

**STATEMENT OF ENVIRONMENTAL EFFECTS  
SECOND SECTION 4.55 SUBMISSION – DA2020/0139  
50A PACIFIC PARADE, MANLY**

This Statement of Environmental Effects is for a second Section 4.55 to the modification to the approved DA (DA2020/0139) for the dwelling at 50A Pacific Parade, Manly. The DA was approved by the Northern Beaches Council on 22 June 2020 and the first Section 4.55 has an application number of Mod/2020/0706, approved on the 10 February 2021.

The modifications are clouded in red on the amended plans (Revision A) prepared by Christopher Jordan Architecture and Design, dated 23 November 2021.

The proposed modifications include:

- Reduce width of (x3) ground floor east facing windows from 1500 to 800mm wide.
- Relocate front ground floor east facing window closer to stair
- Demolish rear first floor wall and infill first floor balcony at rear
- Replace sliding doors for windows to rear wall and extend roof by 750mm over
- New skylight over first floor Bed 2
- New skylight over first floor Bathroom
- Increase size of DA approved skylights above terrace

The modified proposal is assessed under the relevant heads of consideration under Section 4.55 of the Environmental Planning and Assessment Act, 1979 and the relevant components under Northern Beaches Local Environmental Plan 2013 and Northern Beaches Development Control Plan 2013.

**Statutory Compliance Table**

Site Area (201.1m <sup>2</sup> )	DA Approved	S4.55 Approved	S4.55 Proposal	Control	Complies
GFA	133m <sup>2</sup> 0.66:1	147.8m <sup>2</sup> 0.73:1	152.3m <sup>2</sup> 0.75:1	120.66m <sup>2</sup> 0.6:1	NO

The proposed modification increases the gross floor area by 4.5sqm from the initial S4.55 approval by infilling the existing first floor rear balcony. This proposal increases the dwelling's amenity of the rear Bedroom 3 to better utilize the habitable space.

By enclosing the balcony, privacy impacts to adjacent neighbours rear backyards and the impact of overlooking is reduced. Even with the rear wall moved, the first floor rear setback remains behind neighbouring No. 50 Pacific Parade. As per basix requirements, the rear window requires a shading device of 750mm above the window. The proposal includes extending the roof by 750mm to provide shading to the north facing window. The roof extension allows the rear façade to maintain a simple look that matches the character of the residential dwellings of the neighbourhood.

A new skylight is proposed over bed 2 to increase the amount of natural light into the bedroom.

An openable skylight is proposed replace the previously approved first floor east facing window in the bathroom to reduce the possibility of overlooking to neighbouring No. 48 Pacific Parade.

The increase in floor area in the S4.55 proposal does not result in any additional overshadowing or bulk and scale issues. It therefore still meets the objectives of the LEP.

### **SUBSTANTIALLY THE SAME / PROPOSED MODIFICATIONS**

The modest and minor nature of the modifications ensures that the amended proposal remains the same approved development. The impacts associated with the amended proposal are similar to that approved, keeping and enhancing significant elements to compliment neighbouring No. 50 Pacific Parade.

The essence and nature of the amended proposal thereby remains the same, with no adverse impact to surrounding properties.

### **LANDSCAPED AREA**

No change

### **PRIVACY**

Privacy to adjacent neighbours is increased by infilling the balcony and overlooking is discouraged when standing on the balcony. The possibility of noise generated by the subject site when using the balcony is also reduced.

### **OVERSHADOWING**

The modified proposal does not cause any additional overshadowing.

### **CONCLUSION**

The proposed modifications are minor in nature and improve the amenity of the subject residence but do not result in detrimental impacts to neighbouring properties.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'CJd', written in a cursive style.

Christopher Jordan