

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

This Statement of Environmental Effects is for the 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 modifications are clouded in red on the amended plans (Revision A) prepared by Christopher Jordan Architecture and Design, dated 11 December 2020.

The proposed modifications include:

- Relocate street facing ground floor windows and door to match No. 50 Pacific Parade Manly.
- Add Solar PV panels to roof
- Reconfigure ground floor internal layout.
- Relocate east facing ground floor windows.
- Extend ground floor to north by
- Extension of ground floor rear deck and stairs to full width of the dwelling.
- New awning over rear deck.
- Reconfigure first floor internal layout.
- Relocate east facing first floor windows.
- Widen rear first floor balcony.
- Modify existing first floor roof at rear

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 Proposed	Control	Complies
GFA	131m ² 0.65:1	135m ² 0.67:1	120.66m ² 0.6:1	NO

The proposed modification increases the gross floor area by 4sqm, where the ground floor at the rear has been extended by 1m.

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

There is a minor change to the landscaped area that still complies to controls set out in the Northern Beaches Local Environmental Plan 2013. The S4.55 proposed landscape area of 67.5sqm (33.5% of site area) still complies with the required landscaping of site. The proposed modification made sure to keep as much landscaped area as possible while increasing amenity.

PRIVACY

No change

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 dark ink, appearing to be 'CJd', written over a light blue rectangular stamp.

Christopher Jordan