



2 HARVEY STREET SEAFORTH

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE



Report prepared for
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1.0 Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling house, at 2 Harvey Street, Seaforth, to extend the first floor to create a 6 bedroom, dwelling on the site.

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
- ◆ Survey Plan prepared by ENG Land Services
- ◆ Architectural Plans prepared by Timothy Watson Architect,
- ◆ BASIX Certificate prepared by Timothy Watson Architect,
- ◆ 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.

2.0 The site and its locality

- 2.1 The subject site is located on the northern side of Harvey Street, at its intersection with Munoorra Street. It is legally described as Lot 2 DP 220257 and is known as 2 Harvey Street, Seaforth.
- 2.2 It is a generally rectangular shaped lot with boundaries of 18.965 metres (south – Harvey Street frontage), 29.58 metres (east – Munoorra Street frontage), 18.965 metres (north – side boundary) and 29.365 metres (west – side boundary). It has an area of 556.4m² and slopes to the south (towards the Harvey Street frontage).
- 2.3 The lot is occupied by a two-storey (plus basement garage), rendered brick dwelling, with a tile roof and an inground swimming pool. The subject site and surrounding properties enjoy distant views of the city to the south.
- 2.4 The property is surrounded by detached and semi-detached dwellings in all directions. It is located in close proximity to shops and services in Seaforth and in Balgowlah to the east.



Figure 1. The site and its immediate surrounds

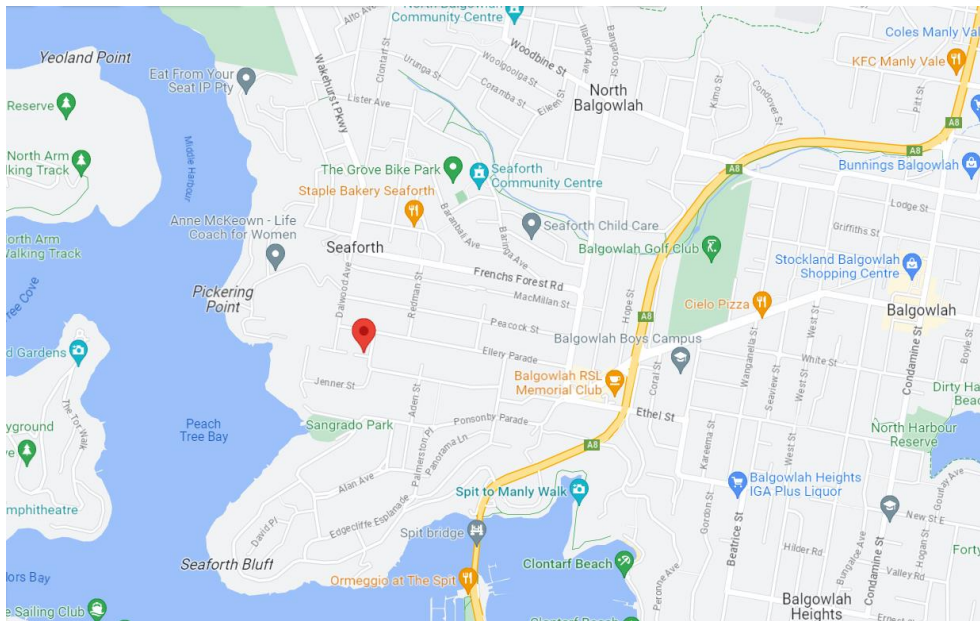


Figure 2. The site within the locality

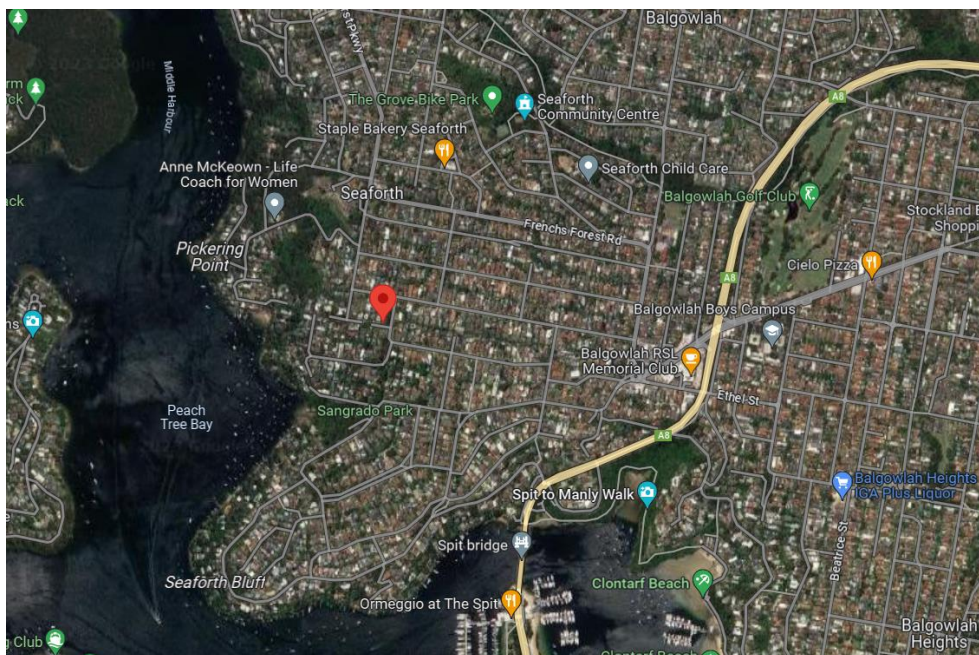


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking north from Harvey Street.



Figure 5. The subject site looking north- west from Munoor Street.



Figure 6. The front garden and dwelling facade, looking north.



Figure 7. Location of proposed first floor addition and neighbouring dwelling, looking north.



Figure 8. The rear of the dwelling and swimming pool, looking south.



Figure 9. Views to the city, looking south.

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling, including lower ground and ground floor alterations and additions to the first floor, to create a 6-bedroom dwelling on the site.

4.2 The development has been designed to ensure it remains consistent with the existing dwelling and the surrounding streetscape. The proposal is consistent with Council controls and ensures privacy and views are maintained for neighbouring dwellings and the subject site.

4.2 The alterations and additions will be made up as follows:

Garage Level

- Retain the existing double garage and undercroft area,
- Fill in the external door to the retained laundry,
- Demolish the existing toilet and storage room to create a hallway and internal staircase to access the ground floor.

Ground Floor

- Retain the existing entry, 2 x bedrooms, bathroom, kitchen, dining room, living room, deck and swimming pool,
- Demolish the existing internal staircase and internal wall to the second living room and construct a new staircase to access the first floor and basement garage,
- New tiling and timber rail to the external front entry stairs and verandah,
- New windows and doors as indicated on the plans.

First Floor

Retain the east and north external walls of the existing first floor and extend to the west to create a:

- Reconfigured master bedroom with WIR and ensuite,
- Front deck, hallway and staircase to access the ground floor,
- Bathroom,
- WC,
- Bedrooms 1, 2 & 3.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

This chapter 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 trees.

Chapter 6 – Water Catchments

The site is located within the Sydney Harbour Catchment and Council is the Consent Authority for land-based development, as is proposed by this application.

The proposed development is consistent with the aims of the SREP having nil impact on the catchment. It is not visible from critical and valuable areas and the Sydney Harbour Catchment will retain its environmental and cultural significance. No Heritage Items nominated in the SREP are in the immediate vicinity of the site.

The development proposed is appropriate for the residential lot and will have no impact on the retention of significant environmental and cultural aspects of the Sydney Harbour Catchment.

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 (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.

5.3 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 an existing dwelling house and dwelling houses are permitted with development consent in the R2 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 alterations and additions.

Minimum Subdivision Lot Size

The site is mapped with a minimum subdivision lot size of 600m². The subject site is an existing undersized parcel, comprising an area of 556.4m² and no subdivision is proposed.

Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres.

The numeric value of the building height proposed is 8.98 metres (when measured in accordance with the existing excavated garage level as required by *Merman Investments*

Pty Ltd v Woollahra Municipal Council [2021] NSWLEC 1582), consistent with the existing maximum building height.

The proposed building height is a compliant maximum 8.4 metres, when measured in accordance with the previously applied *Bettar judgement*. As works are proposed above the maximum 8.5 metre maximum height control, a clause 4.6 variation request is provided with this application.

Floor Space Ratio

The site is mapped with an FSR of 0.45:1, which equates to a maximum permitted floor area of 250.38m² for the site area of 556.4m².

The development will result in a compliant GFA of 250m² or FSR of 0.45:1.

Heritage Conservation

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

Flood Planning

The site is not identified on the NBC flood hazard map.

Acid Sulfate Soils

The site is mapped with class 5 acid sulfate soils. The development does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land, that is below 5 metres AHD. The works are not likely to lower the watertable below 1 metre AHD.

Earthworks

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Stormwater Management

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

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.

3. General Principles of Development

3.1 Streetscapes and Townscapes

The subject site is a corner lot and has a primary frontage to Harvey Street and a secondary frontage to Munoorra Street. The area is characterised by one, two and three storey detached residential dwellings.

The proposed alterations and additions have been designed to remain consistent with the character of the area, through design, architectural features and complimentary design, materials and colour choices.

Garbage Areas

The existing dwelling has a compliant bin storage area which will be retained.

Complementary Design and Visual Improvement

The proposed development remains consistent with the character and streetscape in the locality. The works will be constructed of materials consistent with the residential use and other dwellings in the locality. Full details are provided in the attached materials and finishes schedule.

Front Fences and Gates

No changes are proposed to the existing fencing on the site.

Roofs and Dormer Windows

The development proposes new charcoal roof tiles to match the existing, constructed of low reflective materials. A compliant roof pitch is proposed.

No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The development will retain the existing driveway and double garage, accessed via Harvey Street.

3.2 Heritage Considerations

As described above the site is not a heritage item, Is not located in a heritage conservation area and is not located in close proximity to any heritage items.

3.3 Landscaping

Existing landscaping in the front and rear yard will be retained, for the enjoyment of the residents.

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

Overshadowing

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

In addition, as the subject site has a north / south orientation, living room glazing of adjacent properties must retain 4 hours sunlight 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 shadowing across the front yard of the subject site and to a small section of the side yard of 4 Harvey Street.

12pm – The development will result in shadowing across the front yard of the subject site and a small section of the Harvey Street road frontage.

3pm - The development will result in shadowing across the front yard of the subject site and the Harvey Street and Munoorra Street road frontages.

It is concluded that the subject site retains compliant solar access at 9am, 10am, 1pm, 2pm and 3pm. The adjoining dwelling at 4 Harvey Street retains compliant solar access between 10am and 3pm on 21 June. The unit block to the rear of the site, is located north of the subject site and will not experience any shadowing as a result of the proposed development.

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 as there will be no direct overlooking between properties.

The ground floor is visually separated from neighbouring properties by side boundary fencing and existing landscaping. The first floor additions incorporate a number of privacy measures including orienting new glazing to the front and rear of the lot, orienting balconies away from the western neighbour, privacy glazing and the use of skylights.

Acoustical Privacy (Noise Nuisance)

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

Maintenance of Views

The subject site and surrounding properties enjoy district views of the city to the south.

A site visit has been undertaken and it is considered there will be no impact on views, for the properties to the rear of the subject site (No. 81 & 81A Ellery Parade) as this property sits significantly upslope from the subject site as illustrated below.

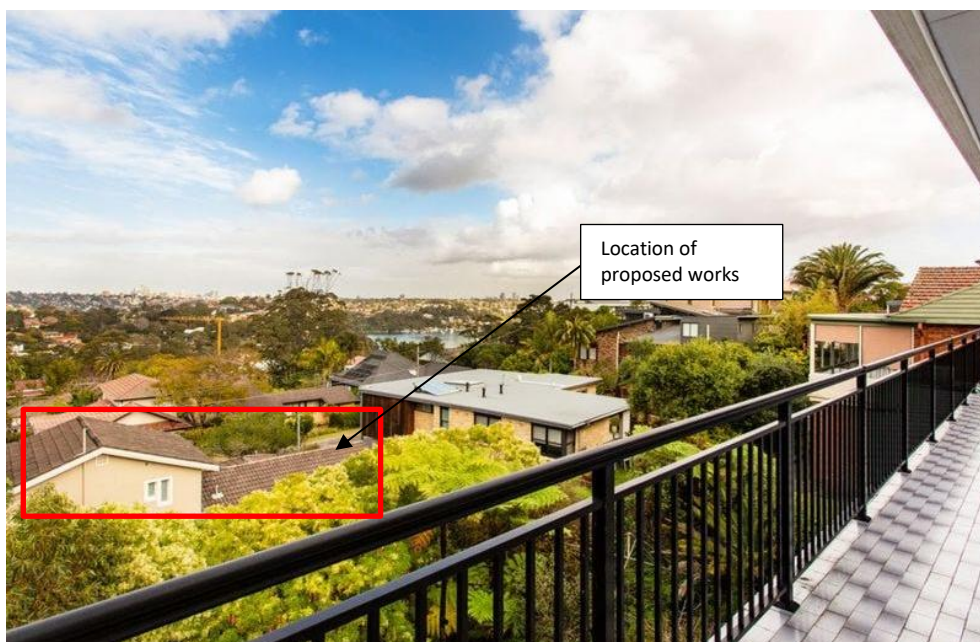


Figure 11. Views from 81 Ellery Parade, looking across the subject site to the south.

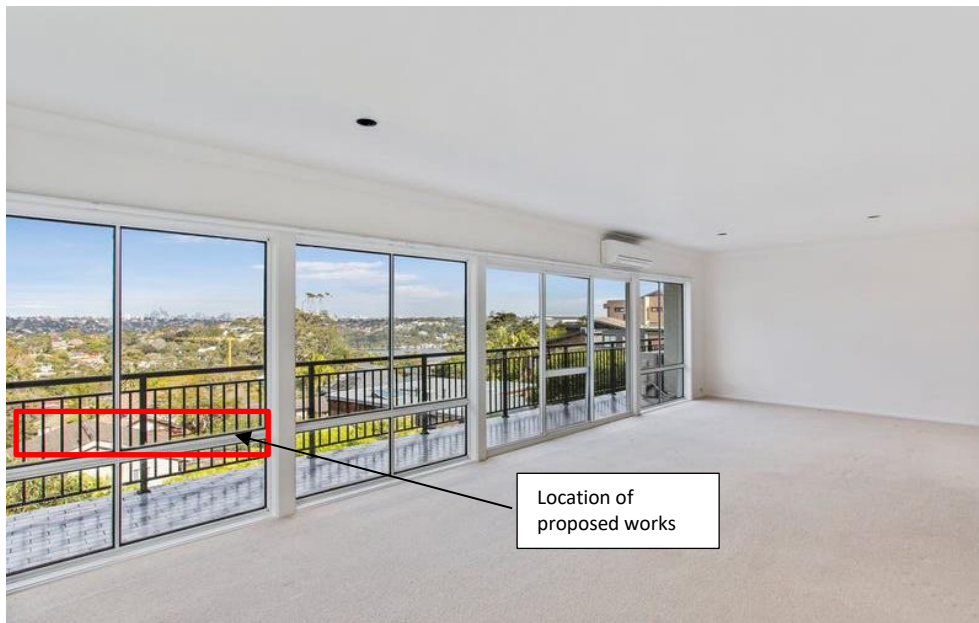


Figure 12. Views from 81 Ellery Parade, looking across the subject site to the south.

Source of images: <https://www.realestate.com.au/property/81-ellery-pde-seaforth-nsw-2092/>

3.5 Sustainability

A compliant BASIX Certificate is provided with this application. The proposed alterations and additions provide compliant solar access and ventilation.

3.7 Stormwater Management

Stormwater will be connected to existing drainage infrastructure on the site, which drains to Harvey 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 existing dwelling has appropriate bin storage areas, with waste to be collected by Councils regular service.

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 subject site is mapped with a dwelling density of 1 per 600m². The subject site is an existing undersized parcel, containing a single dwelling house and no change is proposed.

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. The existing dwelling has a non-compliant building height of 8.98 metres and the new works will not exceed the existing maximum height, however as works are proposed above the maximum 8.5 metre maximum height, a clause 4.6 variation request is provided with this application.

The DCP permits a maximum of 2 stories and basement on the subject site. The development retains the existing 2 storey, plus basement garage on the site.

The maximum wall height permitted on the site varies according to slope. The development will result in the following maximum all heights:

	Standard	Proposed	Compliance
Wall Height	East – slope 1:7.4 = 7.3m	3.8m – 4.6m (ground floor) 1.4m – 2.7m (first floor)	Yes
	West - slope 1:12 = 7m	3.2m – 3.8m (ground floor) 1.5m – 2.6m (first floor)	Yes
	South – slope 1:19 = 6.8m	Max. 7m (living room / bed 3 external wall) 3.8m – 4.8m (ground floor) 2.9m – 4m (first floor)	Merit assessment. Yes
	North – (generally level) = 6.5m	2.4 – 2.9m (ground floor) 2.7m (first floor)	Yes

*A variation to the maximum wall height control, is considered appropriate, in this case, as the variation is very minor (+0.2m or 2.9%) and applies to a small area of the dwelling façade, as illustrated below. The remainder of the front façade provides balconies and incorporates articulation to alleviate bulk, resulting in an attractive addition to Harvey Street.

In addition, a clause 4.6 variation request provides additional information and justification for the building height departure and is provided with this application.

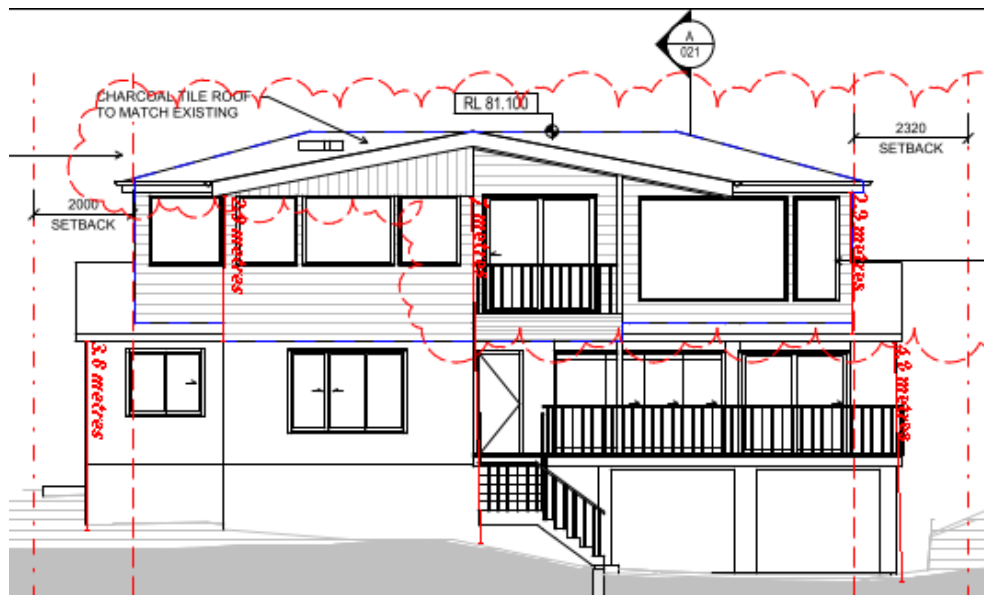


Figure 13. Plan Extract – South elevation illustrating proposed wall heights

A maximum roof height of 2.5 metres is permitted by the DCP and the dwelling proposed a compliant roof height of 0.4 metres.

Floor Space Ratio (FSR)

The site is mapped with an FSR of 0.45:1, which equates to a maximum permitted floor area of 250.38m² for the site area of 556.4m².

As described above the development will result in a compliant GFA of 250m² or FSR of 0.45.

Setback (front, side and rear) and Building Separation

Primary street front setback

A front setback consistent with the prevailing, or a minimum 6 metres, is required on the site by the DCP. The development proposes a compliant front setback of 9.1 metres to Harvey Street.

Side setbacks and secondary street frontages

A side boundary setback and secondary street front setback equivalent of 1/3 of the wall height is required on the site.

The development proposes the following side boundary and secondary street front setbacks:

	Standard	Proposed	Compliance
Side Boundary Setbacks 1/3 wall height Note: The site is a corner lot, as such the north, and west are side boundaries.	<u>North</u> 2.4 – 2.9m (ground floor) 2.7m (first floor) (Overall wall height 5.4m – 6m) Setback control is 0.96m – 2m (overall) <u>West</u> 3.2m – 3.8m (ground floor) 1.5 – 2.6m (first floor) (overall wall height 6m – 6.7m) Setback control is 1.06m - 1.26m (GF) and 2m – 2.2m (overall)	11.546m 1m (ground floor) 2m (first floor)	Yes No change to existing Merit assessment
Secondary Front Boundary Setback 1/3 building height or prevailing building line	<u>East</u> 3.8m – 4.6m (ground floor) 1.4m – 2.7m (first floor) (overall wall height 6.9m – 7.6m) Setback control is 1.2m - 1.53m (GF) and 2.3m – 2.5m (overall)	1.4m (ground floor) 2.32m (first floor)	No change to existing Merit assessment

Rear Setback

As the subject site is a corner lot, it does not have a rear boundary.

A variation to the side setback control (west) and secondary front 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 development proposes to retain the existing ground floor setback and proposes a minor variation on the first floor.

The first floor setback variation (west and east) is appropriate as the variation is the result of the slope of the site and the development does not result in inappropriate bulk or shadowing. The rear portion of the dwelling complies with the setback controls.

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 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.

2. *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 resulting dwelling is of a consistent scale to the existing dwelling and other properties in the locality. The resulting dwelling will have 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 not alter the existing landscaped area on the lot and no tree removal is proposed.

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 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 306.02m² of open space for the site area of 556.4m², a minimum of 107m² of landscaped area and a maximum of 76.5m² of open space above ground level.

The development proposes a compliant total open space area of 394.14m², a compliant landscaped area of 235.35m² and compliant open space above ground of 24.58m².

Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The DCP requires a minimum of 2 car parking spaces for dwellings and the development will retain the existing compliant 2 car garage.

Fencing

No change is proposed to the existing fencing on the site.

4.4 Other Development

Earthworks (Excavation and Filling)

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

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			
Zoning	R2 – Low density residential	Alterations and additions to a dwelling house	Yes
Lot Size	600m ²	556.4m ²	Existing undersized parcel
Building Height	8.5 metres	8.98m	Cl. 4.6 variation request provided.
Floor Space Ratio	0.45:1 = 250.38m ² for the site area of 556.4m ² .	0.45:1 or 250m ²	Yes
Heritage Conservation	Not identified Not located in close proximity to any heritage		Yes
Flood Planning	Not identified		Yes
Acid Sulfate Soils	Class 5		Yes
Manly DCP 2013			
Solar Access (adjoining private open space)	Not eliminate more than 1/3 of existing sunlight (between 9am and 3pm on the 21 June)	Assessed above	Yes
Solar Access (adjoining living room glazing)	North – south orientation – min. 4 hours solar access or maintain existing (between 9am to 3pm on the 21 June)	Assessed above	Yes
Views	Views to the city (south)	Properties to the rear (81 & 81A Ellery Parade) sit upslope – no view loss impacts.	Yes
Residential Density/ Dwelling Size	1 /600m ²	1	No change to existing
Wall Height	East – slope 1:7.4 = 7.3m	3.6m – 4.6m (ground floor)	Yes

	Standard	Proposed	Compliance
	<p>West - slope 1:12 = 7m</p> <p>South – slope 1:19 = 6.8m</p> <p>North – (generally level) = 6.5m</p>	<p>1.4m – 2.7m (first floor)</p> <p>3.2m – 3.8m (ground floor)</p> <p>1.5m – 2.6m (first floor)</p> <p>Max. 7m (living room / bed 3 external wall)</p> <p>3.8m – 4.8m (ground floor)</p> <p>2.9m – 4m (first floor)</p> <p>2.4 – 2.9m (ground floor)</p> <p>2.7m (first floor)</p>	<p>Yes</p> <p>Merit assessment.</p> <p>Yes</p> <p>Yes</p>
Number of Stories	2	3	No change to existing
Max. roof height	2.5m	0.4m	Yes
Primary Front Boundary Setback	Prevailing building line or 6m	9.1m (building line)	Yes
<p>Side Boundary Setbacks 1/3 wall height</p> <p>Note: The site is a corner lot, as such the north, and west are side boundaries.</p>	<p><u>North</u> 2.4 – 2.9m (ground floor) 2.7m (first floor) (Overall wall height 5.4m – 6m) Setback control is 0.96m – 2m (overall)</p> <p><u>West</u> 3.2m – 3.8m (ground floor) 1.5 – 2.6m (first floor) (overall wall height 6m – 6.7m) Setback control is 1.06m - 1.26m (GF) and 2m – 2.2m (overall)</p>	<p>11.546m</p> <p>1m (ground floor)</p> <p>2m (first floor)</p>	<p>Yes</p> <p>No change to existing</p> <p>Merit assessment</p>
<p>Secondary Front Boundary Setback</p> <p>1/3 building height or prevailing building line</p>	<p><u>East</u> 3.8m – 4.6m (ground floor) 1.4m – 2.7m (first floor)</p>	<p>1.4m (ground floor)</p>	<p>No change to existing</p>

	Standard	Proposed	Compliance
	(overall wall height 6.9m – 7.6m) Setback control is 1.2m - 1.53m (GF) and 2.3m – 2.5m (overall)	2.32m (first floor)	Merit assessment
Rear Boundary Setbacks	8 metres	N/A Corner lot	N/A
Open Space and landscaping (OS Area 3) TOS – min. dimensions 3m in any direction and min. unbroken area of 12sqm. Landscape Area – min. soils depth 1m and min. dimensions of 0.5m	Total Open Space (TOS) – Min. 55% of site area = 306.02m ² for the site area of 556.4m ² Landscaped Area Min. 35% of TOS = 107m ² Open space above ground – Max. 25% of TOS = 76.5m ²	394.14m ² 235.35m ² 24.58m ²	Yes Yes Yes
Parking	2 spaces	2 spaces	Yes

7. 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 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.

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 alterations and additions 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

There will be no impact.

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 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 proposed development 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 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.

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 adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed alterations and additions.

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 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.

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing dwelling at 2 Harvey 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 fully compliant development is considered worthy of Council's consent.

This report was prepared by:

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
1 February 2024	Naomi Lyons Senior Planner	Sarah McNeilly Director

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