



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing dwelling

Lot 8 DP 20271

203 Balgowlah Road

Balgowlah

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203 Balgowlah Road Balgowlah

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1 Introduction

This Statement of Environmental Effects accompanies a development application for the alterations to an existing dwelling on land identified as Lot 8 DP 20271, 203 Balgowlah Road Balgowlah.

The primary topics addressed in this report are:

- Site description
- Details of the proposal;
- Summary and assessment against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended).

This Statement of Environmental Effects confirms that the proposed development is suitable and appropriate in the context of the area and all relevant statutory and non statutory planning policies. As such it is considered that the proposal can be supported and approved by Council.

1.1 Site Description

The subject land is identified as Lot 8 DP 20271, 203 Balgowlah Road Balgowlah. Located on site is an existing dwelling and is surrounded by dwellings of a similar size. Access to the site is via Balgowlah Road. The site is a regular shape and has a site depth of 33.94m and a width of approx. 22.85m.

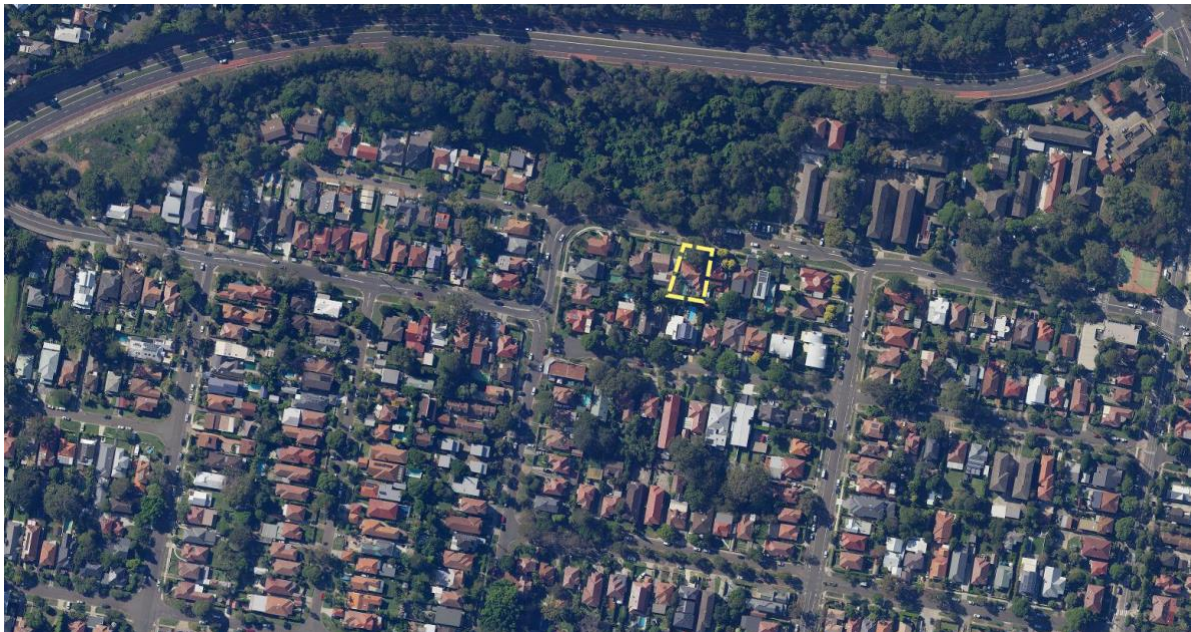


Figure 1: Aerial Image of Site & Surrounding Area



Figure 2: Map of the subject site

1.2 Proposed Development

The proposed development involves the **alterations and additions to an existing dwelling**.

The alterations and additions comprise of:

- A first floor addition including a master bedroom with an ensuite, a retreat, a bathroom and two new bedrooms.
- Ground floor alterations including demolition of existing walls to extend existing laundry and rumpus.

1.3 Approvals Sought

The application, which this Statement of Environmental Effects supports, seeks consent under section 4.15 of the Environmental Planning and Assessment Act, 1979 for the proposed development.

2 Planning Assessment

2.1 Environmental Planning & Assessment Act 1979 (EP&A Act)

The relevant objects of the Act are:

(a) to encourage:

(ii) the promotion and co-ordination of the orderly and economic use and development of land.

This application is consistent with the objects of the Act as the proposed development enables the orderly and economic use of the land.

2.1.1 Integrated Development

Section 4.46 of the EP&A Act defines integrated development as development that requires development consent by one or more approvals under another Act. **The subject proposal does not trigger integrated development as detailed under S.4.46 of the EP&A Act.**

2.1.2 Designated Development – Section 4.10

Schedule 3 of the Environmental Planning and Assessment Regulations 2000 prescribes development which, if of the relevant type and size, may be considered to be Designated Development. In this case it is our opinion that the development would not trigger any of the designated development provisions.

2.2 Section 4.15 Assessment

Section 4.15 of the EP&A Act outlines the matter for consideration in the determination of a Development Application. The relevant matters for consideration are addressed individually below.

2.2.1 Environmental Planning Instruments - Section 4.15 (1)(a)(i)

2.2.1.1 State Environmental Planning Policies

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 is a NSW-wide planning approach to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55. The significant clause of SEPP 55 is clause 7, which is outlined below.

Clause 7 - Contamination and remediation to be considered in determining development application

Under Clause 7, a consent authority must not consent to the carrying out of any development on land unless:

(a) It has considered whether the land is contaminated, and

(b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

In accordance with Clause 7 of SEPP 55, Council must consider whether the land is potentially contaminated. The land where the proposed development is located is in an existing residential area and shows no sign of previous contamination.

SEPP Infrastructure 2007

This policy sets out certain requirements to smooth the path of mainly large infrastructure projects. In this case the policy requires the consent authority to ensure infrastructure is adequate to accommodate the development proposal, which is held to be of the traffic-generating variety. As the development is for a residential development, 104 (2) of the SEPP is not triggered in this instance.

2.2.1.2 Manly Local Environmental Plan 2013

The Manly Local Environmental Plan 2013 (LEP 2013) is the applicable local planning instrument for the site.

Local Environmental Plan	
Matter	Relevant Control
Zoning	R1: General Residential
Zone Objectives	<p>The objectives of this residential zone are:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.
Permitted without consent	Home- based childcare; Home occupations
Permitted with consent	<p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture; Water recreation structures; Water recycling facilities; Water supply systems</p>

Prohibited	Advertising structures; Water treatment facilities; Any other development not specified in item 2 or 3
Height of Building	The site is located in an area with an 8.5m height of building limit.
Floor Space Ratio	The site is located in an area with a prescribed floor space ratio of 0.5:1.
Minimum Lot Size	The site is located in an area with a minimum lot size of 300sqm.
Heritage	Not of heritage significance.
Acid Sulphate Soils	Class 5 acid sulfate soils.
Land Acquisition	Not identified for acquisition.
Mine Subsidence	Not identified as mine subsidence.
Bushfire	The site is located within a Vegetation Buffer Zone.
Flood Prone Land	Not identified as being flood prone land
Wetlands	Not identified as Wetlands.
Watercourses	No identified watercourses.

Clause 4.1 Minimum subdivision lot size

The clause provides the minimum lot size requirements for subdivision. The minimum subdivision lot size for the site is 300sqm. The development is not for subdivision.

Clause 4.3 Height of buildings

The clause provides the maximum building height limit for the area. The maximum height of a building allowed within that area is 8.5m. The proposed development complies with the standard.

Clause 4.4 Floor space ratio

The site is located within the 0.5:1 FSR Ratio area of the Floor Space Ratio Map. The proposed development has a FSR of 0.34:1 and therefore complies with the FSR development standard.

Clause 4.6 Exceptions to development standards

The clause provides an avenue to seek a variation to development standards. It is noted that the development complies with all the LEP Development Standards.

Clause 5.10 Heritage conservation

Subclause (5) allows Council to require a heritage management plan to be prepared where a development is proposed on a site that is *within the vicinity of a heritage item*. The site is not listed as being a heritage item or in the vicinity of a heritage item.

2.2.2 Proposed Instruments - Section 4.15 (1)(a)(ii)

There are no proposed instruments that are or have been the subject of public consultation under the Act and that have been notified to Council that would have implications for this development application.

2.2.3 Manly Development Control Plan 2013 - Section 4.15 (1)(a)(iii)

Manly Development Control Plan 2013 (DCP) applies to the site and outlines specific development requirements for residential development. The provisions of the DCP must be considered in the assessment of the proposed development.

Development Control	Compliance
Part 3 General Principles of Development	
3.1.1 Streetscape	
3.1.1.1 Complementary Design and Visual Improvement	
<p>a) Development in the streetscape (including buildings, fences and landscaping) should be designed to:</p> <ul style="list-style-type: none"> i. complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality; ii. ensure the bulk and design of development does not detract from the scenic amenity of the area (see also paragraph 3.4 Amenity) when viewed from surrounding public and private land; iii. maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys; iv. avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features; v. Manly Development Control Plan 2013 Amendment 11 - last amended 28 August 2017 vi. address and compliment the built form and style any heritage property in the 	<p>The proposed alterations and additions is designed to complement and enhance the existing dwelling and character. The colours and materials of the additions will match the existing dwelling. The setbacks of the first floor addition will be increased to account for the additional height and reduce building bulk.</p>

<p>vicinity to preserve the integrity of the item and its setting. See also paragraph 3.2 Heritage Considerations;</p> <p>vii. visually improve existing streetscapes through innovative design solutions; and</p> <p>viii. incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design.</p> <p>Setback Principles in Low Density Areas</p> <p>b) In lower density areas including LEP Zones R2, E3 & E4, setbacks should be maximised to enable open space to dominate buildings, especially on the foreshore.</p> <p>c) In higher density areas (including LEP Zones R1 & R3), careful consideration should be given to minimising any loss of sunlight, privacy and views of neighbours. This is especially relevant in the design of new residential flat buildings adjacent to smaller developments. See also paragraph 3.4 Amenity.</p>	
<p>3.1.1.2 Front Fences and Gates</p> <p>a) Notwithstanding maximum height provisions for fencing at paragraph 4.1.10; the siting, height and form of boundary fences and walls should reflect the fencing characteristic of the locality, particularly those of adjacent properties. All fencing and wall materials must be compatible with the overall landscape character and the general appearance of the building and the streetscape.</p> <p>b) Boundary fences or walls must not be erected where they would conflict with the local character.</p> <p>c) Front fences and gates must be constructed in materials that complement the architectural style and period of the dwelling and improve the streetscape. In particular, fencing adjacent to a public road or place must not be constructed in metal cladding, powder coated or otherwise.</p>	<p>The proposed development does not include any front fence or gate addition.</p>

d) Gates must not encroach on public land when opening or closing.	
3.1.13 Roofs and Dormer Windows a) Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings. b) Roofs should be designed to avoid or minimise view loss and reflectivity. c) Dormer windows and windows in the roof must be designed and placed to compliment the roof structure and reflect the character of the building. In particular, such windows are not permitted on the street frontage of the building where there is no precedent in the streetscape, especially on adjoining dwellings.	The proposed roof has been designed to complement adjacent buildings as it is a design that is typical for the locality.
3.1.1.4 Garages, Carports and Hardstand areas a) Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by: <ul style="list-style-type: none"> i) its roof form, material choice and detailing by being subservient to the associated dwelling; and ii) being compatible with the streetscape and the location in relation to front setback criteria. b) Exceptions to setback criteria referred to in this paragraph may be considered where parking structures are a positive element of the streetscape.	An existing two care garage will remain in the lower ground floor of the dwelling.
3.1.1.5 Garbage Areas Buildings with more than 1 dwelling require garbage storage enclosures which are: <ul style="list-style-type: none"> a) not visible off site; b) integrated into the building design; unobtrusive and blend in with the 	The site has only one dwelling on site therefore a garbage storage enclosure is not required.

<p>design of front fences and walls when forward of the building;</p> <p>c) located and designed with consideration given to the amenity of adjoining properties.</p>	
<p>3.3 Landscaping</p> <p>3.3.1 Landscaping Design</p> <p>Landscape Character</p> <p>a) The design, quantity and quality of open space should respond to the character of the area. In particular:</p> <p>a. In low density areas: (including LEP Zones R2 Low Density, E3 Environmental Management and E4 Environmental Living) open space should dominate the site. Setbacks of buildings from open space should also be maximised to enable open space to dominate buildings, especially when viewed to and from Sydney Harbour, the Ocean and the foreshore.</p> <p>b. In higher density areas: the provision of adequate private open space and landscaped areas are to maximise residential amenity. Site works must be minimised to protect natural features.</p> <p>c. In areas adjacent to native vegetation: the design of development should be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna.</p> <p>d. In areas of habitat for the long-nosed bandicoot: (see paragraph 5.4.2), landscape design must include native plant species to provide new and/or improved low dense clumping habitat to provide for potential foraging and nesting. The planting schedule should comprise species such as Lomandra sp. Dianella sp., Banksia spinulosa, Caustis sp., Xanthorrhoea sp., Isolepis sp., Juncus sp., Adiantum sp., Calochlaena sp., Callistemon sp., Grevillea</p>	<p>The proposed development involves primarily first floor additions to the existing dwelling. There are some minor changes to the landscaping of the site and the open space of the landscaped areas continues to dominate the site.</p>

<p>juniperina, Gleichenia sp., Grevillea 'Robyn Gordon' and tussocky native grasses (eg. Kangaroo Grass)</p>	
<p>3.4 Amenity Views</p> <p>3.4.1 Sunlight Access and Overshadowing</p> <p>3.4.1.1 Overshadowing Adjoining Open Space</p> <p>In relation to sunlight to private open space of adjacent properties:</p> <ul style="list-style-type: none"> a) New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) ; or b) Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm. 	<p>The proposed development will not result in any substantial overshadowing of neighbouring properties and continues to provide at least 3 hours of sunlight to adjacent properties.</p>
<p>3.4.2.2 Balconies and Terraces</p> <ul style="list-style-type: none"> a) Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy. b) Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy. 	<p>The proposed development does not include any balcony or terrace addition. An existing balcony will remain on top of the garage.</p>
<p>3.4.3 Maintenance of Views</p> <ul style="list-style-type: none"> a) The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings and from public spaces. b) Views between and over buildings are to be maximised and exceptions to 	<p>The development will have minimal impacts to any views from neighbouring dwellings. The first floor addition will be similar to the existing height of nearby dwellings.</p>

<p>side boundary setbacks, including zero setback will not be considered if they contribute to loss of primary views from living areas.</p> <p>c) Templates may be required to indicate the height, bulk and positioning of the proposed development and to assist Council in determining that view sharing is maximised, and loss of views is minimised. The templates are to remain in place until the application is determined. A registered surveyor will certify the height and positioning of the templates.</p>	
<p>3.5.1 Solar Access</p> <p>a) The building and site layout is to maximise northern orientation to optimise solar access. Achieving passive solar energy efficiency is an important consideration in design, but it must be balanced with responding to desired streetscape character; promoting amenity for both the proposed development and neighbouring properties (including views, overshadowing and noise considerations), retaining trees and responding to topography.</p> <p>b) Whilst the design of buildings should take advantage of winter sun, there is an equal need to provide protection from the severity of summer sun. There is a need to control summer sun penetration and prevent the overheating of the building. This can be achieved using appropriate solar shading devices. The most effective way of controlling overheating of a dwelling is to prevent summer sun from reaching glazed areas.</p>	<p>The proposed development will continue to allow adequate sunlight access to the site. A skylight will be include on the new roof of the first floor addition.</p>
<p>4 Development Controls and Development Types</p>	
<p>4.1.2 Height of buildings</p>	
<p>4.1.2.1 Wall Height</p>	<p>The proposed development complies with the control with the maximum wall height of the proposed additions being 6.322m.</p>

<p>a) Within the LEP Height of Buildings development standard, the maximum external wall height is calculated based on the slope of the land under the proposed wall. Figures 26, 27 and 28 provide guidelines for determining the maximum height of external walls based on the particular slope of the land along the length of these proposed walls. The maximum wall height control will also vary from one building, elevation or part elevation to another depending on the slope of land on which the wall is sited. Within the range of maximum wall heights at Figures 26 and 28, the permitted wall height increases as the slope of the land increases up to a gradient of 1 in 4, at which point the permitted maximum wall height is capped according to Figure 26.</p>	
<p>4.1.2.3 Roof Height</p> <p>a) Pitched roof structures must be no higher than 2.5m above the actual wall height *, calculated in accordance with Figure 29.</p> <p>b) Roof parapets may extend up to 0.6m above the actual wall height where Council considers that a parapet is considered to be appropriate to the design of the development and satisfies the objectives of this DCP and the LEP. For example, a parapet roof should not result in the appearance of lift structures and the like that protrude above the roof.</p>	<p>The proposed new roof complies with the control.</p>
<p>4.1.4 Setbacks</p> <p>4.1.4.1 Street Front Setbacks</p> <p>a) Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.</p> <p>b) Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need</p>	<p>The front setback of the existing dwelling will remain as 9.477m. The front setback of the proposed first floor addition is 11.562m.</p>

<p>to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.</p> <p>c) Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.</p> <p>d) Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun- hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.</p>	
<p>4.1.4.2 Side Setbacks and Secondary Street Frontage</p> <p>a) Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.</p> <p>b) Projections into the side setback may be accepted for unenclosed balconies, roof eaves, sun- hoods, and the like, if it can demonstrate there will be no adverse impact on adjoining properties including loss of privacy from a deck or balcony.</p> <p>c) All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;</p> <p>d) For secondary street frontages of corner allotments, the side boundary setback control will apply unless a prevailing building line exists. In such cases the prevailing setback of the neighbouring properties must be used. Architecturally the building must address both streets.</p> <p>e) Side setbacks must provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties. See also paragraph 4.1.4.3.b.vi.of this plan.</p>	<p>The proposed development maintains the existing side setback of 1.825m with the new first floor addition being located with the same setback to the eastern side boundary as the ground floor. It is considered that while this does not comply with the control it is considered acceptable on merit as the first-floor addition will not impact on the privacy of adjoining neighbours nor will the proposed additions cause substantial overshadowing. Additionally, it is considered that the additions have been positioned to minimise construction costs.</p>

<p>4.1.4.4 Rear Setbacks</p> <ul style="list-style-type: none"> a) The distance between any part of a building and the rear boundary must not be less than 8m. b) Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained. See also paragraph 3.3 Landscaping. c) On sloping sites, particularly where new development is uphill and in sensitive foreshore locations, consideration must be given to the likely impacts of overshadowing, visual privacy and view loss. d) Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss. 	<p>The proposed rear setback of the dwelling is 9.084m which is compliant with the rear setback controls.</p>
<p>4.1.5 Open Space and Landscaping</p> <p>4.1.5.1 Minimum Residential Total Open Space Requirements</p> <ul style="list-style-type: none"> a) Open Space must be provided on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground. b) Minimum dimensions and areas for Total Open Space Total Open Space (see Dictionary meanings including landscape area, open space above ground and principal private open space) must adhere to the following minimum specifications: <ul style="list-style-type: none"> i) horizontal dimension of at least 3m in any direction; and ii) a minimum unbroken area of 12sqm. iii) A variation to the minimum specifications in i) and ii) above may only be considered for Above 	<p>The minimum residential total open space for the area is at least 55% of the site area. This is 380.6sqm. The existing total open space of the site is 372.46sqm and the proposed development will increase this area to 381.53sqm (55.1%).</p>

<p>Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser areas of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space.</p>	
<p>4.1.5.2 Landscaped Area</p> <p><u>Minimum Dimensions and Areas</u></p> <p>a) Minimum dimensions and areas must provide for the following: soil depth of at least 1m for all landscaped areas either in ground or above ground in raised planter beds; and See also paragraph 4.1.5.1.c regarding the extent of open space above ground.</p> <p>i) a minimum horizontal dimension of 0.5m measured from the inner side of the planter bed/ box, wall or any other structure which defines the landscaped area and incorporating an appropriate drainage and irrigation regime. See also paragraph 3.3 Landscaping regards requirements for design and planting principles.</p> <p>c) Minimum Tree Plantings</p> <p>ii) The minimum tree numbers must be in accordance with Figure 37 - Minimum Number of Native Trees Required.</p> <p>iii) The minimum tree requirement may include either existing established native trees or new native trees planted at a pot/container size to be at least 25 litres capacity and being a species selected in accordance with Schedule 4 Part B - Native Tree Selection.</p>	<p>The minimum landscaped area required for the site is at least 35% of open space. This is 133.21sqm of the site area. The existing landscaped area for the site is 197.12sqm and the proposed landscaped area for the site is 206.22sqm.</p>

<p>iv) iii) The required minimum number of native trees required under this paragraph must be planted in a deep soil zone as defined in this plan's Dictionary.</p>	
<p>4.1.5.3 Private Open Space</p> <p>a) Principal private open space is to be provided in accordance with the following minimum specifications:</p> <ul style="list-style-type: none"> i. Minimum area of principal private open space for a dwelling house is 18sqm; and ii. Minimum area of principal private open space for residential accommodation with more than 1 dwelling on the site is 12sqm for each dwelling. 	<p>The site provides ample private open space and therefore complies with the control.</p>
<p>4.1.6 Parking, Vehicular Access and Loading</p> <p>4.1.6.1 Parking Design and the Location of garages, carports or hardstand areas</p> <p>a) The design and location of all garages, carports or hardstand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality.</p> <p>b) Garage and carport structures forward of the building line must be designed and sited so as not to dominate the street frontage. In particular:</p> <ul style="list-style-type: none"> i. garages and carports adjacent to the front property boundary may not be permitted if there is a reasonably alternative onsite location; ii. carports must be open on both sides and at the front; and <p>c) the maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m.</p> <p>d) In relation to the provision of parking for dwelling houses, Council may consider the provision of only 1 space where adherence</p>	<p>The site has an existing double garage on the lower ground floor of the dwelling. This will remain unchanged.</p>

to the requirement for 2 spaces would adversely impact on the streetscape or on any heritage significance identified on the land or in the vicinity.	
4.1.6.5 Driveways and Crossings Driveway crossovers/ gutter crossings should be minimised and spaced to maximise kerb-side car parking spaces. An appropriate means of minimising impacts in this regard may involve relocation of garages or carports away from the front property boundary if there is a reasonable alternative location.	The existing concrete driveway at the front of the site will remain.

2.2.4 The likely impacts of that development – Section 4.15(b)

2.2.4.1 Aboriginal Archaeology

The requirement for an Aboriginal Heritage Impact Assessment (AHIA) is based on Part 2 of the NPWS Guidelines for Aboriginal Heritage Impact Assessments. Part 2 states that an AHIA is generally not required where:

- a) The proposed development is on land previously subject to intensive ground disturbance and the development will impact only on the area subject to the previous disturbance;*
- b) The impact of the proposed activity is unlikely to cause any additional damage to Aboriginal objects than that which has already occurred; and*
- c) The proposed development is in an area that has been identified in strategic planning, rezoning or other assessment studies as having low Aboriginal heritage potential.*

Based on the abovementioned points it is noted that the proposed development is not likely to cause any damage to Aboriginal objects as the development is located within an existing residential area with existing site disturbances.

2.2.4.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations and site features informing the overall development design.

2.2.4.3 VISUAL IMPACT

The development has been designed in a way and style that complements the area. The development is not expected to create an eye sore to the surrounding community.

2.2.4.4 ACCESS, TRANSPORT AND TRAFFIC

Due to the small nature of the development it is not considered to cause any impact on the local road network.

2.2.4.5 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development in providing infrastructure and public domain improvements.

2.2.4.6 SERVICES

Electricity, telephone and physical, legal and emergency service access exists to the existing development. The site has reticulated (town) water supply and reticulated sewer service available.

2.2.4.7 European Heritage

The site is not within a heritage area or close to any existing heritage items.

2.2.4.8 Flooding

The site is not located within a flood prone area.

2.2.4.9 Landslip Risk Hazard

The site is not mapped as being a landslip hazard and as such no geotechnical report is required.

2.2.4.10 Bushfire

The site is located within a Vegetation Buffer Zone.



2.2.4.11 Ecology

The physical works that will result from the proposed development will involve some minor earthworks for the footing/ slab.

2.2.4.12 Noise and Vibration

No potential noise or vibration impacts have been identified. Construction noise will be as per normal construction times/processes.

2.2.4.13 Social and Economic Impact

The proposed development is for the alterations and additions to an existing dwelling unit and should have no social or economic impact on the area.

2.2.5 Suitability of the Site – Section 4.15(c)

The subject site is considered suitable for the proposed use as the area is surrounded by similar buildings of a similar size. As such it is considered that the development is suitable for the site and the surrounding area.

2.2.6 The Public Interest – Section 4.15(e)

The proposed development is considered to be in the public interest.

3 Conclusion

This Statement of Environmental Effects comprehensively demonstrates that the proposed *alterations and additions comprising of a first floor addition and a rumpus and laundry extension of the ground floor* is an appropriate and suitable development when tested against the relevant heads of consideration detailed within the section 4.15(C) of the *Environmental Planning & Assessment Act, 1979*.

This report has identified all key issues associated with the proposal and demonstrated that the proposal can be developed appropriately with respect to these issues. The proposal is consistent with the zone objectives and other planning provisions and will make a positive contribution to the area.

The proposal is considered acceptable and should be approved because:

- The site is suitable for the proposal;
- The SoEE has identified all constraints associated with the land and demonstrated that the proposal can be undertaken whilst effectively minimising these constraints;
- The proposal will generate positive social and economic impacts;
- The proposal will generate only negligible environmental impacts; and
- The proposal is within the public interest.

The proposal has been assessed in accordance with S.4.15 of the EP&A Act 1979. This assessment has concluded that under the zone the development is a permissible land use.

Manly Council's Development Control Plan has also been considered and proposal complies with the DCP in all respects of the controls.

This report has assessed environmental considerations of the proposal, including heritage, flooding, access, ecological considerations, waste management, stormwater runoff, Aboriginal archaeology and servicing, and has concluded that there are no likely adverse environmental impacts associated with the proposal and that infrastructure either is, or can be developed to support the proposal.