



**13A LODGE STREET,
BALGOWLAH**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
GARAGE AND STUDIO**



Report prepared for
David Jagers
December 2024

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1.0 Introduction

1.1 This is a statement of environmental effects for a new garage with attic style studio space above replacing the existing carport, at 13A Lodge Street in Balgowlah.

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 Beveridge Williams,
- ◆ Architectural drawings prepared by David Jagers Architect,
- ◆ BASIX Certificate

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

2.0 The site and its locality

- 2.1 The subject site is located on the southern side of Lodge Street, approximately 40 metres east of its intersection with Condamine Street in Balgowlah. It is legally described as Lot 151 DP 1117653 and is known as 13A Lodge Street.
- 2.2 It is an approximately rectangular shaped lot with a front boundary (north) of 26.835 metres, rear boundary (south) of 26.785 metres, side boundaries of 16.825 metres (east) and 16.760 metres (west).
- 2.3 The lot has an area of 450.2m² and is currently occupied by a one and two storey brick and clad semi-detached house with a free-standing carport on the eastern and northern boundaries. The site slopes from the south down to the north (Lodge Street frontage).
- 2.4 The property is surrounded by a mix of residential densities including single detached dwellings, semi-detached dwellings, multi-dwelling housing and residential flat buildings in all directions. It is located in close proximity to Manly Golf Club, Manly Cemetery and Manly Beach to the east. The site is serviced by retail outlets and public transport on Sydney Road and Condamine Street.

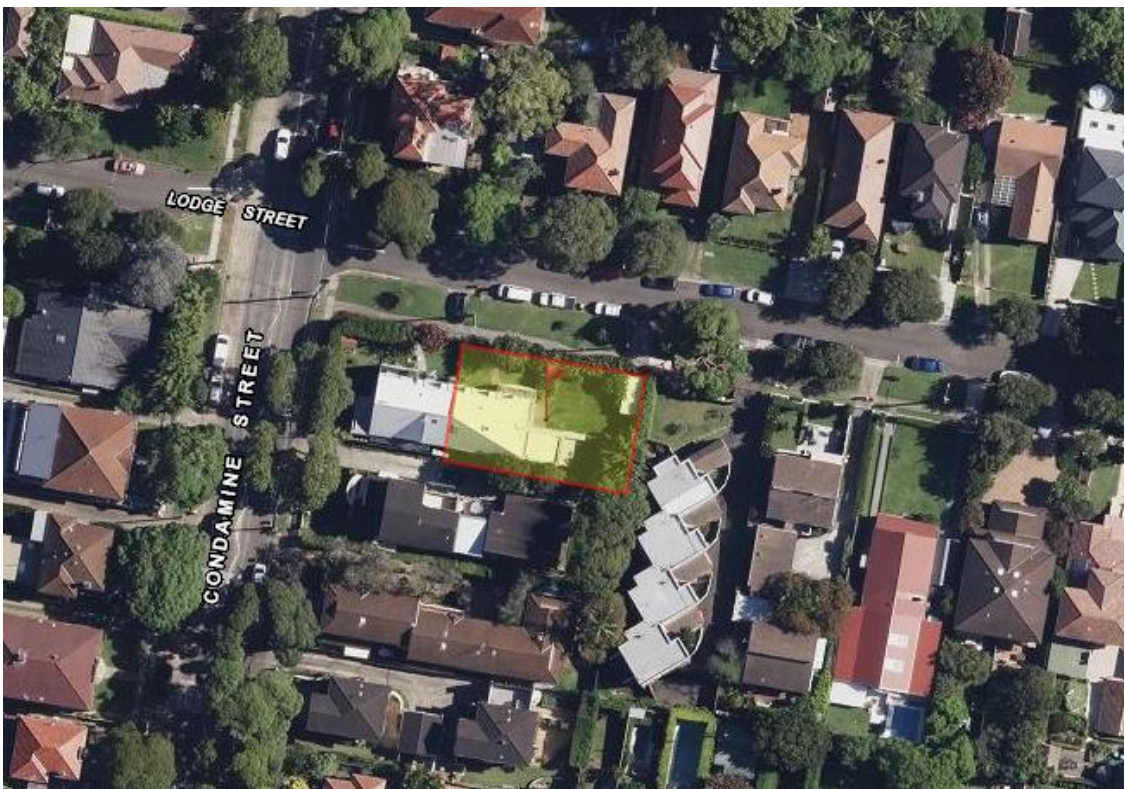


Figure 1. The site and its immediate surrounds

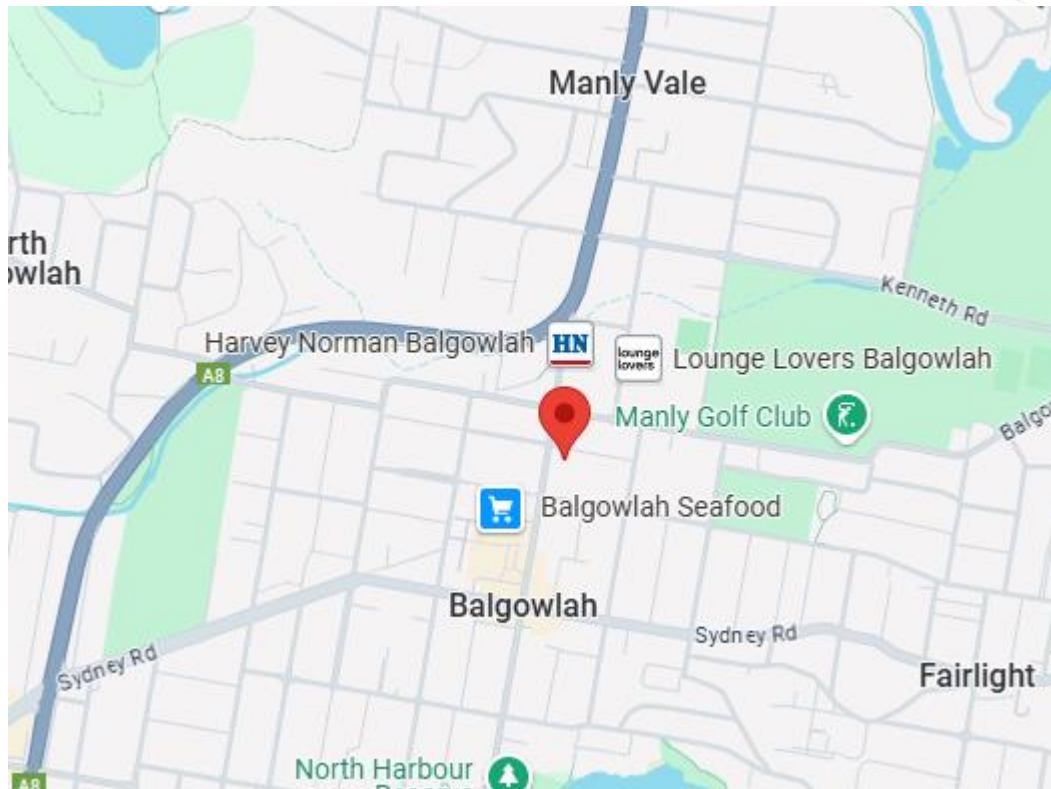


Figure 2. The site within the locality

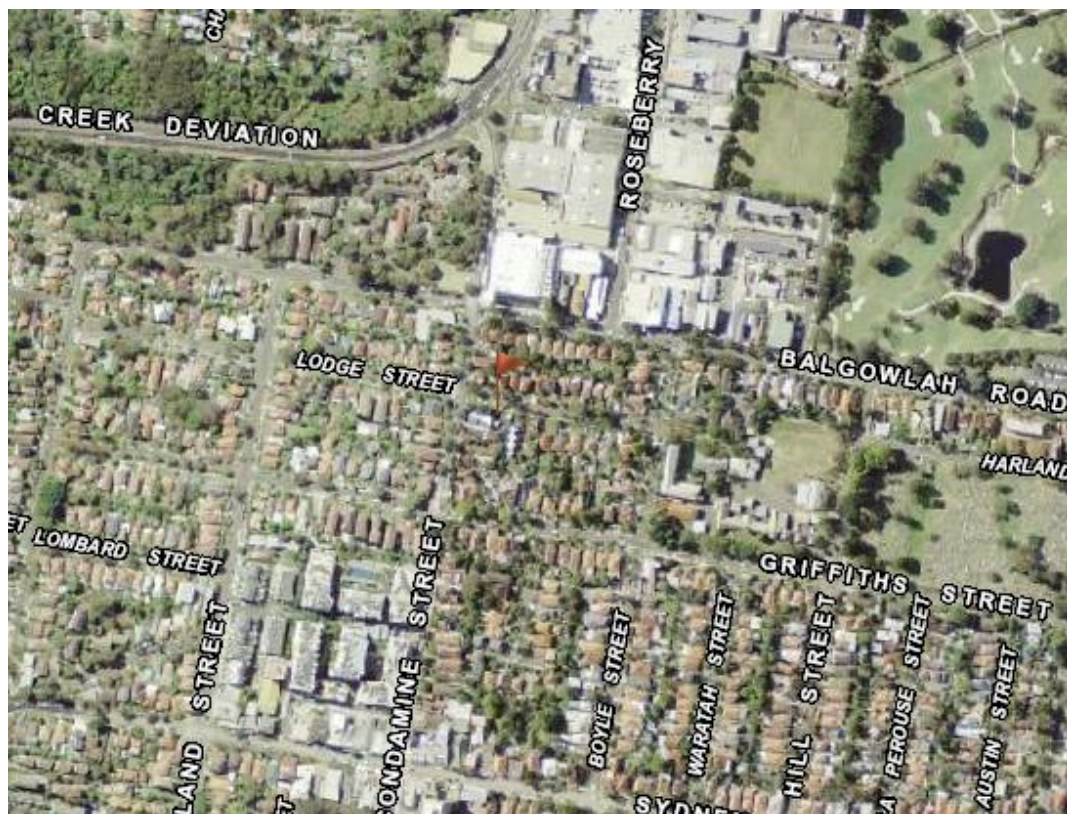


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling, looking south from Lodge Street.



Figure 5. The existing carport, looking east.



Figure 6: Existing carport and rear yard, looking north.



Figure 7: Existing carport and crossover, looking west.



Figure 8: Neighbouring property immediately across Lodge Street, looking north.



Figure 9: Southern boundary, looking south.

4. Proposed Development

- 4.1 The proposed development is for the construction of a new double garage with a studio above and new driveway, replacing the existing single carport and hardstand.
- 4.2 The garage /studio has been designed to ensure that the appearance of the building remains consistent with the existing streetscape. The proposed development maintains a scale consistent with buildings in the locality and will provide an attractive addition to Lodge Street.
- 4.3 The proposed development will be made up as follows:

Ground floor

- Demolish the existing carport and hardstand,
- Retain existing crossover,
- Construct a new driveway to accommodate the new wider garage,
- Construct a new double garage with rear access door with associated path and steps to the studio and dwelling.

Studio

- Studio room with bathroom, joinery and balcony,
 - Access door and stairs on the northern elevation.
- 4.4 The proposed development is considerate of the existing dwelling and the streetscape and is an appropriate use of the site.

5. Statutory Framework

5.1 State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), 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

State Environmental Planning Policy (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.

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.

6.2 Manly Local Environmental Plan 2013

Zoning

The site is zoned R1 – General Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013. The proposed development is for a garage with first floor studio ancillary to an existing dwelling. Dwellings are permissible with development consent in the R1 zone.



Figure 10. Extract from Manly LEP 2013 zoning map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed double garage and studio.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 300m². The subject site comprises of a compliant area of 450.2m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes a compliant maximum building height of 6.2 metres.

Floor Space Ratio

The site is mapped with a maximum FSR of 0.5:1 which equates to a maximum gross floor area of 225.1m² for the site area of 450.2m².

The development proposes a compliant gross floor area of 224m² or FSR of 0.497:1.

Heritage Conservation

The site is not a heritage item or located within a heritage conservation area. It is located in proximity to a heritage listed street trees, as illustrated below.

It is considered the proposed works will not impact on nearby heritage items, with no street trees in the immediate vicinity. It is understood that none of the original fig trees on Lodge Street listed as heritage remain near the subject site, with common younger Grevilleas now outside 13a Lodge Street.



Figure 11. Extract from Manly LEP 2013

Acid Sulfate Soils

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the water table below 1 metre AHD on adjacent class 1,2,3 or 4 land.

Stormwater Management

Stormwater from the proposed development will be connected to the existing infrastructure on the site, which drains to Lodge Street. A stormwater plan accompanies the Development Application.

Essential Services

All essential services are existing on the site.

6.3 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

3. General Principles of Development

3.1 Streetscapes and Townscapes

Streetscape (Residential Areas)

The subject site has frontage to and is visible from Lodge Street.

The streetscape is characterised varying types and scale of development with a mix of residential flat buildings, attached and detached dwellings. The proposed works are consistent and complementary to the streetscape with a setback consistent with the existing balcony proposed for the new works.

Garbage Areas

The existing dwelling has a compliant bin storage area and no change is proposed.

Complementary Design and Visual Improvement

The proposed development remains consistent with the 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 location. Full details are provided in the attached materials and finishes schedule.

Front Fences and Gates

No changes are proposed to the existing boundary fencing to the Lodge Street.

Roofs and Dormer Windows

The new roof to the studio, proposes a contemporary design which complements roof styles in the locality. No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The development proposes to construct a studio above a new double lock up garage, providing suitable vehicular access and carparking for the site.

The siting and design of the structure is subservient to the dwelling and appropriate in the proposed location.

3.2 Heritage Considerations

As described above, the site is not a heritage item or located within a heritage conservation area. The development will have no impact on nearby trees.

3.3 Landscaping

The site contains existing landscaping to the Lodge Street frontage, which will be retained. New works are setback, minimal in area and sited to ensure a maximised landscape setting. A generous landscaped areas is retained for the site.

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

Overshadowing

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.

In addition, as the subject site and adjoining lots have a north-south orientation, the DCP requires a minimum 4 hours solar access be maintained to the glazing in living rooms of adjacent properties, between 9am and 3pm on 21 June.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in a very minor increase in shadowing in the rear yard of the neighbouring site 156a Condamine Street at 9am.

12pm - The development will result in a reduction negligible shadow change at midday.

3pm – The development will result in a minor increase in shadowing in the front yard and on 2 windows of the eastern neighbour at 13 Lodge Street at 3pm.

It is concluded that there will be a negligible change in shadowing to the rear yard of for the subject site, the rear and side neighbours. Compliant solar access is maintained and there will be no excessive increase in shadowing to living room glazing of surrounding dwellings.

Overshadowing Solar Collector Systems

The proposed development will not overshadow neighbouring solar collector systems.

Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

Excessive Glare or Reflectivity Nuisance

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

Privacy and Security

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

The new studio/ office space incorporates a number of privacy measures including orienting windows towards the front and rear of the lot, the use of skylights, privacy screening and privacy glazing.

Acoustical Privacy (Noise Nuisance)

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

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 studio space provides compliant solar access and ventilation.

3.7 Stormwater Management

Stormwater from the proposed development will be connected to the existing infrastructure on the site, which drains to Lodge 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.

3.10 Safety and Security

The dwelling maintains clear property boundaries and visual surveillance of the street, which is of benefit to the safety and security of residents.

Part 4 Development Controls and Development Types

4.1 Residential Development Controls

Dwelling Density, Dwelling Size and Subdivision

The site is located in area D4 and is mapped with a dwelling density of 1 per 300m². The subject site comprises an area of 450.2m² and proposes to retain one principal dwelling.

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

The LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes a compliant maximum building height of 6.2 metres.

The DCP permits a maximum of 2 storeys plus basement on the subject site and the development proposes a compliant 2 storeys.

A maximum wall height of 7 metres (gradient 1:11) is permitted on the site. The development proposes compliant maximum wall heights of 4.7 metres (north and south), 5.1 metres (west) and 4.3 metres (east).

The DCP permits a maximum roof height, 2.5 metres above the actual wall height. The new first floor roof proposes a compliant roof height of 2 metres and a compliant pitch.

Floor Space Ratio (FSR)

As described above the site is mapped with a maximum FSR of 0.5:1 which equates to a maximum gross floor area of 225.1m² for the site area of 450.2m². The development proposes a compliant gross floor area of 224m² or FSR of 0.497:1.

Setback (front, side and rear) and Building Separation

Street Front setbacks

A primary front setback, consistent with the prevailing setback, or a minimum 6 metres. The garagestudio proposes a front setback of 5.1 metres. This is consistent with the existing dwelling on the site and accordingly is compliant.

Side setbacks and street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site which equates to 1.56 metres (east). The development proposes side setbacks of 900mm at the ground floor, increasing up to 2 metres for the sloping attic style roof facing the eastern side boundary.

A variation to the side setback control 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

The proposed structure is of minimal height, with an angled attic style roof facing the boundary. The setbacks remain consistent with other setbacks along the street and for a limited length of a small development project. The proposed setback to the eastern boundary does not result in any bulk and scale issues or solar access variation for the neighbouring site and the view from the street will be easily consistent with the scale of surrounding development.

The proposed variation will have reasonable and appropriate impact on the street edge and the landscape character of Lodge Street.

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 proposed studio space ensures privacy through the location and design of windows. 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 development in the locality. The addition allows for the improvement of the existing carparking on the site, while providing additional casual surveillance to the street.

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

Comment

Flexibility in the application of the setback control is considered appropriate, in this case, as the studio is sited to accommodate a new double garage and on the ground floor. The development does not present with excessive bulk and allows for the retention of

compliant solar access. The proposal will not unreasonably impact upon any neighbouring properties or the streetscape and is appropriate for the site.

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 setback variation will have no major impact on the existing landscaped areas on the lot, with only minimal change to allow for a second vehicle to be parked on 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.

Rear Setback

A rear boundary of 8 metres is the control for the site. The existing dwelling on the site has been developed with a setback of 1.2 metres. This is consistent with both neighbouring sites to the north and south. The proposed small addition has a setback of 4.05 metres. This is ample to ensure the objectives of the control is met.

A variation to the rear setback control 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

By demolishing the existing carport and relocating the garage and associated studio further back from the street frontage, the impacts of development on the site will be improved for the street frontage.

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 proposed garage/studio ensures privacy through the location and design of windows. 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 development in the locality. The addition allows for the improvement of the existing carparking on the site, while providing additional casual surveillance to the street.

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

Comment

Flexibility in the application of the setback control is considered appropriate, in this case, as the studio is sited to accommodate a new double garage on the ground floor. The development does not present with excessive bulk and allows for the retention of compliant solar access. The proposal will not unreasonably impact upon any neighbouring properties or the streetscape and is appropriate for the site.

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 setback variation will have no major impact on the existing landscaped areas on the lot, with only minimal change to allow for a second vehicle to be parked on the site. Ample landscaped area is retained in the rear setback area.

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.

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 that open space to be landscaped area and a maximum 25% of open space located above ground.

This equates to a minimum 248m² of total open space for the site area of 450.2m², a minimum 86.5m² of landscaped area and maximum 62m² of open space above ground level.

The development proposes a total open space area on the site of 226.4m² or 50.2%. A landscaped area of 169.2m² or 68.2%. No open space above ground level is proposed.

A variation to the total open space area is considered appropriate, in this case, as total open space is close to compliant and a very generous landscaped area is retained. In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

1. *To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna.*

Comment

Consistent. As described above the proposal retains a very generous landscaped area and removes no significant trees on site. Additional vegetation is proposed in the landscape plan that will add to the flora and fauna of the site.

2. *To maximise soft landscaped areas and open space at ground level, encourage appropriate [tree](#) planting and the maintenance of existing vegetation and bushland.*

Comment

Consistent. The proposed works retain an ample soft landscaped area, at ground level. Ample vegetation is retained in the established garden.

3. *To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.*

Comment

Consistent. As assessed above, the design of the addition ensures privacy and solar access is maintained for both the subject site and the adjoining properties. The proposal remains consistent with the existing streetscape and dwellings within the locality. It is directly comparable to the new developments at 89 and 91 Griffiths street.

4. *To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff.*

Comment

Consistent. The landscaped area proposed provides an area for water infiltration. Surface stormwater will be connected to existing drainage infrastructure on the site, which drains to Lodge Street. A compliant stormwater plan accompanies the application.

5. *To minimise the spread of weeds and the degradation of private and public open space.*

Comment

Consistent. No weed species will be introduced to the site.

6. *To maximise wildlife habitat and the potential for wildlife corridors.*

Comment

Consistent. The proposal will retain ample landscaped area on the site and the existing established plantings within the property are maintained.

The DCP requires a minimum 18m² of principal private open space. The development retains a compliant area of private open space in the rear yard.

Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The DCP requires 2 parking spaces per dwelling. The development proposes to retain the existing vehicular access from Lodge Street with improved parking services proposed with a new double garage. This is an additional space to that existing on site.

The DCP requires a maximum garage / carport / hardstand parking area width of 50% of the site frontage or 6.2 metres. The development proposes to a garage with a compliant door width of 5.4 metres.

Part 5

Special Character Areas

The subject site is not located in a special character area.

5.4 Environmentally Sensitive Lands

The subject site does not contain environmentally sensitive land.

7. 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			
Zoning	R1 General Residential		Semi-detached Dwellings permissible
Proposed Zoning	No change		
Lot Size	300m ²	450.2m ²	Yes – no change
Building Height	8.5 metres	6.2 metres	Yes
Floor Space Ratio	0.5:1 225.1m ²	224m ²	Yes
Manly DCP			
Residential Density/ Dwelling Size	1 /300m ²	1	Yes
Wall Height	Dependant on slope – 7.0 m based on 1:11	4.6m	Yes
Number of Stories	2	2	Yes
Side Boundary Setbacks	1/3 wall height East 1.53m	East Lower floor 900mm Upper Floor 900mm- 2 metres	Merit
Primary Front Boundary Setback	Prevailing building line or 6m	5.1m	Yes
Rear Boundary Setbacks	8 metres	4.05mm	No
Parking	2 spaces	2	Yes
Open Space O/S Area 3	Total O/S – 55% Landscaped Area 35% of O/S Above Ground - Maximum 25% of open space (83.55sqm)	50.2% 68.2% Balcony is included 6m ²	No Yes Yes

	Standard	Proposed	Compliance
Solar Access (adjoining P o/s)	2/3 sunlight retained between 9am and 3pm on June 21.		Yes
Solar Access (Living rooms)	Change accordingly to orientation from DCP East-west orientation, the level of <u>solar access</u> presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June)		Yes

8. 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:

8.1 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 development 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.

8.2 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 garage and studio have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on 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.

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 natural hazard of acid sulfate soils has been assessed and can be effectively mitigated to allow the development to proceed.

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 of 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 and 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.

8.3 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 adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed garage and studio.

8.4 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.

8.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the 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.

9. Conclusion

- 9.1 The proposed development for a new garage with first floor/attic studio at 13a Lodge Street, Balgowlah, is appropriate considering all State and Council controls.
- 9.2 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.
- 9.3 Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
17/12/2024	Sarah McNeilly Director	Susan May-Roberts Senior Planner

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