



**SY Planning
Services PTY LTD**

Statement of Environmental Effects

Alterations to existing garage and
the erection of a carport

Address:

6 Palermo Place Allambie Heights 2100
LOT 2 DP 220316

Date:

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Signed

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by SY Planning and accompanies a Development Application for the alterations to existing garage and the erection of a carport at 6 Palermo Place Allambie Heights 2100 (LOT 2 DP 220316).

This SEE describes the subject site and the proposed development, assessing the impacts of the development as required by the EP&A Act.

2. Overview of Planning Provisions

Basic Details	
Address	6 Palermo Place Allambie Heights 2100
Real Property Description	LOT 2 DP 220316
Current Use	Existing dwelling house and ancillary developments
Land Size	910.5m ²
Zoning	R2: Low Density Residential
Local Government Area	Northern Beaches Council
Local Environmental Plan	Warringah Local Environmental Plan 2011
Development Control Plan	Warringah Development Control Plan 2011
Applicable LEP Development Standards	• Clause 2.3: Zone objectives and Land Use Table • Clause 2.7: Demolition requires consent • Clause 4.3: Height of buildings
Applicable State Environmental Planning Policies	• State Environmental Planning Policy (Resilience and Hazards) 2021

Table 1: Overview of Planning Provisions

3. Site Description and Surrounding Context

The subject site, known as 6 Palermo Place Allambie Heights 2100 (LOT 2 DP 220316) is located within the R2: Low Density Residential under the Warringah Local Environmental Plan 2011. The site is a single standard lot with existing vehicular access to Palermo Place. The site is currently improved by a dwelling house and ancillary developments including a garage and swimming pool. Immediate surrounding land uses can be described to be comprised of a detached single dwelling house.

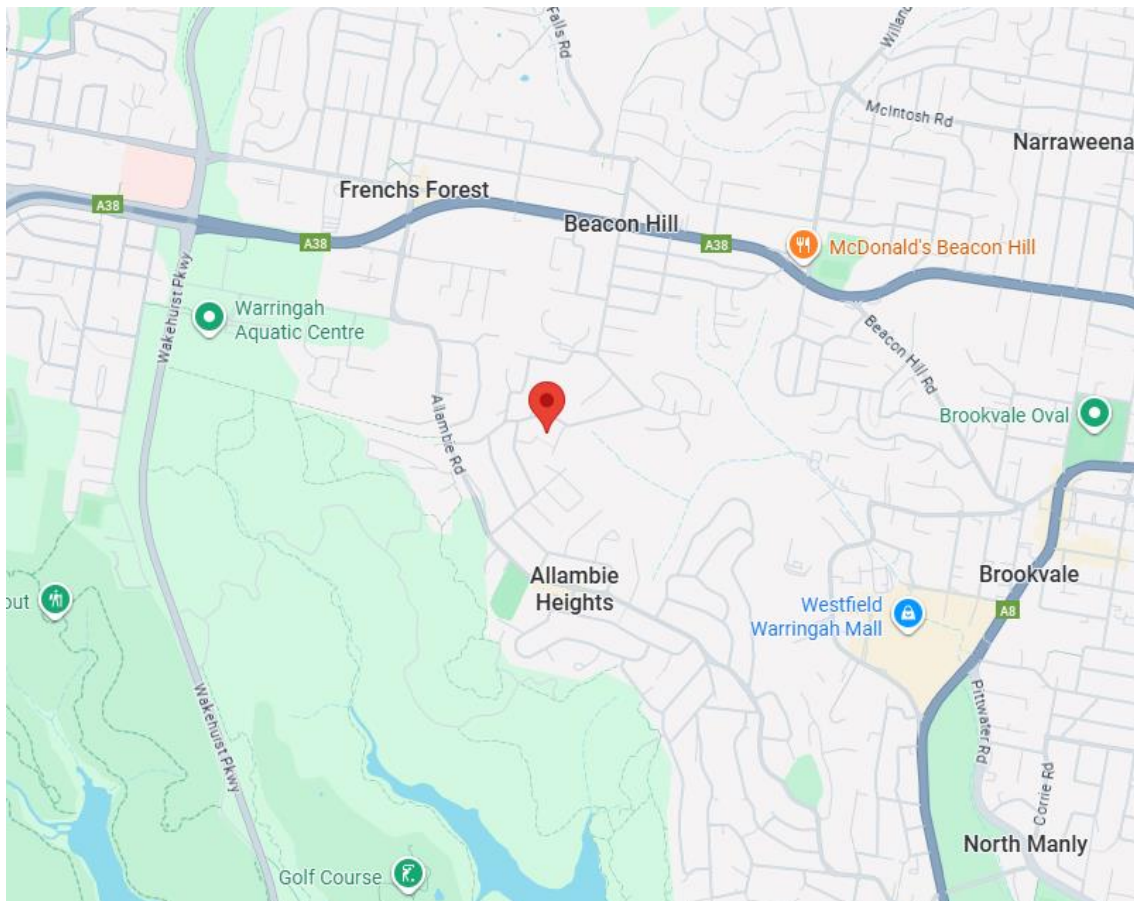


Figure 1: Locality Map of subject site (Source: Google Maps)

3.1 Stormwater Drainage Easement

The subject site is affected by a stormwater drainage easement front of the building line. As the proposed carport is not within the easement area, it is considered that the proposed development acceptable.

3.2 Sydney Water Asset

The proposed carport will predominantly be built over an existing driveway. The driveway includes a Sydney Water sewer manhole, as well as sewer mains traversing the site. It is understood that a Building Plan Approval will be required prior to the issue of a Construction Certificate.

4. Proposed Development

The proposed development involves the alterations to existing garage and the erection of a carport. The development can be summarised below as:

Development Summary	
Item	Details
Alterations to existing garage	
Proposed changes	• Removal of internal walls • Removal of existing benches • Expand existing bathroom • Removal of existing door • Replacement of a window with a glass sliding door
Gross Floor Area	No change
Number of storeys	No change
Building Height	No change
Setbacks	No change
Carport	
Floor area	33.64sqm
Setbacks	Side (West): 630mm Rear: Not applicable Front: 19m
Number of storeys	1
Building Height	3m
Ancillary Works	
Driveway	Increased driveway width to accommodate new carport
Earthworks	Footings only. No cut and fill required
Vegetation Clearing	No vegetation removal proposed.
Demolition	Removal of internal walls within existing garage

5. Environmental Planning Assessment Overview

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

Under Section 4.15(1), the consent authority must take into consideration the provisions of:

- 1) Section 4.15(1)(a)(i) Environmental Planning Instruments;
- 2) Section 4.15(1)(a)(ii) Draft Environmental Planning Instruments;
- 3) Section 4.15(1)(a)(iii) Development Control Plans;
- 4) Section 4.15(1)(a)(iiia) Planning Agreements;
- 5) Section 4.15(1)(a)(iv) The Regulations;
- 6) Section 4.15(1)(b) Likely impacts of the development on natural and built environments;
- 7) Section 4.15(1)(c) Suitability of site for the development;
- 8) Section 4.15(1)(d) Submissions; and
- 9) Section 4.15(1)(e) The public interest.

5.1 Section 4.15(1)(a)(1) – Any Environmental Planning Instrument

The relevant environmental planning instruments applicable to this proposal include:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- Warringah Local Environmental Plan 2011

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The proposal is to be assessed under the relevant provisions of SEPP (Resilience and Hazards) 2021. Clause 4.6 under Chapter 4 of the SEPP requires that a consent authority must not consent to the carrying out of development on land unless;

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site has been created and used for the purpose of residential accommodation for a long period of time. Given that the site has not been previously used for purposes listed within Table 1 of the Managing Land Contamination Planning Guidelines. As such, it is considered that the site does not contain contaminated land and that the land is suitable for the proposed development without the need for remediation.

5.1.2 Warringah Local Environmental Plan 2011

The table below outlines the applicable clauses relevant to the proposed development.

Clause	Provision	Proposed	Comment
2.3 Zone Objectives and Land Use Table	Consistent with zone objectives and land use permissibility	The site is zoned R2: Low Density Residential to which the proposed development is permitted with consent. Given that the development is unlikely to adversely impact the amenity of the locality, it is considered that the development is consistent with the objectives of the zone.	Complies
2.7 Demolition requires consent	The demolition of a building or work may be carried out only with development consent.	The proposed demolition work may not be carried out as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. This	Approval for demolition sought.

		application seeks consent to carry out demolition work.	
4.3 Height of Buildings	Maximum building height of 8.5m.	The proposal retains existing building height for the site.	Complies

5.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments which apply to the development.

5.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The Warringah Development Control Plan 2011 (WDCP 2011) applies to the site. Given the nature of the proposed development, the following WDCP 2011 chapter applies.

- Part B Built Form Controls
- Part C Siting Factors
- Part D Design
- Part E The Natural Environment

Controll	Comments
Part B Built Form Controls	
B3 Side Boundary Envelope	
1.	The development would result a carport and garage that is fully within the building envelope. Meet the objectives
B5 Side Boundary Setbacks	
1.	The minimum side setback that applies to the site is 900mm. The proposed development includes the erection of an unenclosed car port that aligns with the existing garage with a minimum side set back of 630mm. This is however, acceptable as the carport is an ancillary outbuilding to the existing dwelling house that is small in building bulk and does not result in privacy or solar access impacts on adjoining dwellings. Complies
B7 Front Boundary Setbacks	
1.	The proposed carport will have a front setback of approximately 19m. Complies
2.	The proposed development can be described to retain the existing landscaping features of the site front of the building line. Complies
Part C Siting Factors	
C2 Traffic, Access and Safety	
1.	No changes to existing pedestrian or vehicular access resulting from the proposed development. Complies
2.	No changes to vehicle access resulting from the proposed development. Complies

C3 Parking Facilities	
1.	Off-street parking is to be fully located within the site. Complies
2.	The proposed development provides for 3 off-street parking spaces through the existing garage and double carport. This is considered to be compatible with a residential land use. Complies
3.	On-site parking spaces are located 19m from the street frontage. This ensures that visual amenity of the immediate surrounding is protected. Complies
4.	The proposed development will provide 3 parking spaces which complies with Appendix 1. Complies
C4 Stormwater	
-	The proposed development will predominantly occur on existing concreted area, acknowledging that the carport will require a slight increased in driveway width. However, such increase is considered to be minor and is not expected to materially impact stormwater drainage for the site. Complies
C6 Building over or adjacent to Constructed Drainage Easements	
1	The proposed carport will have an approximately 1m setback from the existing Council drainage easement. It is considered that the footings of the carport will not encroach within the zone of influence for the drainage easement. Complies
2	Noted.
C8 Demolition and Construction and C9 Waste Management	
1.	A waste management plan is submitted for council's consideration. Complies
Part D Design	
D1 Landscaped Open Space and Bushland Setting	
1	The proposed development would retain a landscaped area of approximately 472m ² (52%). Complies
D2 Private Open Space	
1	The proposed development would retain all existing private open space available to the existing dwelling house. Complies
D14 Site Facilities	
1.	Locations of bin storage and clothes drying facilities are to be retained and visually obscured from the street. Complies
D20 Safety and Security	
1.	The dwelling will continue to overlook the street to allow casual surveillance. Complies

Part E The Natural Environment	
E11 Flood Prone Land	
-	The site is located within the low flood risk precinct under the NBC flood hazard map. However, as the proposed development does not involve new habitable structures, nor does it increase the floor area of enclosed buildings, it is considered that the risk to property and life resulting from the proposed development is negligible and that a flood assessment report is not necessary in this instance. Complies

5.4 Section 4.15 (1) (a) (iiia) – Any Planning Agreement or Draft Planning Agreement

The site is not subject to any existing voluntary planning agreements.

5.5 Section 4.15(1)(a)(iv) –The Regulations

This application is prepared generally in accordance with Division 1 of the Environmental Planning and Assessment Regulation 2021.

5.6 Section 4.15(1)(b) Likely impacts of the development on natural and built environments;

Natural and Built Environment

The proposed development is small in scale and bulk and also minimises vegetation clearing. It is considered that the proposed development will not detrimentally effect the natural and built environment.

Social Impacts and Economic Impacts

The proposed development would retain the use of the site as a residential accommodation. The development would also provide for new construction contracts that would provide a positive economic impact.

5.7 Section 4.15(1)(c) – The Suitability of the Site for the Development

Given that the proposed development is generally consistent with the requirements under the WLEP 2011 & the WDCP 2011, it is considered that the proposed development is suitable for the site.

5.8 Section 4.15(1)(d) – Any Submissions made in relation to the Development

Not applicable prior to public notification of application.

5.9 Section 4.15(1)(e) –The Public Interest

The proposed development is consistent with the objectives of the Environmental Planning & Assessment Act 1979 in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. Given this, the development is consistent with the public interest.

6. Conclusion

This DA seeks involves alterations to existing garage and the erection of a carport at 6 Palermo Place Allambie Heights 2100 (LOT 2 DP 220316).

The proposal is supported from a town planning perspective for reasons set out in this report, summarised as follows:

- The proposal is a permitted land use under the LEP and is consistent with all relevant clauses required under the LEP;
- The proposed development is generally consistent with the applicable SEPPs;
- The proposed development remains generally consistent with the development standards and/or objectives within the DCP;

Based on the reasons outlined in this report, it is our position that the proposal is consistent with the objectives and controls of the relevant planning framework and so therefore we recommend this DA be granted consent.

We trust that the SEE has addressed all the relevant sections as required by the state and local planning provisions and that the proposal is deemed to be compatible, appropriate and fit for purpose for the surrounding area.



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