



**38 JUDITH STREET
SEAFORTH**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**



Report prepared for
Stephen Nicol
June 2025

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1. Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 38 Judith Street, Seaforth.

The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Site survey prepared by Total Surveying Solutions
- ◆ Architectural Plans prepared by Action Plans
- ◆ BASIX Certificate prepared by Action Plans
- ◆ Stormwater Management Plan prepared by Taylor Consulting
- ◆ Geotechnical Report prepared by AscentGeo
- ◆ Arborist Report prepared by Hugh Millington
- ◆ Waste Management Plan

- 1.3 The proposed development is consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located on the northern side of Judith Street in Seaforth, approximately 50 metres west of its intersection with Reserve Street. The site is legally described as Lot 261 DP 11162 and is known as 38 Judith Street, Seaforth.
- 2.2 It is a parallel lot with a front boundary (south, Judith Street) of 13.64 metres, a rear boundary of 13.64 metres (north) and side boundaries of 47.745 metres (east and west). The lot has an area of 581.8m² and slopes to the south, towards the front of the lot.
- 2.3 The site is currently occupied by a three-storey rendered dwelling, with a tile roof, double garage and pool in the rear yard.
- 2.4 The subject site is surrounded by detached residential dwellings to the south, east and west with Bantry Bay Oval and Wakehurst Golf Course to the rear (north). It is located in close proximity to shops and services on Frenchs Forest Road through to Sydney Road in Seaforth. Transport services are available on Wakehurst Parkway.

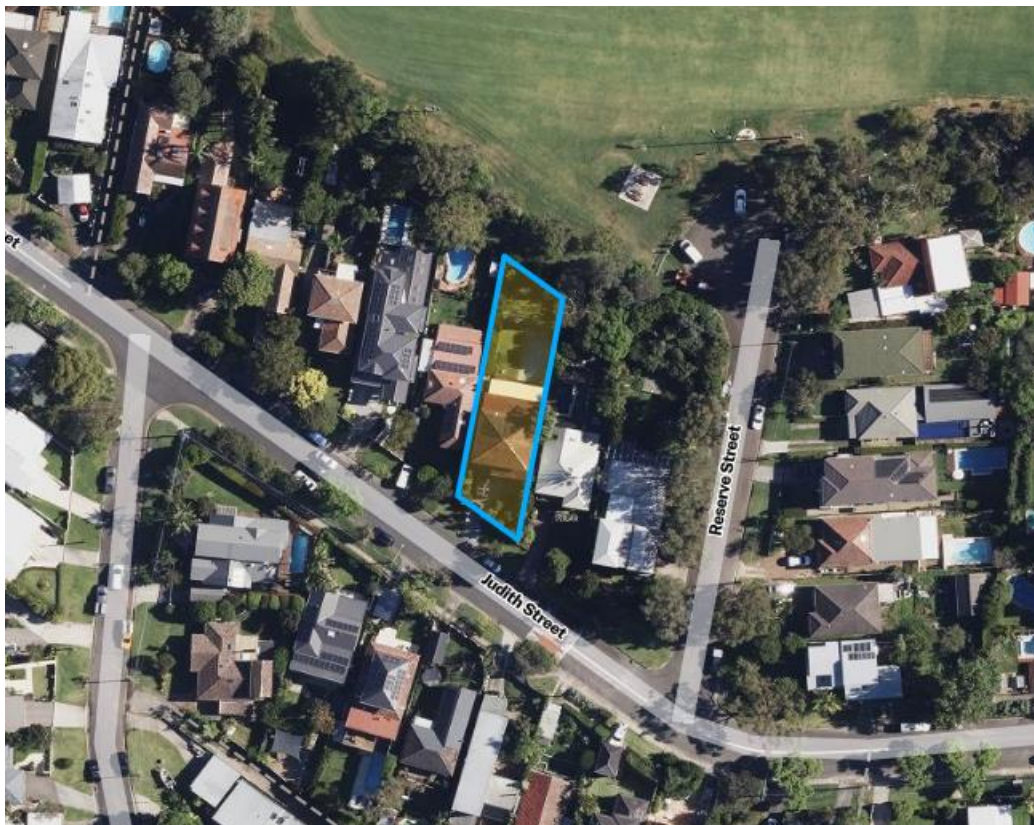


Figure 1. The site and its immediate surrounds



Figure 2. The site within the locality

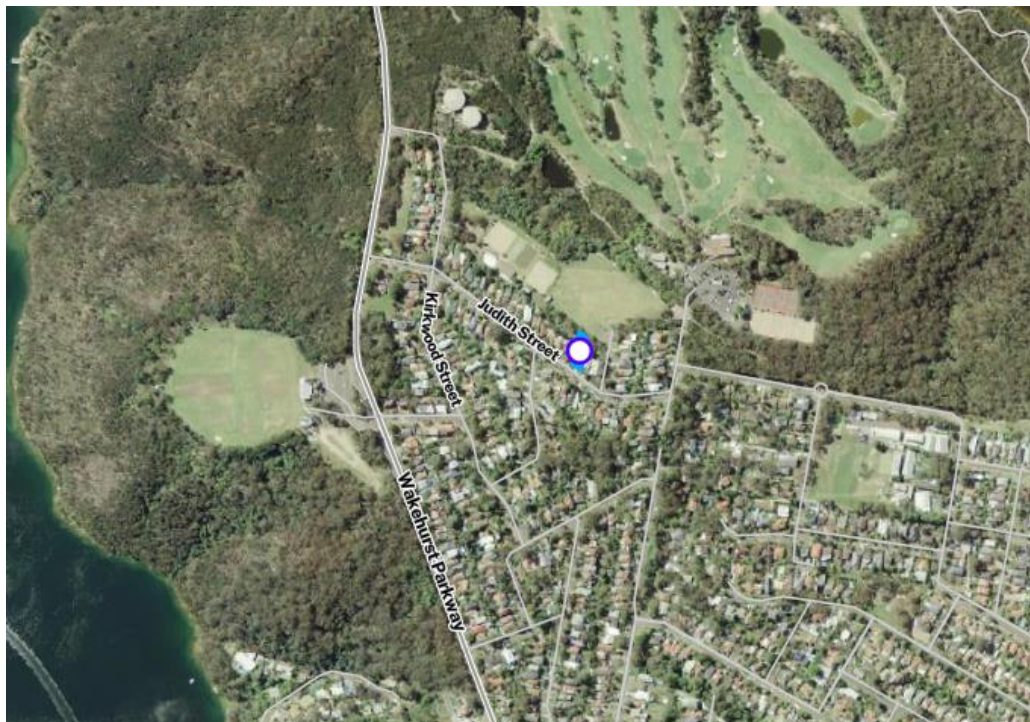


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing streetscape of the subject site, looking north from Judith Street.



Figure 5. The existing driveway, looking east.



Figure 6. The rear of the existing dwelling and swimming pool.



Figure 7. The western boundary, looking south.



Figure 8. The existing front facade, looking north.



Figure 9. The eastern boundary, looking north.



Figure 10. The front yard, looking south.



Figure 11. The existing front entrance and garage doors, looking north.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to the existing dwelling, including new metal roof, changes to the façade including a new entrance and alignment of the front of the garages, modification to the front first floor balconies to create one balcony along the front façade and new cladding.
- 4.2 The development remains consistent with the streetscape and the locality. The proposed works ensure privacy and solar access are maintained for surrounding properties and the subject site.
- 4.3 The proposed development will be made up as follows:

Lower Ground Floor

- Demolition of the existing internal stairs and front wall of entry and porch,
- Demolish driveway and front of garage B,
- Extend front of garage B to align with garage A and replace garage doors,
- Construct new front dwelling entry with enlarged porch and new internal stairs to upper levels.

Ground Floor

- Demolish stairs to lower level, both front balconies and ensuite bathroom and robes,
- New single covered balcony across the front façade with 1m high barrier,
- New bathroom,
- New joinery in bedroom 5,
- New internal stairs to lower level,
- New barbecue area on rear deck.

First Floor

- Replace front windows of bedrooms 1 and 2,
- Existing roof to be refinished in metal sheeting.

Site

- New cladding over the existing southern elevation and 1.2m along the eastern & western elevations,
- Construct new driveway and crossover,
- New 1.5m high front fence with new gates, front path and steps to dwelling entry.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of the Environmental Planning and Assessment Regulation (2001) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

SEPP (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native trees. See attached Arborist Report for further details.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Manly Local Environmental Plan 2013

The relevant clauses of the Manly Local Environmental Plan 2013 are addressed below.

Zoning

The site is zoned R2 Low Density Residential pursuant to the provisions of the Manly Local Environmental Plan 2013. The proposed development is for alterations and additions to the existing dwelling. Dwelling houses are permitted with development consent in the zone.



Figure 12. Extract from Manly LEP 2013 zoning map

Demolition

Demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 500m². The subject site comprises an existing oversized allotment of 581.8m² and no subdivision is proposed.

Height of Buildings

The subject site is mapped with a maximum building height of 8.5 metres. The development proposes no change to the existing maximum building height of the dwelling at 10.22 metres. However, the development proposes to refinish the existing roof in metal sheeting, and a Clause 4.6 is attached.

The maximum building height of the new roof above the front balcony is compliant at 6.26 metres, as illustrated within the attached AD Plan set. See Figure 13 below.

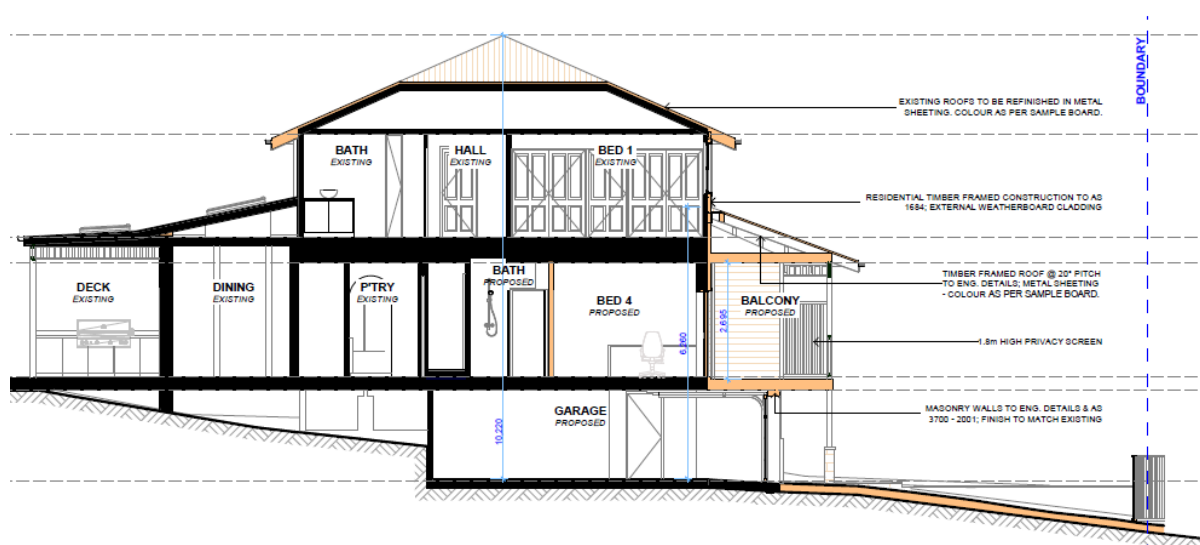


Figure 13. Extract from plans showing the maximum building heights

Floor Space Ratio

A maximum floor space ratio of 0.45:1 is permitted for the site which equates to 261.81m² for the site area of 581.8m².

The development proposes a compliant FSR of 0.40:1 or GFA of 235.47m².

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to any heritage items.

Flood Planning

The subject site is not identified on the NBC Flood Hazard map.

Acid Sulfate Soils

The site is not located in an area nominated as impacted by Acid Sulfate soils.

Earthworks

Minor earthworks are proposed to prepare the site for construction, associated with the removal of the existing driveway and creating a base for the new driveway and path. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site, which drains to Judith Street. See attached Stormwater Management Plan received from Taylor Consulting.

Terrestrial Biodiversity

The site is not identified on the terrestrial biodiversity map.

Riparian Land and Watercourses

The subject site is not mapped as a watercourse and is not located within 40 metres of a watercourse.

Landslide Risk

The site is not identified on the landslide risk map.

Essential services

All essential services are existing on the site.

5.3 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

Part 3 – General Principles of Development

3.1 Streetscape and Townscapes

3.1.1 Streetscape (Residential Areas)

The subject site has frontage to and is visible from Judith Street. Development within this part of Judith Street is characterised by a mixture of one, two and three storey residential dwellings. The proposed alterations and additions have been designed to be consistent with the streetscape of the locality , providing a positive visual contribution to the site and the streetscape.

3.1.1.5 Garbage Areas

The existing, compliant bin storage area is retained with this proposal.

3.1.1.1 Complementary Design and Visual Improvement

The proposed development remains consistent with the local character and streetscape in the locality. The proposed works will be constructed of materials consistent with the residential use and are of an appropriate scale for the locality. Details are provided in the attached Sample Board.

3.1.1.2 Fences and Gates

The development proposes a new 1.5m high front fence and entry gate, with a solid and open appearance.

The design of the fence will allow visual and acoustic privacy for the occupants of the dwelling in this busy section of Judith Street. Its appearance is compatible with the general appearance of the dwelling and the streetscape. Additionally, the siting, height and form of the front fence is consistent with neighbouring fences in the immediate locality.



Figure 14. Extract from DA Plan set (DA12) showing the proposed front fence

3.1.1.3 Roof and Dormer Windows

The new works propose to refinish the existing roof with metal sheeting, and to retain the existing compliant roof pitch of 24°. The new roof to the front balcony also having a compliant roof pitch of 20°. No dormer windows are proposed.

3.1.1.4 Garages, Carports and Hardstand Areas

The development proposes a new driveway and vehicle crossing at the front of the site, as illustrated within the attached DA Plan set. The existing garages (Garage A and Garage B) are to be retained, with new garage doors proposed to each opening.

3.2 Heritage Considerations

The subject site is not a heritage item, is not located in a heritage conservation area and is not located in proximity to a heritage item.

3.3 Landscaping Design

The development proposes the removal of three trees (all assessed as low value by the Arborist) within the front setback, as detailed in the attached Arborist Report.

Although the development proposes tree removal, additional planting is proposed throughout the site. The development retains an easily compliant total open space and landscaped area and new landscaping will enhance the landscape character of the site.

3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

3.4.1 Sunlight Access and Overshadowing

3.4.1.1 Overshadowing adjoining private open space

The DCP requires that new development not eliminate more than 1/3 of existing sunlight to the private open space of adjoining properties between 9am and 3pm on 21 June.

The proposed alterations and additions will result in negligible change to shadowing within the site, and to solar conditions for neighbouring properties. The shadow diagram provided with this application demonstrate compliance with this clause with primary open space for both neighbours in the rear yards.

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

The DCP requires a minimum 3 hours solar access be maintained to the glazing in living rooms of adjacent properties between 9am and 3pm on 21 June.

As described above the proposed additions result in a negligible change to shadowing and will not adversely impact adjoining sites. There will be no increase in shadowing of glazed areas at the rear where living areas are located on adjoining properties. The shadow diagrams provided with this application demonstrate compliance with this clause.

3.4.1.3 Overshadowing Solar Collector Systems

The proposed development will not overshadow neighbouring solar collector systems.

3.4.1.4 Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

3.4.1.5 Excessive Glare or Reflectivity Nuisance

All external material and finishes will be constructed of non-reflective materials in keeping with this clause.

3.4.2 Privacy and Security

Privacy will be retained for neighbours with appropriate setbacks and no overlooking into key living areas.

The ground floor of the dwelling which contains the principal living areas is visually separated from neighbouring properties by existing side boundary fencing and landscaping. A number of privacy measures have been incorporated into the design including, privacy screening to the balcony and orienting larger glazing towards the front and rear of the lot.

The new front entry path and improved entrance to the dwelling will also improve the privacy and security of the site for the occupants of the dwelling.

3.4.2.3 Acoustical Privacy (Noise Nuisance)

The development will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

3.4.3 Maintenance of Views

A site visit has been undertaken and it is considered the proposed development will not result in any view loss impacts.

3.5 Sustainability

A compliant BASIX Certificate is provided with the attached plan set.

The proposed works provide compliant solar access and ventilation.

3.7 Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site, which drains to Judith Street.

3.8 Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The development proposes to retain the existing bin storage area, with waste to be collected by Councils regular service.

3.10 Safety and Security

Given the site topography, the dwelling easily maintains visual surveillance of the street, which is of benefit to the safety and security of residents. A new crossover and driveway will also improve vehicle access to the site.

Part 4 – Development Controls and Development Types

4.1 Residential Development Controls

4.1.1 Dwelling Density, Dwelling Size and Subdivision

The site is mapped with a dwelling density of 1 dwelling per 500m². No change is proposed to the existing residential density which comprises of a single detached dwelling house on the existing oversized 588.7m² lot.

4.1.2 Height of Buildings (incorporating wall height, number of storeys and roof height)

As described above the LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes an unchanged maximum building height of 10.22 metres. However the development proposes the refinishing of the existing roof with metal sheeting, and a Clause 4.6 is attached.

The DCP permits a maximum wall height determined by the slope of the site.

The proposed development does not change the existing maximum wall heights on both the eastern and western sides, with only new cladding (1.2m wide) proposed along the eastern and western elevations.

On the eastern side the site has a slope of 1:9 (1.9/18) permitting a wall height of 7.2 metres. The proposed development retains the existing compliant maximum wall height of 7.112 metres (east) and 7.56 metres on the western side, where the new cladding is to be added. The new balcony also proposes compliant maximum wall heights of approximately 4.87m (east) and 4.98m (west).

The DCP permits a maximum of 2 stories on the subject site. The existing dwelling is 3 stories in height and no change is proposed to the number of storeys.

The DCP permits a maximum roof height of 2.5 metres above the actual wall height. The refinishing to the existing roof maintains the existing roof height to the dwelling, with a compliant pitch of 20-24°.

4.1.3 Floor Space Ratio (FSR)

A maximum floor space ratio of 0.45:1 is permitted for the site which equates to 261.81m² for the site area of 581.8m².

The development proposes a compliant FSR of 0.40:1 or GFA of 235.47m².

4.1.4 Setback (front, side and rear) and Building Separation

4.1.4.1 Street Front setbacks

A front setback consistent with the prevailing setback, or a minimum 6 metres, is required on the site by the DCP.

The development proposes a front setback of 5.372 metres to the front, open balcony at ground floor level.

A variation to the front setback is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- 1. To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.*

Comment

Judith Street is an eclectic mix of dwellings with varying architectural styles and front setbacks.

The development proposes a minor breach to the front setback control of 628mm to allow the open sided front balcony at its south-western corner.

The proposed front setback is articulated and landscaped and the dwelling remains consistent with neighbouring development in this part of Judith Street. The proposed alterations and additions will substantially improve the visual appearance of the dwelling, resulting in a positive contribution to the streetscape.

The development does not result in inappropriate shadowing to neighbouring properties and provides setbacks compliant with the Building Code of Australia.

To ensure and enhance local amenity by:

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment

As described above the design of the proposed alterations and additions ensures privacy and solar access is maintained for both the subject site and the adjoining properties. There will be no view impacts and the proposal remains consistent with the residential density in the locality. Privacy is retained with 1.8 metre high screening to the eastern and western sides of the balcony.

2. *To promote flexibility in the siting of buildings.*

Comment

Flexibility in the application of the front setback control is considered appropriate, in this case, as the variation relates only to the front, open sided balcony at its south western corner. It remains consistent with neighbouring development on Judith Street, with the resulting development having an appropriate impact on neighbouring properties and is suitable for the site.

3. *To enhance and maintain natural features by:*

- *accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;*
- *ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*
- *ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.*

Comment

The proposed setback variation will allow for an appropriately landscaped street frontage, whilst retaining the large useable landscaped area in the rear yard for the enjoyment of the residents.

4. To assist in appropriate bush fire asset protection zones.

Comment

Not relevant. The subject site is not bushfire prone land.

It is concluded that the proposed variation will have no detrimental impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

Side setbacks and secondary street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site which equates to:

	Control	Proposed	Compliance
East			
	1.62m (based on a maximum wall height of 4.87m to the balcony)	1.09 metres (existing alignment of dwelling to be retained)	Merit assessment
West			
	1.66m (based on a maximum wall height of 4.98, to the balcony)	970mm (existing alignment of dwelling to be retained)	Merit assessment

The development proposes a variation to the side setback control to facilitate the construction of the front balcony. A merit assessment of this variation is provided below.

Objectives of the control:

(1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Comment

The resulting dwelling will present as a modern 2-3 storey dwelling on the site, which remains consistent with other dwellings in the locality and compatible with the streetscape.

The variations will have no perceived amenity impacts to adjoining dwellings given the location of principal living areas and existing stands of vegetation screening which is to be retained in the site's re-development.

(2) To ensure and enhance local amenity by:

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment

As described above the design of the dwelling ensures privacy and solar access is maintained for both the subject site and the adjoining properties. There will be no view impacts and the proposal remains consistent with the residential density in the locality.

(3) To promote flexibility in the siting of buildings.

Comment

Flexibility in the application of the side setback control is considered appropriate, in this case, as the development presents with a consistent and appropriate scale and proposes setbacks compliant with the Building Code of Australia.

(4) To enhance and maintain natural features by:

- *accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;*
- *ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*
- *ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.*

Comment

The proposed side setback variation will have no impact on the landscaped area in this location and does not require the removal of any additional trees. An easily compliant total open space area and landscaped area is retained throughout the site.

(5) To assist in appropriate bush fire asset protection zones.

Comment

Not relevant. The subject site is not bushfire prone land.

It is concluded that the proposed variation will have no impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

4.1.4.4 Rear Setback

A minimum rear setback of 8 metres is required on the site.

The proposed development retains the existing compliant setback of 15.825 metres, with all works occurring at the front of the dwelling.

4.1.5 Open Space and Landscaping

Minimum Residential Total Open Space Requirements

The subject site is located in Open Space Area OS3, as such the DCP requires a total of 55% of the site to be open space with a minimum 35% of actual total open space to be landscaped area and a maximum 25% of open space located above ground.

This equates to a minimum 320m² of total open space for the site area of 581.8m², a minimum 112m² of landscaped area and maximum 80m² of open space above ground level.

The development proposes a compliant total open space area of 344.71m² or 56%, a compliant landscaped area of 208.98m² or 60.62%. The development also proposes a compliant area of open space above ground level and a generous private open space area.

4.1.6 Parking, Vehicular Access and Loading (including bicycle facilities)

The DCP requires 2 carparking spaces per dwelling house and a maximum garage width of 50% of the site frontage (to a maximum 6.2 metres).

The development proposes a new crossover and driveway. It retains the existing two garages on the site, with new garage doors proposed for each (within the existing openings).

Development on Sloping Sites

The subject site is not identified as Landslip Risk in the LEP map and the site does not have a significant slope. However, a Geotechnical Report has been prepared in support of the proposed alterations and additions.

4.1.10 Fencing

As stated above, the development proposes a new 1.5m high front fence and entry gate, with a solid and open appearance.

The design of the fence will allow visual and acoustic privacy for the occupants of the dwelling in this busy section of Judith Street. Its appearance is compatible with the general appearance of the dwelling and the streetscape. Additionally, the siting, height and form of the front fence is consistent with neighbouring fences in the immediate locality.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Manly LEP 2013 and the Manly DCP 2013.

	Standard	Proposed	Compliance
Manly LEP 2013			
Lot Size	500m ²	581.8m ²	Yes – no change
Building Height	8.5 metres	Existing – 10.22m New metal roof sheeting to maintain the existing height	Clause 4.6 (height) attached
Floor Space Ratio	0.45:1 (261.81m ²)	0.4:1 (235.47m ²)	Yes
Manly DCP			
Residential Density/ Dwelling Size	1 /500m ²	Alterations and additions to an existing dwelling	Yes
Wall Height	Dependant on slope – 7.2 m 7.2m (east) 7.1m (west)	Front posts to new balcony - 4.87m (east) 4.98m (west) New cladding on eastern and western sides to existing wall	Yes
Number of Stories	2	Existing 3	Yes – no change
Side Boundary Setbacks	1/3 wall height East – 1.62m West 1.66m	1.09m 970mm	Compliance with objectives achieved
Primary Front Boundary Setback	Prevailing building line or 6m	5.372m to front balcony	Compliance with objectives achieved
Rear Boundary Setbacks	8 metres	Existing - 15.825m	Yes – no change
Parking	2 spaces	Existing – 2 spaces	Yes – no change

	Standard	Proposed	Compliance
Open Space O/S Area 3	Total O/S – 55% = 320m ² Landscaped Area 35% of O/S = 112m ² Above Ground - Maximum 25% of open space (80m ²)	56% (344.71m ²) 208.22m ² Complies	Yes Yes Yes
Private Open Space	18m ²	276.63m ²	Yes
Solar Access (adjoining P o/s)	2/3 sunlight retained between 9am and 3pm on June 21.	Complies	Yes
Solar Access (Living rooms)	Change accordingly to orientation from DCP North-South orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June)	Complies	Yes

7.0 Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Manly LEP and DCP.

The development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed development has been designed to complement the site and its surrounds. The dwelling is appropriate and will have reasonable and appropriate impacts for adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character of the streetscape of the area.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is not constrained by natural hazards.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally, finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the development proposed.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for alterations and additions to the existing dwelling at 38 Judith Street, Seaforth is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the proposed development is considered worthy of Council's consent.

Planner Declaration

This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Reviewed by
23/06/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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