



**116 Beatrice Street  
BALGOWLAH HEIGHTS**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**



Report prepared for  
Action Plans  
June 2021

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## **1.0 Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 116 Beatrice Street, Balgowlah Heights. The proposed development is for alterations and additions to a dwelling, a double carport, an outdoor deck and an above ground swimming pool.

The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit,
- ◆ Survey Plan prepared by Peak Surveying Services
- ◆ Design Plans prepared by Action Plans,
- ◆ BASIX Certificate prepared by Action Plans,
- ◆ Geotechnical report prepared by White Geotechnical Group
- ◆ Stormwater Design by NB Consulting

- 1.3 The proposed development is consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.





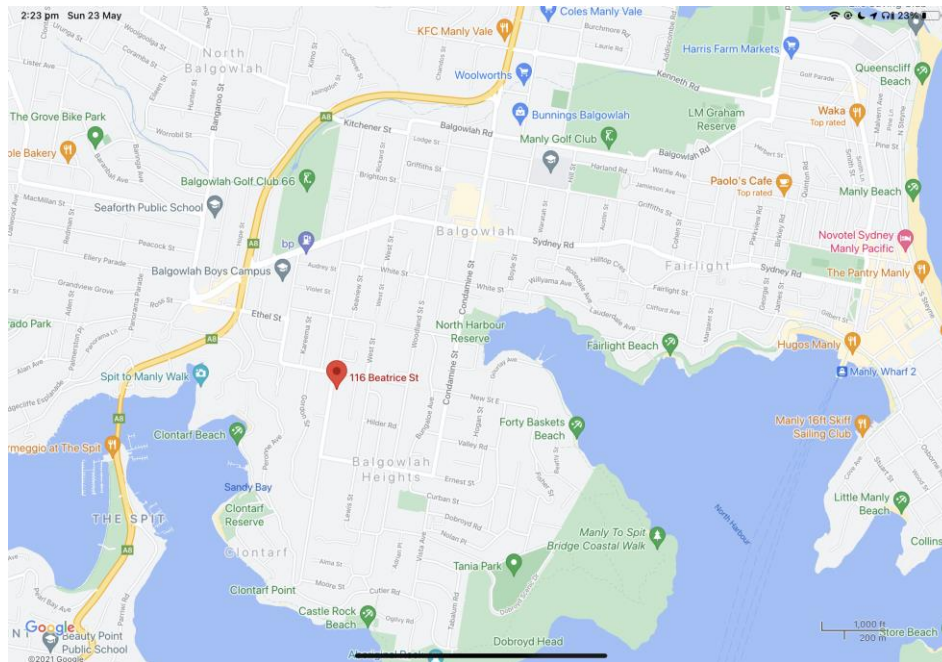


Figure 2. The site within the locality.

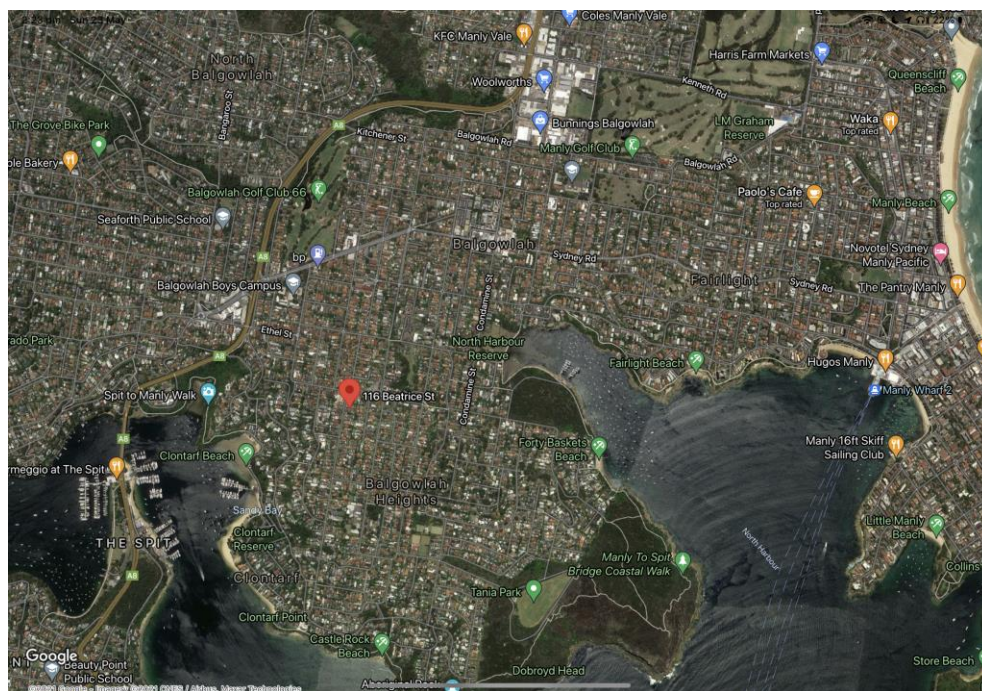


Figure 3. Aerial image of the site within the locality.



### 3. Site Photos



Figure 4. The existing dwelling looking east from Beatrice Street.



Figure 5. The existing dwelling as seen from the rear yard, looking west.





Figure 6. The rear yard of the existing dwelling and adjoining dwelling, looking east.



Figure 7. The existing front courtyard, looking east.



**Figure 8. The existing northern side setback and adjoining dwelling.**



**Figure 9. The south façade and existing boundary fence, looking west.**



## 4. Proposed Development

The proposed development is for alterations and additions to the existing dwelling, including internal works, a double carport an outdoor entertainment space and an above ground swimming pool.

The alterations and additions have been designed to ensure that the appearance of the dwelling is improved and remains consistent with the existing streetscape. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for both neighbours and the subject site.

The alterations and additions will be made up as follows:

### Ground Floor

- Demolition of walls along the eastern facades of the dwelling
- Demolition of existing kitchen, laundry and bathroom
- Demolition of existing doors and windows
- Construction of a new bathroom
- Construction of a new kitchen
- Construction of a new dining and living room
- Construction of a gas fireplace
- Construction of new doors along the eastern façade

### First Floor

- Demolition of the internal wall between bedroom 2 and master bedroom
- Demolition of existing stairs
- Demolition of existing bathroom
- New windows throughout
- Extension of upper floor to the north to allow the construction of a new bedroom (bedroom 2)
- Construction of a new staircase
- Construction of a new bathroom and ensuite
- Construction of a new balcony adjoining the master bedroom

### Site

- New outdoor partially above ground swimming pool
- Restoration of existing outdoor porch
- New double carport
- Extension of the existing driveway

## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 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.

#### **Sydney Region Environmental Plan (Sydney Harbour Catchment) 2005**

The site is located within the Sydney Harbour Catchment and Council is the Consent Authority for land-based development, as is proposed by this application.

The proposed development is consistent with the aims of the SREP having nil impact on the catchment. It is not visible from critical and valuable areas and the Sydney Harbour Catchment will retain its environmental and cultural significance. No Heritage Items nominated in the SREP are in the immediate vicinity of the site.

The development proposed is appropriate for the residential lot and will have no impact on the retention of significant environmental and cultural aspects of the Sydney Harbour Catchment.

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy No. 55 – 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 Manly Local Environmental Plan 2013

The relevant clauses of the Manly Local Environmental Plan 2013 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013. Dwelling houses are permitted with development consent in Zone R2.

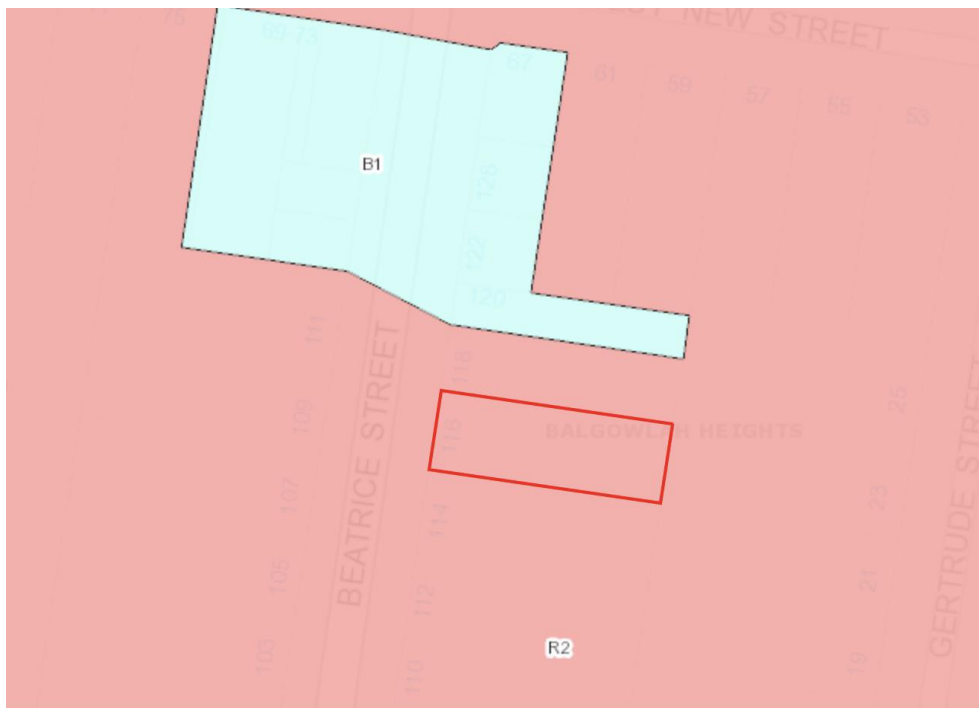


Figure 10. Extract from Manly LEP 2013 zoning map

### Demolition

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 subdivision lot size of 500m<sup>2</sup>. The subject site comprises an area of 687m<sup>2</sup> and no subdivision is proposed.

### Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum height of 8.43 metres.

## Floor Space Ratio

The site is mapped with a maximum FSR of 0.45:1, this equates to a maximum floor area of 309.15m<sup>2</sup> for the site area of 687m<sup>2</sup>. The development proposes a compliant floor area of 295.46m<sup>2</sup> or 0.43:1.

## Heritage Conservation

The site is not a heritage item or located within a heritage conservation area. Heritage item I4 and I22 *Street trees* are located in proximity to the subject site in Lewis Street to the north east and Seaview Street to the north west.



Figure 11. Extract from Manly LEP 2013 heritage map

It is considered the proposed works are consistent with heritage controls, as all work is located entirely within the subject site. As such it is considered that the proposed works will have no impact on the nearby heritage items.

## Earthworks

Minimal earthworks are proposed to prepare the site for construction, with the majority of works proposed within the existing building footprint.

Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.



### **Stormwater Management**

Stormwater will be split including drains to Beatrice Street with a stormwater plan incorporating a 2000 litre rainwater tank on southern boundary and a rear dispersion pit. See plan prepared by NB Consulting.

### **Essential Services**

All essential services are existing on the site.

### **5.3 Manly Development Control Plan 2013**

The relevant sections of the DCP are addressed below.

#### **3. General Principles of Development**

##### **3.1 Streetscapes and Townscapes**

The subject site has frontage to and is visible from Beatrice Street. The area around Beatrice Street is characterised by one and two storey detached residential dwellings and multi-dwelling housing, a number of which have lower level garages.

##### **Garbage Areas**

The existing dwelling has compliant bin storage areas and no change is proposed.

##### **Complementary Design and Visual Improvement**

The proposed development remains consistent with the character and streetscape in the locality. The proposed works will be constructed of materials consistent with the residential use and are of an appropriate scale for the locality. Full details are provided in the attached materials and finishes schedule.

##### **Front Fences and Gates**

No changes are proposed to the existing front boundary fencing.

##### **Roofs and Dormer Windows**

The roof pitch proposed is 25 degrees to the existing first floor and the proposed extension, 30 degrees to the proposed double carport, and 5 degrees to the ground floor addition. The pitch proposed is compatible with the existing dwelling and the character of the local area. No dormer windows are proposed.

##### **Garages, Carports and Hardstand Areas**

The subject site has an existing single garage and an existing single carport. The development proposes to demolish the single carport to construct a double carport and widen the existing driveway to create 2 car parking spots plus the one retained in the single garage, allowing a compliant total of three carparking spaces for the dwelling house.



### **3.2 Heritage Considerations**

As described above the site is not a heritage item or located within a heritage conservation area. Heritage item I4 and I22 are located in proximity to the subject site, however as proposed works are located entirely within the subject site, it is considered that the development will have no impact on the nearby heritage items.

### **3.3 Landscaping**

The site contains existing landscaping which will be retained.

### **3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)**

#### **3.4.1.1 Overshadowing adjoining private open space**

The DCP requires that new development not eliminate more than 1/3 of existing sunlight to the private open space of adjacent properties from 9am and 3pm on 21 June.

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 front and rear yard of the subject site and an extremely small section of the front yard of No. 114 Beatrice Street.

**12pm** – The development will result in an increase in shadowing to the front and rear yard of the subject site, and a small section of the rear yard of No. 114 Beatrice Street.

**3pm** - The development will result in an extremely minor increase in shadowing to the front and rear yard of the subject site, and a small section of the rear yard of No. 114 Beatrice Street.

It is concluded that the private open space of the adjoining properties maintains compliant solar access at 9am and 12pm.

#### **3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties**

The subject site neighbours two lots with a similar east-west orientation. This means that only the lot to its south (no. 114 Beatrice Street) is affected by development on this lot.

As such the DCP requires that glazing in living rooms maintain a minimum 2 hours solar access to No. 114 Beatrice Street, between 9am and 3pm on 21 June.

As described above, the minor increase in shadowing is largely to the front and rear yards of no. 114 Beatrice Street, the existing dwelling on no. 114 is already affected by the overshadowing of the existing dwelling on the subject site. Regardless the neighbouring site receives sufficient solar access, making this a compliant development.

#### **3.4.1.3 Overshadowing Solar Collector Systems**

The proposed development will not overshadow neighbouring solar collector systems.

#### **3.4.1.4 Overshadowing Clothes Drying Areas**

The proposed development will not overshadow neighbouring clothes drying areas.

#### **3.4.1.5 Excessive Glare or Reflectivity Nuisance**

All external material and finishes will be constructed of non-reflective materials in keeping with this clause.

#### **3.4.2 Privacy and Security**

Privacy will be retained for neighbours with appropriate side setbacks proposed and no direct overlooking into any key living areas.

The existing ground floor is visually separated from the neighbouring properties by the side boundary fencing. A number of privacy measures have been incorporated into the design including orienting windows to the street frontages, offset windows, and high sill heights. The proposed swimming pool contains a 1.8 metre high privacy screen to ensure privacy between the rear yards.

#### **3.4.2.3 Acoustical Privacy (Noise Nuisance)**

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

#### **3.4.3 Maintenance of Views**

A site visit has been undertaken and it is considered the development will result in no major view loss for the subject site or any neighbouring properties.

#### **3.5 Sustainability**

A compliant BASIX Certificate is provided with the attached plan set.

The proposed alterations and additions provide compliant solar access and ventilation.

### **3.7 Stormwater Management**

Stormwater will be split including drains to Beatrice Street with a stormwater plan incorporating a 2000 litre rainwater tank on southern boundary and a rear dispersion pit. See plan prepared by NB Consulting.

### **3.8 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.

The existing dwelling has appropriate waste storage areas, with waste to be collected by Councils regular service.

### **3.10 Safety and Security**

The dwelling maintains clear property boundaries and visual surveillance of the street, which is of benefit to the safety and security of residents.

## **Part 4 Development Controls and Development Types**

### **4.1 Residential Development Controls**

#### **4.1.1 Dwelling Density, Dwelling Size and Subdivision**

No change is proposed to the existing residential density which comprises of a single residential dwelling.

#### **4.1.2 Height of Buildings (incorporating wall height, number of storeys and roof height)**

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a maximum compliant height of 8.43 metres.

The DCP permits a maximum of 2 stories and basement on the subject site. The development proposes a compliant 2 stories.

The new roof proposes a compliant pitch.

The subject site almost entirely flat. As such the DCP permits a maximum wall height of 6.5 metres, as the site is located in Section I of the Height of Buildings map (8.5m). A compliant maximum wall height of 6.42 metres is proposed.



#### **4.1.3 Floor Space Ratio (FSR)**

The site is mapped with a maximum FSR of 0.45:1, this equates to a maximum floor area of 309.15m<sup>2</sup> for the site area of 687m<sup>2</sup>. The development proposes a compliant floor area of 295.46m<sup>2</sup> or 0.43:1.

#### **4.1.4 Setback (front, side and rear) and Building Separation**

##### **4.1.4.1 Street Front setbacks**

The DCP requires a front setback consistent with the prevailing setback, or a minimum 6 metres. The existing dwelling has a primary front setback of 10.795 metres and a compliant front setback of 10.195 is proposed.

##### **4.1.4.2 Side setbacks and secondary street frontages**

A side boundary of 1/3 of the wall height is required on the site which equates to 2.14 metres for the two storey sections of the building, and 1.24 metres for the one storey sections.

The proposal contains a compliant setback to the northern side boundary (1.30m to the one storey section and 2.62m to the two storey section). However, the existing southern side setbacks (1.18 to the two storey section) is non compliant. The proposed carport is also non-compliant to the northern boundary, however, it is a replacement of an existing non-compliant single carport. The proposed swimming pool meets the 1.5m requirement as outlined in Section 4.1.9.2 of the Manly DCP.

A variation to the side setback control on the southern boundary is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

*Objectives of the control:*

1. *To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.*

#### **Comment**

The northern side setback retains the existing compliant ground floor setback and the extension of the first floor remains within the allowable setback. The proposed variation along this boundary only applies to the proposed carport. However, the proposed carport remains in the same place of the carport it is replacing. Its small scale and open form ensure that it remains in line with the desired spatial form of the street. Secondly, the existing front fence obstructs view of most of the carport from the public domain, further mediating any impact on the streetscape.

The southern setback is largely non-compliant, however the existing setback is almost entirely retained. Site photos provided above show that the impact to the spatial proportion of the streetscape is negligible at best. Many of the other existing dwellings on the street maintain similar side setbacks.

2. *To ensure and enhance local amenity by:*

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment

As described above, the design of the alterations and additions ensures privacy and solar access is maintained for both the subject site and the adjoining properties. There will be no view impacts and the proposal remains consistent with the residential density in the locality. The addition allows for the retention of the existing vehicular access and provides an additional carparking space on the site. Shadow diagrams show that there is no major impact on neighbouring solar access and windows are strategically placed to mediate privacy concerns.

3. *To promote flexibility in the siting of buildings.*

Comment

Flexibility in the application of the side setback control is considered appropriate, in this case, as the development meets the side setback requirement on the northern boundary and maintains the existing side setback on the southern boundary. The carport is placed in a position that allows it to remain in line with the controls around carports and parking.

A variation to the minimum control for the existing southern setback, allows for a modern floorplan, while maximising the retention of useable private outdoor space. The proposal will not impact upon any neighbouring properties and is appropriate for the site.

4. *To enhance and maintain natural features by:*

- *accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;*
- *ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*

- *ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.*

#### Comment

The proposed side setback variation allows for the retention of a larger, landscaped, private outdoor space. No tree removal is proposed.

5. *To assist in appropriate bush fire asset protection zones.*

#### Comment

Not relevant. The subject site is not bushfire prone land.

It is concluded that the proposed variation will have no impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

#### **4.1.4.4 Rear Setback**

The DCP requires a rear setback of 8 metres. The existing dwelling has a primary rear setback of 8.672 metres and no change is proposed. The proposed swimming pool meets the 1.5m setback as required by Control 4.1.9.2 of the Manly DCP.

#### **4.1.5 Open Space and Landscaping**

##### **4.1.5.1 Minimum Residential Total Open Space Requirements**

The subject site is located in Open Space Area OS3, as such the DCP requires a total of 55% of the site to be open space with a minimum 35% of that open space to be landscaped area and a maximum 25% of open space located above ground.

This equates to a minimum 377.85m<sup>2</sup> of open space for the site area of 687m<sup>2</sup>, a minimum of 132.24m<sup>2</sup> of landscaped area and a maximum of 94.46m<sup>2</sup> of open space above ground level. The existing total open space on the site is non-compliant at 369.93m<sup>2</sup> (53.8%) and the development proposes a compliant area of total open space of 393.8m<sup>2</sup> (57.3%), A compliant landscaped area of 223.08m<sup>2</sup> or 59% and no open space above ground is proposed.

##### **4.1.5.3 Private Open Space**

The DCP requires a minimum 18m<sup>2</sup> of principal private open space. The development proposes a compliant 67.55m<sup>2</sup> area of private open space.



#### **4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)**

The DCP requires 2 car parking spaces for dwelling houses. The subject site has 1 existing lock up car parking space and 1 car parking space in the single carport. The development proposes to provide a compliant 2 spaces, in the form of a double carport and maintain the existing single car park within the garage. The proposed carport is open on all sides and is less than 50% of the frontage.

#### **4.1.7 First Floor Additions and Roof Additions**

The style of the proposed first floor addition is consistent with the scale and character of the area. The proposed development will not degrade the amenity of surrounding residences or the aesthetic quality of the neighbourhood.

#### **4.1.9 Swimming Pools, Spas and Water Features**

A swimming pool is contained within the proposal. It is partially above ground to ensure it is 300mm above the existing sewer line below the rear yard as required by Sydney Water Technical Guidelines. The pool is below the maximum one metre elevation allowed by council. It is also not within the front setback and meets council's requirements for side and rear setbacks and swimming pools. It does not comprise more than 30% of the total open space on site.

#### **4.4.2 Alterations and Additions**

The proposal is consistent with the DCP definition of alterations and additions.

#### **5.4 Environmentally Sensitive Lands**

The subject site is not mapped as environmentally sensitive land.

## 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 Manly LEP 2013 and the Manly DCP 2013.

	Standard	Proposed	Compliance
<b>Manly LEP 2013</b>			
Lot Size	500m <sup>2</sup>	687m <sup>2</sup>	No change. - compliant
Building Height	8.5 metres	8.43 metres	Yes
Floor Space Ratio	0.45:1 (309.15m <sup>2</sup> for the site area of 687m <sup>2</sup> )	295.46m <sup>2</sup> or 0.43:1	Yes
<b>Manly DCP 2013</b>			
Solar Access	Not eliminate more than 1/3 sunlight to POS. 2 hours sunlight to 116 Beatrice St living room glazing between 9am and 3pm on June 21.	POS compliant at 9am and 12pm.  Living room windows compliant.	Yes
Wall Height	6.5 metres	6.4 metres	Yes
Front Boundary Setback	Prevailing building line: 6.392	10.195m	Yes
Side Boundary and Secondary Street Frontage Setbacks	1/3 wall height <b>North</b> Ground floor: 1.3 metres  First floor: 2.6. metres  <b>South</b> 2.6 metres	<b>North</b> Ground floor: 0.177 metres (existing carport) First floor: 2.62 metres  <b>South</b> 1.17 metres	<b>North</b> No – merit assessment.  Yes  <b>South</b> No - merit assessment
Rear Boundary Setbacks	8 metres	8.67 metres	Yes (unchanged)
Total Open Space	Total Open Space – 55% 377.85m <sup>2</sup> for the site area of 687m <sup>2</sup> )	393.8m <sup>2</sup> or 57.3%	Yes
Landscaped Area	Landscaped Area 35% of Open Space (132.24m <sup>2</sup> )	223.08m <sup>2</sup> or 59%	Yes
Above Ground	Above Ground – maximum 25% of Total Open Space (66.96m <sup>2</sup> )	0%	Yes
Principal Private Open Space	18m <sup>2</sup>	67.55m <sup>2</sup>	Yes
Car Parking	2 space	3 spaces	Yes

## 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 development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Manly 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.

*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 alterations and additions have 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***

There will be no impact.

### ***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 subject 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 highly appropriate to the site with regard to all of the above factors. It fits well within the context of the surrounds and is of an appropriate scale.

*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 and 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 proposed alterations and additions.

**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 the existing dwelling at 116 Beatrice Street Balgowlah Heights 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 fully compliant development is considered worthy of Council's consent.