

**STATEMENT OF ENVIRONMENTAL EFFECTS
THIRD 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, the first Section 4.55 Mod/2020/0706, approved on the 10 February 2021 and the second S4.55, Mod/2021/0918 approved on the 15 March 2022.

The modifications are clouded in red on the amended plans (Revision C) prepared by Christopher Jordan Architecture and Design, dated 13 October 2022.

The proposed modifications include:

- Reduce size of ground floor windows W02 and W03
- Relocate ground floor windows W05, W06 and W07
- Relocate ground floor fireplace towards rear of house
- New east facing highlight window to first floor bedroom
- Replace rear windows with French doors and sidelights
- New north facing balcony to rear first floor bedroom

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 ²)	DA Approved	S4.55 Approved	S4.55 (2) Proposal	S4.55 (3) Proposal	Control	Complies
GFA	133m ² 0.66:1	147.8m ² 0.73:1	152.3m ² 0.75:1	NO CHANGE	120.66m ² 0.6:1	NO CHANGE

The proposed modification does not increase the gross floor area from the second S4.55 approval.

The relocation of the ground floor windows W05, W06 and W07 will allow greater varieties of internal layout for the users. Similar with the fireplace, relocating the fireplace to the lounge area instead of the dining area will facilitate better spatial use and function.

A new east facing highlight window to the first floor master bedroom, 1.01 Bed 1, will introduce more natural light into the bedroom and allow cross ventilation from the east and south openings.

New French doors with sidelights to replace the approved rear window allows access to the rear facing balcony that spans the width of the opening. The introduction of the rear balcony to the rear first floor bedroom will increase amenity to the bedroom. It extends 750mm from the rear wall and sits aligned with the approved roof line above. Privacy screens to the side of the balcony reduces privacy impacts to adjacent neighbours rear backyards.

The introduction of the balcony to the rear in this 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 read 'CJd', is positioned below the text 'Yours Sincerely,'.

Christopher Jordan