in accordance with the requirements of Section 4.14 of the Environmental Planning and Assessment Act 1979.

It is also the opinion of the Fire Consultant, that the bushfire protection measures as recommended within this report will have little or no adverse environmental effects.

The proposal is located on a site that has been developed for many years and this proposal does not change the current land use or increase the level of occupancy

In that regard the Consultant has advised as follows:

It is the determination of the site inspection, the assessment procedure with incorporation of the recommendations in this report that the proposed development could experience a BAL Flame zone category of bushfire attack. The proposed development is most likely to be subject to the greatest bushfire attack from any area to the northeast from the proposed development location.

*The proposed development being the construction of a new Class 10a building being a carport cannot conform to the requirements of Planning for Bush Fire Protection 2019 when considered in conjunction of both the proposal supplied for this assessment and the recommendations include **alternate solutions** within this bushfire hazard assessment report.*

The recommendations of the Fire Consultants are detailed in his report attached

(1)(d) any submissions made in accordance with this Act or the regulations.

COMMENT

There are no submissions at this stage

(1)(e) the public interest.

The public interest in this instance is the provision of shelter for domestic car parking spaces in front of the existing dwelling, providing close pedestrian access to that dwelling

7.0 CONCLUSION

This planning report describes the proposed developments, having particular regard to the provisions of the Environmental Planning and Assessment (E P and A) Act, and examines any potential impacts with regard to the relevant sections of the Act, and relevant statutory and non- statutory requirements of the Northern Beaches Council.

The conclusions of the report is that the development as proposed, is appropriate in that it will have no adverse environmental effects on adjoining neighbours, and will enhance the amenity of the subject property by providing appropriate shelter for cars parked on site.

Accordingly it can be concluded that the proposed development is suitable for approval by Council, subject to the imposition of appropriate conditions.