

Statement of Environmental Effects: Use of a Shop Only



**Subject Site: Shop 1/13 The Corso,
Manly 2095**

**PREPARED ON BEHALF OF:
The White Project**

Revision No. 3

Date: 20 Feb 2024

Prepared by:



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PROJECT DETAILS

Client: The White Project
Subject land: 1/13 The Corso, Manly 2095
Lot Description: Lot/Section/Plan no: CP/-/SP22214
development: Use of a Shop Only

The report is prepared by Mark Assad
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The report is co-authored and reviewed by Christopher Chanie
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Project Code: J000886

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Brosnan & Moore Town Planning Consultants	31/05/2023	
Checked by	(Chris Chanie) Brosnan & Moore Town Planning Consultants	31/05/2023	
Approved for issue by	Mark Assad	05/06/2023	

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Development

The development seeks consent for *the use of as a shop only* at No. 1/13 The Corso, Manly 2095.

Operational Details

Type of activities being carried within the premises

Comment: *Selling of packaged confectionery to general public*

Identification of activities that have the potential to adversely impact the amenity of surrounding land uses.

Comment: Nil

replacement signage.

Comment:

The Site and Locality

The site at 1/13 The Corso, Manly (also identified as SP22214) is an irregular shaped corner lot with an area of 1317.6sqm. The site is located in a picturesque commercial precinct on Sydney's Northern Beaches. The immediate locality is predominantly surrounded by commercial and heritage listed development.

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

Part 1 Preliminary

Section 1.7 - Application of other Acts & Clause 5.5 - Duty to consider environmental impact

Act	Part	Application
<u>Biodiversity Conservation Act 2016</u>	Part 7	Not applicable. The proposal does not impact on any critical habitat, species, flora or fauna with biodiversity significance.
<u>Fisheries Management Act 1994</u>	Part 7A	Not applicable. The proposal does not impact on any critical habitat, species, flora or fauna with aquatic biological significance.
<u>Wilderness Act 1987</u>	Whole Act	Not applicable. The proposed does not involve any activity within a Wilderness Area as defined under the Act.

Part 4 Development assessment and consent

Division 4.3 Development that needs consent (except complying development)

Section 4.15 - Evaluation

(1) Matters for consideration — general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

Section 4.15 Matters for Consideration	Comments
Section 4.15(1)(a)(i) – Provisions of any environmental planning instrument	Satisfactory. See discussion on “Environmental Planning Instruments” in this report.
Section 4.15(1)(a)(ii) – Provisions of any proposed planning instrument	There are no draft environmental planning instruments that are applicable to the site.
Section 4.15(1)(a)(iii) – Provisions of any development control plan	Mainly Development Control Plan applies to this proposal.
Section 4.15(1)(a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15(1)(a)(iv) – Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Reg)	<p>Part 4, Division 2 of the EP&A Regulation 2021 requires the consent authority to consider “Conditions of development consent”. These matters have been addressed via a condition of consent.</p> <p>Clause 129A of the EP&A Regulation 2021 requires the submission of a design statement from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p>Clause 61(1) of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p>Clause 64 of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p>

	<p>Clause 71 of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This is not relevant to this application.</p> <p>Clause 69 of the EP&A Regulation 2021 also requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15(1)(b) – the likely impacts of the development, including environmental impacts on the natural and built environments and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environments are addressed under the <i>Development Control Plan</i> section in this report and are satisfactory.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the nature of the proposal.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15(1)(c) – the suitability of the site for the development	The site is considered suitable for the use.
Section 4.15(1)(d) – any submissions made in accordance with the EP&A Act 1979 or EP&A Reg 2021	See discussion on “Public Notification” in this report.
Section 4.15(1)(e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

(i) Any Environmental Planning Instrument

State Environmental Planning Policies

The development is subject to the following State Environmental Planning Policies:

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposal does not impact on bushland (Non-rural and Urban areas). The subject site is neither within the vicinity of the River Murray Lands, Georges River, Nepean River or Sydney Water Drinking Water Catchments. The proposed is not a Canal Estate development or impact on Koala Habitat. Therefore, the provisions of these chapters of the SEPP are not considered applicable in the circumstances of the case.

Chapter 6 - Water catchments

This Chapter applies as the site is located within the Sydney Harbour Catchment Map. The below table provides a brief summary of the development's performance against the key development standards contained in Chapter 6.

Standard	Comment
Water quality and quantity	The proposed development is not considered to impact on water quality or river flows. All structures associated with the modification are solid structures which does not result in any stormwater run-off, sediment or debris to traverse into the waterway in the event of tidal rise. The consent authority can be satisfied that the works as modified will have a neutral effect on the waterway, not result in adverse impact on water flow or contain cumulative environmental impact of the development of the water catchment.
Aquatic ecology	The works as modified does not result in any clearing of riparian vegetation to require a controlled activity approval or permit. The modified works are neither considered to erode the land abutting the foreshore nor result in sedimentation of a natural waterbody.
Flooding	The works as modified does not adversely any impact on periodic flooding.
Recreation and public access	The modified works do not impact on recreation or public access to the water way.
On-site domestic sewerage systems	No on-site domestic sewerage system proposed.
Stormwater management	Works do not alter the existing drainage system

State Environmental Planning Policy (Transport and Infrastructure) 2021

This SEPP contains planning provisions for infrastructure, educational facilities, protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line) and land use planning framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle. There are no applicable provisions contained within the SEPP which are applicable to the subject development.

State Environmental Planning Policies (Precincts—Eastern Harbour City, Central River City & Western Parkland City) 2021 (Precincts SEPP).

The Precincts SEPP's provides a city based strategic planning vision of the 'three cities' regions identified in the Greater Sydney Region Plan – A Metropolis of Three Cities these are known as Eastern Harbour, Central River and Western Parkland City. There are no specific provisions contained in these SEPPs which are applicable to the subject development.

State Environmental Planning Policy (Resilience and Hazards) 2021

The development was not classified as a Hazardous and Offensive development and the provisions of Chapter 3 of the SEPP are not applicable.

Chapter 2 – Coastal Management

Chapter 2 aims to integrate and co-ordinated approach to land use planning in coastal zones in a manner consistent with the objects of the *Coastal Management Act 2016*, including the management objectives for each coastal management area, by—

- (a) *managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) *establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) *mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the [Coastal Management Act 2016](#).*

This Chapter applies to coastal zones as defined under *Coastal Management Act 2016*. The subject site has not been identified as being within a Coastal Environment Area and Coastal Use Area.

Chapter 4 - Remediation of land

Chapter 4 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment through:

- Specifying when consent is required, and when it is not required, for a remediation work
- Specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- Requiring that a remediation work meet certain standards and notification requirements.

Pursuant to Clause 4.6 Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in it contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

There is nothing to indicate that the site would be affected by soil contamination. The site has been historically used for commercial purposes and the subject site is not located in close proximity to any known contaminated land. As such the site is considered suitable for the development.

Local Environmental Plan

The application was assessed against the following relevant clauses of the Manly Local Environmental Plan 2013.

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned E1 - Local Centre and seeking use for; change of use to a **shop** (which means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises) which is a type of retail premise and is a permissible form of development with Council consent.



Figure 1: Zoning Map - No. 1/13 The Corso, Manly 2095

The proposed development is consistent with the following objectives in the MLEP 2013:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*

In this regard, the proposal meets the relevant objectives of the zone and is considered to be acceptable as it provides a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. The subject site is zoned E1 – Local Centre and the use is defined as a “Shop” in MLEP 2013, the proposal is a permissible form of development with Council’s consent. The proposed development satisfies the objectives of the zone. The proposal is permissible under the provisions of the MLEP 2013.

- The development proposal is for a shop which encourage investment in local commercial development that generates employment opportunities and economic growth.

In addition to the above reasons, the proposal is also in the public interest because:

- The change of use maintains the urban form, scale and architectural and landscape treatment in the locality
- The proposal will not compromise the amenity of people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.

Part 2 - Permitted or prohibited development

Applicable LEP Clause	Standards	Proposal	Complies
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	Demolition has been considered as part of the assessment. A portion of internal works within the existing building is to be demolished.	Yes

Part 4 - Principal Development Standards

Applicable LEP Clause	Standards	Proposal	Complies
4.3 Height of Buildings	810m as identified on Height of Buildings Map	No changes to existing height	N/A
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map . - 2.5:1	Control: 2.5:1 Use: No changes to existing floor area.	N/A

Part 5 - Miscellaneous Provisions

Applicable LEP Clause	Standards	Proposal	Complies
5.10 Heritage Conservation	(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Ashfield, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	Site is identified as a local heritage item (No. I106 – Group of commercial buildings) and is located in the Town Centre heritage conservation area as per MLEP 2013 Heritage Map. Use works are limited to minor internal fit out and installation of replacement signage and vinyl stickers on front façade. The works do not compromise the heritage character of the building and surrounds.	Yes
5.11 Bush Fire Hazard Reduction	Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.	Site has not been identified as being bush fire prone.	N/A

Part 6 – Additional Local Provisions

Applicable LEP Clause	Standards	Proposal	Complies
6.1 Acid Sulfate Soils	Class 4 - If works are more than 2 metres below the natural ground surface, or works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface (3) Development consent must not be granted under	Site is affected by Class 4 Acid Sulfate soils. Works are limited to internal fit out and replacement signage. An acid sulfate soils management plan is not needed.	Yes

	<p>this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p>		
6.2 Earthworks	<p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties.</p>	No earthworks proposed.	N/A
6.4 Stormwater Management	<p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and</p> <p>(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably</p>	No changes to existing stormwater provision proposed.	N/A

	avoided, minimises and mitigates the impact		
6.9 Foreshore scenic protection area	(a) impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore, (b) measures to protect and improve scenic qualities of the coastline, (c) suitability of development given its type, location and design and its relationship with and impact on the foreshore, (d) measures to reduce the potential for conflict between land-based and water-based coastal activities	No changes to existing built form proposed.	N/A
6.11 Active Street Frontages	Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.	Active frontage to be maintained on ground floor.	Yes

- (ii) ***any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and***

There are no draft environmental planning instruments that are applicable to the site.

- (iii) ***any development control plan,***

Manly Development Control Plan (DCP) 2013		
Control	Proposed	Complies
3.1.3.1 Design Principles The following design principles and requirements should be achieved: All development must be consistent with the Townscape Principles Maps at Schedule 2 of this plan.	Works consist of internal fit out and replacement signage only.	N/A

<p>Design details of proposed developments must complement adjacent building in the locality with particular reference to:</p> <ul style="list-style-type: none"> (i) the scale, proportion and line of visible facades; (ii) the pattern of openings and the visual pattern of solids to voids on facades; (iii) both the overall wall and parapet height and the height of individual floors in relation to adjoining development and important corner buildings and the height of awnings. See also paragraph 4.4.4; and (iv) materials, textures and colours 		
<p>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</p> <p>Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.</p>	Works consist of internal fit out and replacement signage only.	N/A
<p>3.2.2.2 Retaining Significant Features and Landscape Setting.</p> <p>Alterations or additions to heritage items or buildings within a conservation area must:</p> <ul style="list-style-type: none"> a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area; b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place; c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details; d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state; 	Works consist of internal fit out and replacement signage only.	N/A

<p>e) where surfaces are not originally face brickwork;</p> <p>f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;</p> <p>g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period</p> <p>h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.</p>		
<p>4.2.5.1 Design for Townscape</p> <p>Additional townscape requirements for Manly Town Centre and Surrounds apply as follows:</p> <p>a) Maintain the predominant pattern of narrow fronted buildings within the town centre with new buildings incorporating modulation of the street wall such as recesses or modulation in the building facade to visually reduce the length and perceived bulk of the street wall.</p> <p>b) Maintain existing setbacks.</p> <p>c) New development to enhance townscape characteristics, disregarding existing unsympathetic buildings.</p>	Works consist of internal fit out and replacement signage only.	N/A
<p>4.2.5.3 Security Shutters</p> <p>Shop window security roller shutters are not permitted on the external face of the building. Such screens may only be used behind the window display.</p>	No security shutters proposed.	Yes
<p>4.4.1 Demolition</p> <p>Where development involves demolition, the applicant is to demonstrate that the degree of demolition considers any existing building on the land that should be retained and appropriately adapted in order to:</p> <p>a) Meet ecologically sustainable development principles by conserving resources and energy and reducing waste from any demolition process; and</p>	Works consist of internal fit out and replacement signage only.	N/A

<p>b) Conserve the cultural heritage of the existing building and that of the locality. An appropriate assessment of potential heritage significance must accompany any DA in relation to demolition. If the property has merit as a potential heritage item, the heritage controls and considerations in this plan apply, and</p> <p>c) Comply with the requirements of the Northern Beaches Waste Management Policy</p>		
<p>4.4.2 Alterations and Additions</p> <p>Manly Council promotes the retention and adaptation of existing buildings rather than their demolition and replacement with new structures.</p>	Works consist of internal fit out and replacement signage only.	Yes
<p>4.4.3.3 Controls for Particular Development Types</p> <p>Maximum number of Signs</p> <p>a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign), in any 2 of the following preferred locations:</p> <ul style="list-style-type: none"> • Under awning; • Awning fascia; • A transom sign above the door or shopfront (top hamper); • Inside the display window; • Below the window sill; and • Flush wall signs. <p>Excessive signage</p> <p>b) Excessive signage usually has an opposite effect to its original intention. The cluttering causes visual pollution and confusion to the observer. Having fewer, but clearer advertising assists not only the advertiser, but also the appearance of the building and the overall streetscape. Excessive signage tends to have a “domino effect”, by competing with neighbouring premises in order to gain the advantage in exposure.</p>	<p>3 replacement business identification signs are proposed on the front façade as follows:</p> <ul style="list-style-type: none"> • Top hamper sign • Flush wall sign • Display window <p>Although the maximum number of signs is exceeded, it is noted that the signs are consistent with existing provision. Therefore, the proliferation of signage can be accepted on merit.</p>	Merit
<p>4.4.3.2 Signage on Heritage listed items and in Conservation Areas</p> <p>a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas</p>	Replacement signage will be sympathetic to the	Merit

<p>b) Signs should be discreet and should complement the building and surrounding uses.</p> <p>c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:</p> <ul style="list-style-type: none"> i) Signs on shop windows should not exceed 25 percent of the window area; ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones; iii) Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building; iv) Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed; v) Modern standardised “trademarks” advertising will not usually be appropriate. This however, could be compromised by placing the modern sign in a panel with a perimeter margin and surrounding wall surface, printed in sympathetic heritage colours. 	<p>heritage building and surrounds.</p> <p>Sign No. 3 exceeds 25% of the window area. However, it will be transparent and is consistent with extent of the existing window sign.</p> <p>Proposed colours have been selected to attract customers. The bright and vibrant colour scheme is consistent with that of a confectionery store.</p> <p>In summary the proposed signage will not detract from the scenic beauty and amenity of the Municipality and can therefore be accepted on merit.</p>	
<p>4.4.4.1 Awnings in LEP B1 and B2 Business Zones</p> <p>Continuous footpath awnings must be provided on all street frontages generally consistent with the streetscape. The width, fascia height and method of support of all awnings in any street block must be consistent with entrances to public lands and through-site links allowed to be accentuated and generally in accordance with given dimensions and security.</p>	<p>No change to existing awning.</p>	<p>Yes</p>
<p>Schedule 3 Parking and Access</p>	<p>No change to gross floor area.</p>	<p>Yes</p>

- Commercial Premises: 1 parking space for every 40sqm of gross floor area.	No changes to existing parking provision.	
Schedule 6 The Corso: Site Specific Controls 1 The Corso: <ul style="list-style-type: none"> - Consistent treatment to the awning fascia and remove signage panels. - Relocate air conditioner units (mostly gone). 	Works consist of internal fit out and replacement signage only.	Merit

The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 (EP&A Act s4.15(1)(a)(iia))

There is no draft planning agreement associated with the subject Development Application.

The provisions of the Regulations (EP&A Act s4.15 (1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the Environmental Planning and Assessment Regulations 2021 (2021 Regulation)..

The Likely Environmental, Social or Economic Impacts (EP&A Act s4.15 (1)(b))

Natural Environment	The proposed development is in a well-established commercial environment.
Built Environment	The development maintains the existing streetscape patterns and achieves the desired future character of the area.
Social Impacts	The development provides for employment needs of the community within a commercial environment.
Economic Impacts	No adverse negative economic impacts are likely to result from the development. The development is likely to contribute to a range of economic benefits such as generation of local jobs, utilise existing infrastructure and services and encourage the use of local business and local economy.

The suitability of the site for the development (EP&A Act s4.15 (1)(c))

The subject site and locality are not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development. Accordingly, it is considered that the development is suitable in the context of the site and surrounding locality.

Submissions made in accordance with the Act or Regulation (EP&A Act s4.15 (1)(d))

In accordance with the provisions of Councils Public Notification, the application will be required to be placed on neighbour notification where adjoining property owners

will be notified. Any concerns raised by objectors will be considered through the assessment of the application. If required, the applicant may provide responses if deemed necessary.

The public interest (EP&A Act s4.15(1)(e))

The public interest is best serviced by the consistent application of the relevant statutory requirements which ensures the consent authority that any adverse effects arising from development are minimised. Having regard to the modifications performance against the applicable statutory provisions and policies, the proposal is not considered to raise any issues that would be contrary to the public interest.

Conclusion

The application has been assessed having regard to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and other relevant statutory provisions. This statement along with the submitted documentation demonstrates that the proposal does not result in any adverse impacts and is suitable for the site.