



**29 INNES ROAD  
MANLY VALE**

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



Report prepared for  
**Sam & Christie Johnston**  
November 2024

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## 1. Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling house, including rear dwelling additions, a new carport and swimming pool at 29 Innes Road, Manly Vale.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011, and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- Site visit,
  - Site Survey prepared by CMS Surveyors,
  - Architectural Plans prepared by Action Plans,
  - BASIX Certificate prepared by Action Plans,
  - Stormwater Plans prepared by Taylor Consulting,
  - Waste Management Plan.
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the southern side of Innes Road, approximately 45 metres west of its intersection with Quirk Road. It is legally described as Lot 21 in DP 9392 and is known as 29 Innes Road, Manly Vale.
- 2.2 It is a generally rectangular shaped lot with front and rear boundaries of 15.24 metres (north and south) and side boundaries of 40.425 metres (east) and 40.415 metres (west). It has frontage to, and vehicular access from, Innes Road.
- 2.3 The site comprises an area of 616m<sup>2</sup> and is currently occupied by a single storey clad dwelling house, with a tile and metal roof, a detached studio, a detached garden shed and a hardstand parking area.
- 2.4 The property is surrounded by a mix of detached residential dwellings and residential flat buildings in all directions. It is located in close proximity to shops and services in Manly Vale to the south-west and Balgowlah to the south.

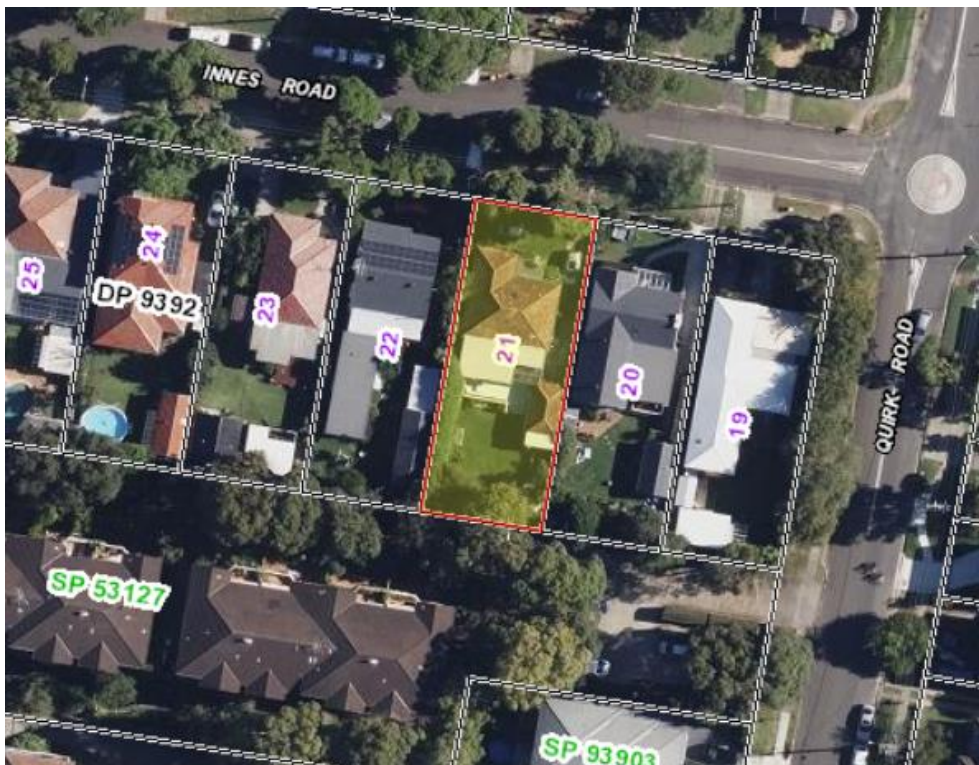


Figure 1. Aerial Image of the subject site



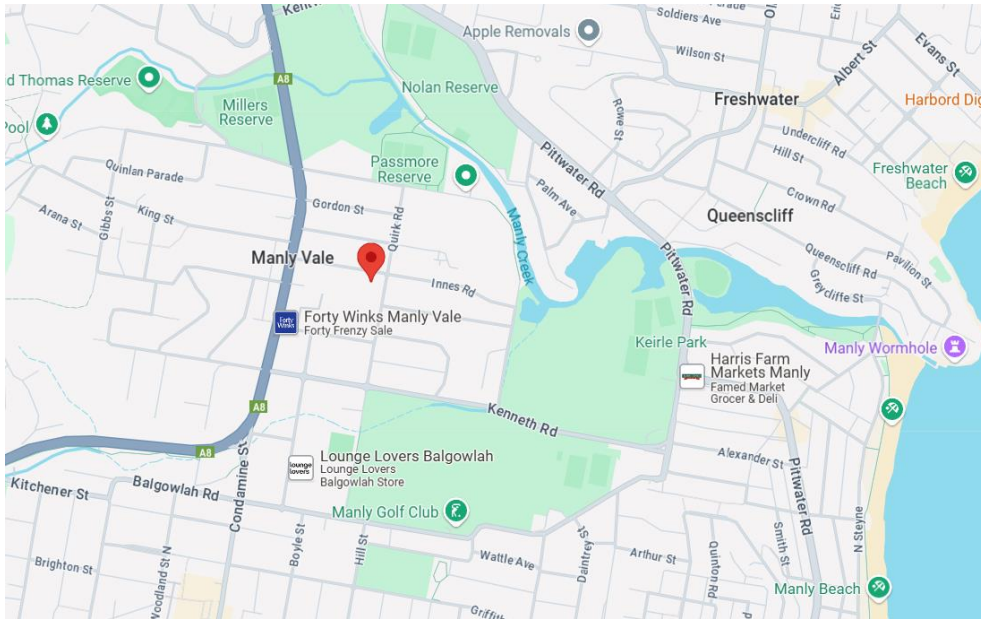


Figure 2. The site within the locality

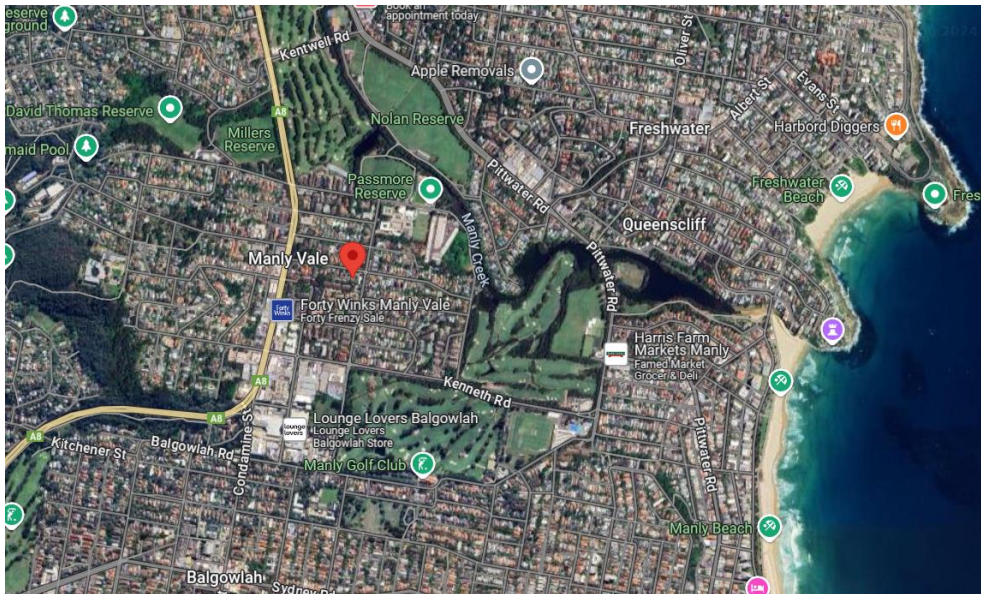


Figure 3. Aerial Image of the site within the locality



### 3. Site Photos



Figure 4. The subject site, looking south from Innes Road.

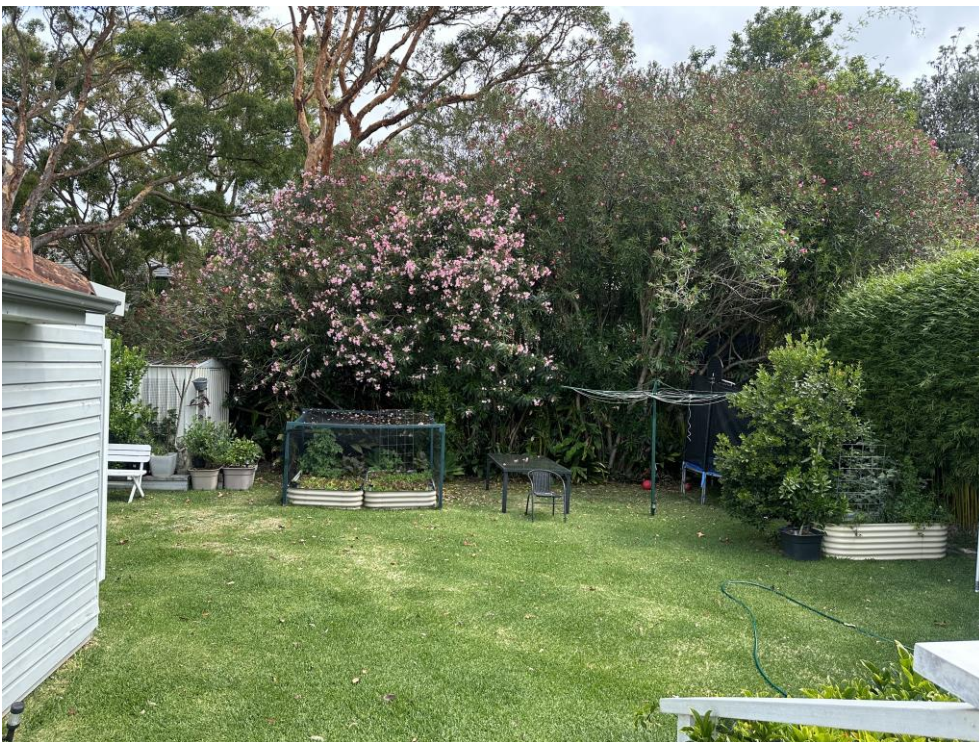


Figure 5. The dwelling façade and front garden, looking west.





**Figure 6. The rear of the dwelling and existing studio, looking north.**



**Figure 7. The rear yard, looking south.**





Figure 8. The east side boundary, looking north.



Figure 9. The west side boundary, looking north.





Figure 10. The existing driveway strips and crossover, looking north.



Figure 11. The existing street tree, looking north-west.

## 4. Proposed Development

- 4.1 The proposed development is for the alterations and additions to the existing dwelling, including a new swimming pool and double carport, on the subject site.
- 4.2 The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for both neighbours and the subject site.
- 4.3 The proposed works will be made up as follows:

### Ground Floor Plan

- Replace the existing front porch,
- Convert bedroom 3 to a WIR / study,
- Convert bedroom 1 and bathroom to a master bedroom with ensuite,
- Reconfigure the front bedroom, creating bedroom 1,
- Demolish the existing kitchen and laundry and construct a new bathroom, hallway and bedroom 2,
- Demolish the rear living room, deck and studio and extend the dwelling to the rear to create a new laundry, WC, kitchen, dining and living room with alfresco area,
- New windows and doors as indicated,
- A new metal roof.

### Site

- Demolish the existing driveway and construct a new driveway and double carport,
- Demolish the garden sheds and construct a new inground swimming pool.



## 5. Statutory Framework

### 5.1 State Environmental Planning Policies

#### 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

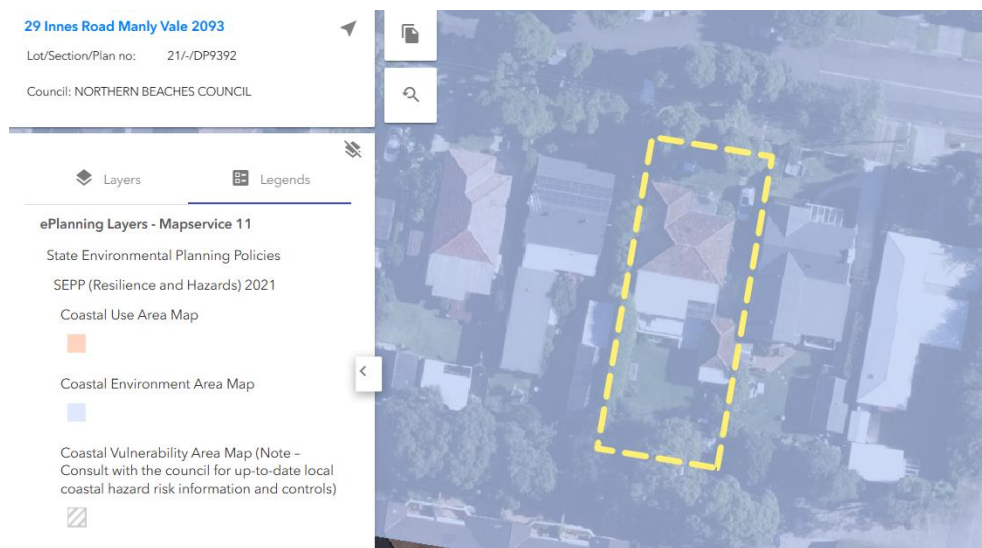
##### Chapter 2 – Vegetation in non-rural areas

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 trees.

#### State Environmental Planning Policy (Resilience and Hazards) 2021

##### Chapter 2 Coastal Management

The site is mapped as ‘Coastal Environment Area’ and accordingly the consent authority must consider clause 2.10 of the SEPP.



**Figure 12. Extract – SEPP Resilience and Hazards, Coastal Environment area map**

## **2.10 Development on land within the coastal environment area**

- (1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—*
- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
  - (b) coastal environmental values and natural coastal processes,*
  - (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
  - (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
  - (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
  - (f) Aboriginal cultural heritage, practices and places,*
  - (g) the use of the surf zone.*
- (2) *Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—*
- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
  - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
  - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposed development will not result in any adverse impacts, as it is for alterations and additions to an existing dwelling house. All works are located within the existing dwelling and on the disturbed portion of the site.

### **Chapter 4 Remediation of Land**

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



## 5.2 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permitted with development consent in the R2 zone.



Figure 13. Extract from Warringah LEP 2011 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 Lot Size

The site is mapped with a minimum lot size of 600m<sup>2</sup>. The subject site comprises a compliant area of 616m<sup>2</sup> 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 maximum height of 5.966 metres for the new single storey works.

### **Floor Space Ratio**

The site is not identified on the FSR map.

### **Heritage Conservation**

The subject 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 not affected by Acid Sulfate soils.

### **Earthworks**

Minimal earthworks are proposed to prepare the site for construction, including cut to a maximum depth of 1.6 metres to construct the swimming pool.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Development on Sloping Land**

The site is identified as Area A – Slopes < 5 on the Warringah Landslip Risk Map. Given the low risk, a geotechnical report is not required.



### 5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

#### Part A Introduction

##### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social, and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

#### Part B General Controls

##### Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes a compliant wall height of 3.759 metres.

##### Side Building Envelope

The site requires a side boundary envelope of 4m/45<sup>0</sup> and the development is located within the permitted envelope, as illustrated below.

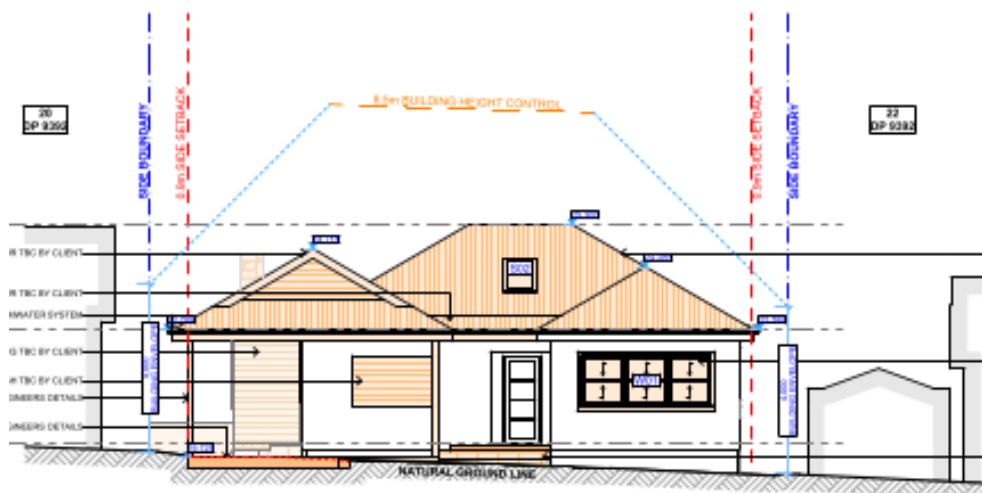


Figure 14. Plan Extract: North Elevation illustrating the compliant building envelope.

### Side Boundary Setbacks

Side setbacks of 0.9 metres are permitted on the subject site by the DCP and the development proposes compliant setbacks of 0.9 metres (east) and 1.112 metres (west).

### Front Setback

A front setback of 6.5 metres is required by the DCP. The dwelling retains a compliant front setback of 7.605 metres and the new carport proposes a setback of 4.453 metres.

A variation to the front setback (to the carport), is considered appropriate, as the development remains consistent with the objectives of the control, as addressed below.

- *To create a sense of openness.*

### Comment

The development is specifically designed to maintain a sense of openness, by proposing an open carport structure when viewed from the street, as the development is for an open carport structure, in the same location as the existing driveway strips and hardstand parking area.



**Figure 15. proposed carport at 29 Innes Road.**

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment

Consistent. The new carport proposes a pitched roof, consistent with the existing dwelling house and an integrated front porch, providing all weather access to the dwelling.

The existing dwelling house limits alternative locations for onsite carparking and the proposed carport design remains consistent with other carports in the street as illustrated below.



**Figure 16. Carport at 21 Innes Road.**



**Figure 17. Carport at 28 Innes Road.**



- *To protect and enhance the visual quality of streetscapes and public spaces.*

#### Comment

As stated above, the development is considered to provide a positive addition to the streetscape, with an attractive, contemporary style proposed.

- *To achieve reasonable view sharing.*

#### Comment

A site visit has been undertaken and it is considered there will be no impact on any views.

#### **Rear Setback**

A rear setback of 6 metres is required by the DCP and the alterations and additions propose a compliant rear setback of 7.013 metres.

#### **Part C Siting Factors**

##### **Traffic, access and safety**

The subject site has existing vehicular access from Innes Road and the development proposes a new driveway in the same location.

##### **Parking facilities**

The DCP requires a minimum of 2 carparking spaces and a maximum garage or carport opening width of 6 metres or 50% of building width. The relevant control is 6m for the building width of 12.5m.

The development proposes a compliant 2 parking spaces, with a compliant width of 6 metres.

##### **Stormwater**

Stormwater from the proposed development will be connected to new drainage infrastructure on the site, which drains to Innes Road. Full details are provided in the stormwater plan provided with this application.

### **Excavation and Landfill**

Minimal earthworks are proposed to prepare the site for construction, including cut to a maximum depth of 1.6 metres to construct the swimming pool.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Demolition and Construction**

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.

### **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.

### **Part D Design**

#### **Landscaped open space and bushland setting**

The DCP requires 40% landscaped area on the site which is equivalent to 246.4m<sup>2</sup> for the site area of 616m<sup>2</sup>.

The development proposes a landscaped area of 227.97m<sup>2</sup> or 37% (excluding areas with dimensions less than 2 metres), a minor variation of 18.43m<sup>2</sup> or 7.48%.

A variation to the landscaped area control is considered appropriate, as the overall landscaped area on the site (including areas with dimensions less than 2 metres) complies at 266.78m<sup>2</sup> or 43%. In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

*Objectives of the control:*

- *To enable planting to maintain and enhance the streetscape.*

Comment

The site maintains sufficient landscaped area to enable or retain onsite planting for the enhancement of the streetscape. The development proposes new landscaping within the front setback to enhance the street frontage.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment

Not relevant to the subject site.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low-lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment

There is sufficient area for the retention and establishment of low-lying and medium shrubs and canopy trees, including the retention of the existing mature street tree.

- *To enhance privacy between buildings.*

Comment

Privacy will be retained for neighbours with compliant setbacks and no direct overlooking into private open space or living areas.

The dwelling is visually separated from neighbouring properties by existing boundary fencing and landscaping. A number of privacy measures have been incorporated into the design including orienting larger glazing to the rear of the site, highlight windows, high sill heights, opaque glazing, the use of skylights and window shutters.



- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

#### Comment

The development proposes a new alfresco area and inground swimming pool, while retaining a landscaped rear yard, providing compliant private open space and recreational opportunities for the enjoyment of the residents.

- *To provide space for service functions, including clothes drying.*

#### Comment

There is sufficient area to accommodate service functions including clothes drying.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

#### Comment

Stormwater from the proposed development will be connected to new drainage infrastructure on the site, which drains to Innes Road. Full details are provided in the stormwater plan provided with this application.

### **Private open space**

The DCP requires a minimum private open space area of 60m<sup>2</sup>, for a dwelling with 3 or more bedrooms (with minimum dimensions of 5 metres). The development nominates a compliant private open space area of 60m<sup>2</sup>.

### **Noise**

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

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by the DCP.

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

**9am** – The development will result in an increase in shadowing to the roof and rear yard of the subject site and a small portion of the outbuilding roof at 27 Innes Road at 9am.

**12pm** – The development will result in an increase in shadowing to the side and rear yard of the subject site and a very small portion of the rear yard at 35 Quirk Road at 12pm.

**3pm** – The development will result in an increase in shadowing to the roof, side and rear yard of the subject site, the side and rear yard of No. 31 Innes Road and a very small portion of the rear yard at 35 Quirk Road at 3pm.

It is concluded that the adjoining properties maintain compliant solar access at 9am, 12pm and 3pm on 21 June. The subject site will experience an increase in shadowing to the south facing rear yard, however retains full solar access to the north facing front yard.

A variation to the solar access control is considered appropriate, as the development remains consistent with the objectives of the control, as addressed below:

### **Objectives**

- *To ensure that reasonable access to sunlight is maintained.*

Consistent. The subject site has a south to rear aspect and is constrained by the location of the existing dwelling house. As a result solar access opportunities in the rear yard are limited during mid-winter, however the north facing front yard provides a reasonable, alternative location to access to full sunlight on 21 June.

- *To encourage innovative design solutions to improve the urban environment.*

Consistent. The alterations and additions proposed will provide a modern floor plan, including an open plan kitchen / dining and living area at the rear of the property, with direct access to the new alfresco area and rear yard. The design incorporates skylights and highlight windows to the new additions, maximising sunlight into the dwelling which is limited by the existing south to rear aspect.

- *To promote passive solar design and the use of solar energy.*

Consistent. As described above, the design incorporates skylights and highlight windows to the new additions, maximising sunlight into the dwelling which is limited by the existing south to rear aspect.

## **Views**

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

## **Privacy**

Privacy will be retained for neighbours with compliant setbacks and no direct overlooking into private open space or living areas.

The dwelling is visually separated from neighbouring properties by existing boundary fencing and landscaping. A number of privacy measures have been incorporated into the design including orienting larger glazing to the rear of the site, highlight windows, high sill heights, opaque glazing, the use of skylights and window shutters.

## **Building Bulk**

The proposed alterations and additions incorporate articulation to alleviate bulk. The development is consistent with the existing single storey built form, the streetscape and surrounding dwellings, presenting with an aesthetically pleasing and complimentary addition to Innes Road.

## **Building Colours and Materials**

The proposed building materials include weatherboard cladding, metal roofing and aluminium windows. All materials and finishes are complementary to the existing dwelling and residential surrounds.

## **Roofs**

The development proposes a new metal roof with an appropriate pitch of 30° to 15°, consistent with the existing dwelling.

## **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

## **Front Fences and Front Walls**

No changes are proposed to the existing low front wall.



### **Site Facilities**

The existing dwelling has appropriate waste, recycling areas and drying facilities which will be retained.

### **Side and Rear Fences**

No changes are proposed to the existing side and rear fences on the site.

### **Swimming Pools and Spas**

A new inground swimming pool is proposed in the rear yard, consistent with the DCP.

### **Safety and Security**

An ability to view the street frontage will be retained allowing for casual surveillance which is to the benefit of the safety and security.

### **Conservation of Energy and Water**

The design has achieved a compliant BASIX Certificate which accompanies this application.

## **Part E: The Natural Environment**

### **Preservation of Trees or Bushland Vegetation**

No significant trees are to be removed or detrimentally impacted as a result of the proposed development.

### **Wildlife Corridors**

The subject site is not mapped as a wildlife corridor.

### **Native Vegetation**

The subject site is not mapped as native vegetation.

### **Retaining unique Environmental Features**

No unique environmental features will be impacted by the proposal.

### **Waterways and Riparian Lands**

The subject site is not mapped as waterways and riparian land.

### **Landslip Risk**

The site is identified as Area A – Slopes < 5 on the Warringah Landslip Risk Map. Given the low risk a geotechnical report is not required.

## 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 Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Zoning	R2 – Low Density Residential	Alterations and additions to a dwelling house.	Permitted with consent.
Minimum subdivision lot size	600m <sup>2</sup>	616m <sup>2</sup>	Yes - no change
Building Height	8.5m	5.966m	Yes
Floor Space Ratio	Not identified		
Heritage Conservation	Not identified.  No heritage items nearby.		Yes
Flood Planning	Not identified on NBC flood hazard map		Yes
Acid Sulfate Soils	Not identified		
Landslide Risk	Mapped as Area A – Slope <5		Yes
<b>Warringah DCP 2011</b>			
Wall Height	7.2m	3.759m	Yes
Number of Stories	Not identified		
Side Boundary Envelope	4 metres / 45 degrees	Within envelope	Yes
Site Coverage	Not identified		-
Side Boundary Setbacks	0.9m	0.9m (east) 1.112m (west)	Yes Yes
Front Boundary Setback	6.5m	4.453m (carport) 7.605m (dwelling)	Merit assessment Yes
Rear Boundary Setbacks	6m	7.013m	Yes
Parking	Minimum 2 spaces per dwelling  Max. garage or carport opening width 6m or 50% of	2 spaces  6m carport width Open carport	Yes  Yes

	Standard	Proposed	Compliance
	building width (relevant control is 6m for the building width of 12.5m)		
Landscaped Open Space and Bushland Setting (Min. dimensions 2m)	40% of lot area (=246.4m <sup>2</sup> for site area of 616m <sup>2</sup> )	227.97m <sup>2</sup> or 37%	Merit assessment
Private Open Space	3 or more bedrooms = 60m <sup>2</sup> (min. 5m dimensions)	>60m <sup>2</sup>	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Neighbouring properties comply.  Increased shadowing to rear yard of subject site	Yes  Merit assessment – compliant solar access available in north facing front yard.



## 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 land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah 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, appendices and attached specialist reports.

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

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

The proposed development has been designed to complement the site and its surrounds. The 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 not impact 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 site is not constrained by natural hazards.

### **Economic impact in the locality**

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

### **Site design and internal design**

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

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

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and is well suited to the coastal and residential environment.

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

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

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

### **Construction**

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

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

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

### **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*

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

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the development proposed.

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

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

### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate 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 an existing dwelling house, including new swimming pool and carport, at 29 Innes Road, Manly Vale 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 development is considered worthy of Council's consent.

## Planner Declaration

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### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
25/11/2024 – Final	Naomi Lyons Senior Planner	Sarah McNeilly Director

### Disclaimer

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