Alterations and Additions to a Dwelling House

82 Griffiths Street, Fairlight

Statement of Environmental Effects

19 May 2025

Ref: 23158/2

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1. INTRODUCTION

1.1 Preamble

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) to Northern Beaches Council for alterations and additions to the existing dwelling house at No. 82 Griffiths Street, Fairlight.

The subject site is located on the southern side of Griffiths Street between Suwarrow Street to the east and *Manly Cemetery* to the west. The site encompasses an area of 532.2m^2 and is rectangular in shape with a frontage of 14.02 metres to Griffiths Street.

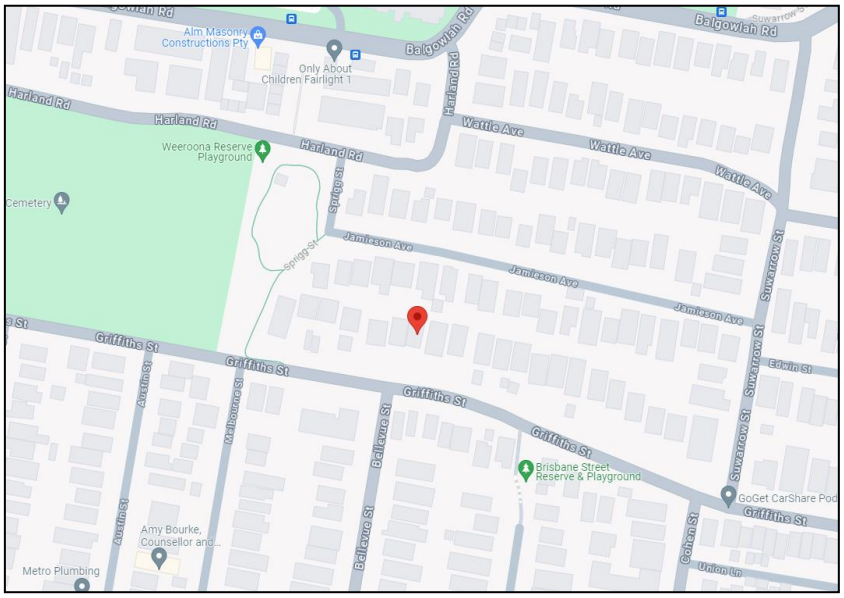

Figure 1: Location

The site is currently occupied by a single storey dwelling house accommodating two (2) bedrooms, a sunroom, amenities and an open plan kitchen/living/dining room. Off-street car parking is provided for two (2) vehicles in a garage structure located at the frontage to Griffiths Street.

The topography of the site has been partially modified to accommodate the existing structures and generally rises towards the rear, with the level change predominately located to the rear of the existing garage and accommodated by a series of stairs and a rock and stone retaining wall.

The rear portion of the site accommodating the dwelling house is relatively level.

The existing vegetation on the site is typical of a heavily modified urban environment and comprises a hierarchy of trees, shrubs and groundcovers located beyond the footprint of the existing structures.

The proposed development comprises alterations and additions to the existing dwelling house including the retention of the existing ground floor level and construction of a new first floor level.

The existing ground floor level accommodates two (2) bedrooms, a sunroom, an open plan living, dining and kitchen area and amenities. The proposed first floor level accommodates two (2) bedrooms, a living room and amenities.

A new timber deck is proposed at the ground floor level adjacent to the living room with access to the rear (northern) yard, and the living room at the first floor level includes a balcony/deck orientated to the rear (north).

Finally, the existing garage located at the street frontage is being retained.

The proposed development has been carefully designed to integrate the existing and new works to create a high quality architectural outcome and substantially maintain the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

Further, the proposed development complies with the substantial majority of the applicable planning controls, and where a relatively minor variation is proposed, the proposed development achieves the objectives of the control notwithstanding the numerical variation.

1.2 Background

On 2 July 2024, Council granted Development Consent (DA 2024/0326) for *"alterations and additions and use as a dual occupancy (attached) and strata subdivision"*.

The approved development comprises alterations and additions to the existing dwelling house to create an attached dual occupancy (including Strata Title subdivision). The physical works comprise the construction of a new first floor level with an enclosed stairwell providing access to/from a new entry porch at the ground level.

The existing ground floor level has a floor area of 125m^2 and is retained as a self-contained dwelling accommodating two (2) bedrooms, a sunroom, amenities and an open plan kitchen/living/dining room.

The proposed first floor level has a floor area of 85m^2 and accommodates a self-contained dwelling accommodating two (2) bedrooms, amenities and an open plan kitchen/living/ dining room.

The *"Reasons for approval"* are expressed as follows:

> *The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.*

The proposed development is substantially the same as the approved development with the exception that it is no longer proposed to subdivide the expanded building to create a dual occupancy (attached).

Further, the only changes to the physical form of the approved development comprise:

- the separate entrances to the individual dwellings have been reconfigured and consolidated into a single entrance;
- the internal doorway between Bedroom 1 and the sunroom at the ground floor level has been removed;
- the existing southern wall and window adjacent to the approved stairs and living room are being retained rather than replaced; and
- the approved living/dining room at the first floor level has been converted to a living room and the kitchen has been removed.

1.3 Purpose

This SEE has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* and accompanying *Regulation*. To that end, it:

- identifies the site and provides details of its locational context;
- describes the physical and operational characteristics of the proposed development;
- identifies the environmental planning instruments and policies that apply to the site and considers the proposed development against those that are relevant; and
- provides an assessment of the proposed development against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2. SITE DESCRIPTION

2.1 Site Details

The subject site formally comprises Lot 1798 in Deposited Plan 752038, and is commonly known as No. 82 Griffiths Street, Fairlight.

The site is located on the southern side of Griffiths Street between Suwarrow Street to the east and *Manly Cemetery* to the west. The site encompasses an area of 532.2m^2 and is rectangular in shape with a frontage of 14.02 metres to Griffiths Street.

The site is currently occupied by a single storey dwelling house accommodating two (2) bedrooms, a sunroom, amenities and an open plan kitchen/living/dining room. Off-street car parking is provided for two (2) vehicles in a garage structure located at the frontage to Griffiths Street.

Photograph 1: Subject Site Viewed from Griffiths Street

The topography of the site has been partially modified to accommodate the existing structures and generally rises towards the rear, with the level change predominately located to the rear of the existing garage and accommodated by a series of stairs and a rock and stone retaining wall. The rear portion of the site accommodating the dwelling house is relatively level.

The existing vegetation on the site is typical of a heavily modified urban environment and comprises a hierarchy of trees, shrubs and groundcovers located beyond the footprint of the existing structures. The existing vegetation substantially screens the existing dwelling when viewed from Griffiths Street.

2.2 Site Context

The site is located within an established residential environment characterised by a predominance of detached dwellings, with a scattering of semi-detached dwellings, townhouses and residential flat buildings.

The existing buildings extend across multiple development eras, contributing to an eclectic mix of building forms and architectural styles.

Figure 2: Site Context

The site is adjoined to the east by a single storey dual occupancy (No's 78 – 80 Griffiths Street). The existing dual occupancy does not include any off-street car parking facilities.

Photograph 2: Adjoining Property to the East (No's 78 – 80 Griffiths Street)

The site is adjoined to the west by a 2-storey dwelling house (No. 84 Griffiths Street). The existing dwelling includes a single width garage and contiguous hard-stand parking areas located towards the Griffiths Street frontage of the site.

Photograph 3: Adjoining Property to the West (No. 84 Griffiths Street)

The site is adjoined to the north by a 2-storey dwelling house (No. 37 Jamieson Avenue). The existing dwelling includes a single width carport located towards the frontage to Jamieson Avenue.

Photograph 4: Adjoining Property to the North (No. 35 Jamieson Avenue)

The existing development on the opposite side of Griffiths Street (to the south) comprises a series of 1 – 2 storey dwelling houses.

Photograph 5: Surrounding Development to the South

3. PROPOSED DEVELOPMENT

3.1 General Description

The proposed development is illustrated in the Architectural Plans prepared by *Matt Day Architect,* dated 2 May 2025.

The proposed development comprises alterations and additions to the existing dwelling house including the retention of the existing ground floor level and construction of a new first floor level.

The existing ground floor level accommodates two (2) bedrooms, a sunroom, an open plan living, dining and kitchen area and amenities. The proposed first floor level accommodates two (2) bedrooms, a living room and amenities.

A new timber deck is proposed at the ground floor level adjacent to the living room with access to the rear (northern) yard, and the living room at the first floor level includes a balcony/deck orientated to the rear (north).

Finally, the existing garage located at the street frontage is being retained.

The palette of external materials and finishes includes a combination of the existing rendered brickwork, sandstone, timber framed windows and doors and terracotta roof tiles, with the new works including a combination of fibre cement cladding, timber privacy screens, timber framed windows and doors, and metal roofing.

4. SECTION 4.15 ASSESSMENT

The heads of consideration incorporated in Section 4.15 of the *Environmental Planning and Assessment Act 1979* comprise:

- any environmental planning instrument;
- any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority;
- any development control plan;
- any planning agreement or draft planning agreement;
- any matters prescribed by the Regulation;
- the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality;
- the suitability of the site for the development;
- any submissions made in accordance with the Act or the Regulations; and
- the public interest.

4.1 Environmental Planning Instruments

The site is subject to the following environmental planning instruments:

1. State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
2. State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022; and
3. Manly Local Environmental Plan (LEP) 2013.

<u>SEPP (Resilience and Hazards) 2021</u>

Clause 4.6 specifies that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is, or is likely to be contaminated, and if the land is, or is likely to be contaminated, whether the land requires remediation before the land is developed for the proposed use.

The site is currently used for residential purposes and evidently has not been zoned or used for industrial, agricultural or defense purposes at any time in the lands recent history.

In the circumstances, there is no evidence to suggest that the land is likely to be contaminated to the extent that would render it unsuitable for continued residential use.

SEPP (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 aims to encourage sustainable residential development. The DA is accompanied by a compliant BASIX Certificate which demonstrates the proposed development will meet the relevant requirements for sustainability.

Manly LEP 2013

The site is zoned R1 – General Residential pursuant to the Manly LEP 2013, and *"dwelling houses"* are permissible in the zone with the consent of Council.

Clause 2.3 specifies that the consent authority shall have regard to the objectives for development in a zone when determining a DA in respect of land within the zone.

The relevant objectives of the zone are expressed as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*

The proposed development is consistent with, or not antipathetic to, the relevant objectives of the zone on the basis that the housing needs of the community, and the proposed development will contribute to the variety of housing types and densities.

Clause 4.3 specifies a maximum building height of 8.5 metres, and the proposed development extends to a maximum height of approximately 7.18 metres.

Clause 4.4 specifies a maximum floor space ratio (FSR) of 0.6:1, and the proposed development provides a total gross floor area of approximately 213m^2, representing an FSR of 0.40:1.

Clause 5.10 requires the consent authority to consider the effect of the proposed development on the heritage significance of any heritage item, heritage conservation area, or heritage item in the vicinity of the site.

The site is not identified as a heritage item and is not located within a heritage conservation area. The street trees within the carriageways of Griffiths Street (to the west) and Bellevue Street (to the south) are identified as local heritage items and the proposed development will have no impact on any existing street trees.

Clause 6.1 specifies that development consent is required (on Class 5 land) for works, *inter alia*, within 500 metres of adjacent Class 1, 2, 3 or 4 land, and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The proposed development does not involve and significant earthworks and will not lower the water table on any Class 1, 2, 3 or 4 land to below 1 metre Australian Height Datum.

Clause 6.2 relates to earthworks and requires the consent authority to consider any detrimental impacts on existing drainage patterns or soil stability, the likely future use of the land, the quality of the fill or excavated material, the amenity of neighbouring properties, the likelihood of disturbing relics, any adverse impacts on any waterway, drinking catchment or environmentally sensitive area, the potential impacts on any heritage items, and any measures to mitigate the impacts of the development.

The proposed development does not include significant earthworks, and the construction phase will be carefully managed to ensure there are no adverse impacts on the environment, or the amenity of neighbouring properties.

Clause 6.4 requires the consent authority to be satisfied that the proposed development is designed to maximise permeable surfaces, includes on-site stormwater retention if practicable, and avoids any significant adverse impacts on adjoining properties, native bushland and receiving waters.

The proposed works will be connected to the existing stormwater system and standard measures will be implemented during the construction phase to ensure there are no adverse impacts on adjoining properties, native bushland or receiving waters.

The LEP does not incorporate any further controls of specific relevance to the proposed development.

4.2 Proposed Environmental Planning Instruments

The Council is in the process of reviewing and consolidating the existing planning controls, however there are no proposed environmental planning instruments of specific relevance to the proposed development.

4.3 Development Control Plans

The site is subject to the following development control plan:

1. Manly Development Control Plan (DCP) 2013.

Manly DCP 2013

The Manly DCP 2013 is generally intended to supplement the provisions of the Manly LEP 2013 and provide more detailed objectives and controls to guide development.

Section 3.42 of the *Environmental Planning and Assessment Act 1979* specifies that the provisions of a DCP *"are not statutory requirements"*.

Further, Section 4.15(3A)(b) specifies that the consent authority *"is to be flexible in applying"* the provisions of a DCP, and *"allow reasonable alternative solutions that achieve the objectives of those standards for dealing with that aspect of the development"*.

Part 3 of the DCP provides *General Principles of Development*, and Part 4.1 provides *Residential Development Controls*. The relevant provisions[1] of the DCP are considered in Table 4.3.1 as follows:

[1] The relevant provisions of the DCP comprise those which relate specifically to the proposed development and/or those which would not normally be required and/or provided as Conditions of Consent and/or as part of a Construction Certificate.

Table 4.3.1 – Manly Development Control Plan 2013		
Control	**Proposed**	**Satisfactory**
Part 3 – General Principles of Development		
3.1 – Streetscape (Residential Areas)		
Complementary Design and Visual Improvement Development in the streetscape should be designed to complement the predominant building form and architectural style in the locality, ensure the bulk and design does not detract from the scenic amenity of the area, maintain compatible building heights, avoid elevated structures, visually improve the streetscape, and complement the materials and finishes dominant in the locality.	**Complementary Design and Visual Improvement** The site is located within an established residential environment characterised by a predominance of detached dwellings, with a scattering of semi-detached dwellings, townhouses and residential flat buildings. The existing buildings extend across multiple development eras, contributing to an eclectic mix of building forms and architectural styles. The proposed development includes the retention of the existing garage structure located at the street frontage. The existing vegetation occupying the front portion of the site (which is being retained) substantially screens the existing dwelling when viewed from Griffiths Street. Irrespective, the proposed development has been carefully designed to integrate the existing and new works in terms of building height, architectural composition and palette of external materials and finishes.	Yes
Maximise setbacks to enable open space to dominate buildings.	The proposed development maintains the existing setbacks to the front, rear and side (western) boundaries, and the proposed first floor level is recessed behind the ground floor level to the front, rear and side (west). The	Yes

	proposed development maintains the existing setback to the eastern boundary at the ground floor level, and the first floor level is recessed behind the alignment of the ground floor level with the exception of the new entry stairwell. In that regard, the entry stairwell is consistent with the corresponding setback of the adjoining dual occupancy to the east (No's 78 – 80 Griffiths Street). Further, the enclosed stairwell has a maximum wall height of 5.725 metres and the proposed setback of 2.1 metres is more than 1/3 of the wall height and complies with the side boundary setback control.	
Front Fences and Gates The siting, height and form of boundary fences and walls should reflect the fencing characteristic of the locality.	**Front Fences and Gates** The existing boundary fencing is being maintained.	Yes
Roofs and Dormer Windows Roof forms should complement, but not necessarily replicate the predominant form in the locality.	**Roofs and Dormer Windows** The locality is characterised by a diversity of roof forms, and the proposed roof form is compatible with the architectural form and composition of the building, and the variable nature of development in the surrounding locality.	Yes
Roofs should be designed to avoid or minimise view loss and reflectivity.	The proposed development will not result in any loss of significant public or private views, and the palette of external materials and finishes will minimise reflectivity.	Yes
Garages, Carports and Hardstand Areas Garages and hardstand areas	**Garages, Carports and Hardstand Areas** The existing garage and access	Yes

should be designed so as to not dominate the street frontage.	driveway are being retained.	
3.3 – Landscaping		
The design, quantity and quality of open space should respond to the character of the area.	The existing landscaping is being retained and comprises a hierarchy of trees, shrubs and groundcovers that contribute to the overall landscaped character of the site and surrounds.	Yes
Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees, understorey vegetation and remnant native ground cover species.	The existing landscaping is being retained and comprises a hierarchy of trees, shrubs and groundcovers that contribute to the overall landscaped character of the site and surrounds.	Yes
3.4 – Amenity (Views, Overshadowing, Overlooking, Privacy, Noise)		
Sunlight Access and Overshadowing New development must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties between 9am and 3pm at the winter solstice.	**Sunlight Access and Overshadowing** The proposed development will have no impact on the existing solar access to the primary (north facing) private open space of the adjoining properties to the east and west, and the primary private open space will continue to receive good solar access between 9am and 3pm at the winter solstice.	Yes
For adjacent buildings with a north-south orientation, the windows and glazed doors to living rooms should receive solar access for a period of at least 4 hours from 9am to 3pm at the winter solstice.	The proposed development will have no impact on the primary (north facing) living rooms of the adjoining properties to the east and west, and the shadows cast by the proposed development will predominately fall within existing shadows.	Yes
Privacy and Security Use narrow, translucent or obscured glass windows to maximise privacy where	**Privacy and Security** The potential overlooking of the adjoining properties has been moderated by limiting the	Yes

necessary.	number of new window openings along the side elevations at the first floor level, and providing timber batten privacy screens to the majority of the side facing windows and along the eastern and western edges of the balcony.	
Give consideration to the protection of acoustical privacy in the design and management of development.	The main living rooms and associated open space are generally orientated towards the rear of the site to minimise the potential acoustic impacts to the adjoining properties to the east and west. Further, the existing vegetation within the rear yard is being retained and mitigates any significant overlooking towards the north.	Yes
Maintenance of Views Minimise the loss of views from neighbouring and nearby dwellings and from public spaces.	**Maintenance of Views** The proposed development will not result in any loss of significant public or private views.	Yes
Views between and over buildings are to be maximised.	The proposed development will not result in any loss of significant public or private views.	Yes
3.5 - Sustainability		
The design of buildings may reduce summer sun penetration to north, east and west facing walls of buildings incorporated by the use of external solar shading devices, such as awnings, external venetians, balconies, pergolas, eaves, overhangs, sails and the like.	The proposed building has been carefully designed to control internal light penetration through the placement of windows, and the configuration and design of the roof and eaves. Further, the DA is accompanied by a compliant BASIX Certificate.	Yes
Incorporate appropriate solar shading devices.	The proposed building has been carefully designed to control internal light penetration through the placement of windows, and the configuration and design of	Yes

	the roof and eaves.	
Use roof mounted solar panels where possible.	The roof surface can potentially accommodate solar panels if required.	Yes
Optimise natural ventilation through building design.	The proposed dwelling will provide good natural ventilation.	Yes
Incorporate water sensitive urban design and maximise water conservation.	The proposed development incorporates sensitive urban design, and water efficient fixtures and appliances will be installed throughout the completed building.	Yes
Use materials that have a good thermal mass, such as bricks, concrete and stone.	The existing and proposed building materials have good thermal mass properties.	Yes
3.7 – Stormwater Management		
Achieve compliance with Council's "Water Management for Development Policy".	The proposed works will be connected to the existing stormwater system and standard measures will be implemented during the construction phase to ensure there are no adverse impacts on adjoining properties, native bushland or receiving waters.	Yes
3.8 – Waste Management		
Provide a bin storage area of sufficient size to accommodate the required number of garbage bins.	The garbage bins will continue to be stored within the garage which provides sufficient area for the required number of bins, and convenient access to the street frontage for collection purposes.	Yes
3.9 – Mechanical Plant Equipment		
External mechanical plant systems must be acoustically enclosed and located away from neighbours living areas.	The external mechanical plant will be acoustically treated to ensure there are no adverse acoustic impacts for neighbouring properties.	Yes
3.10 – Safety and Security		
Incorporate principles of "safety in design".	The site is consistent with principles of "safety by design"	Yes

	and will improve casual surveillance of the public domain.	
Part 4.1 – Residential Development Controls		
4.1.1 – Dwelling Density, Dwelling Size and Subdivision		
Dwelling density of 1 dwelling per 250m^2 of site area.	The site encompasses an area of 532.2m^2, and the proposed development maintains the existing density of 1 dwelling per 532.2m^2 of site area.	Yes
Dwellings are to have a minimum internal area of 102sqm (4-bedrooms).	The proposed dwelling has a total floor area of 213m^2.	Yes
4.1.2 – Height of Buildings		
Maximum building height of 8.5 metres.	The proposed development extends to a maximum height of approximately 7.18 metres.	Yes
Maximum wall height of 6.5 metres.	The proposed development provides a maximum wall height of 5.725 metres in any vertical plane.	Yes
Maximum building height of 2 storeys.	The proposed alterations and additions provide two (2) storeys.	Yes
4.1.3 – Floor Space Ratio		
Maximum floor space ratio of 0.6:1.	The proposed development provides a total gross floor area of approximately 213m^2, representing an FSR of 0.40:1.	Yes
4.1.4 – Setbacks (front, side and rear)		
Front setback to relate to neighbouring properties, or a minimum of 6 metres.	The proposed development maintains the existing setback at the ground floor level and provides a front boundary setback at the first floor level of 14.928 metres.	Yes
Side boundary setback of 1/3 of the adjacent wall height.	The proposed development provides a maximum wall height of 5.725 metres, and the proposed first floor level is setback a minimum of 2.1 metres along the eastern boundary and	Yes

	2.77 metres along the western boundary, representing more than 1/3 of the wall height.	
Minimum rear boundary setback of 8 metres.	The proposed development maintains the existing setback at the ground floor level and provides a setback of 8.38 metres at the first floor level, excluding the proposed balcony. In that regard, the proposed balcony adopts the existing setback of the dwelling at the ground floor level and the objectives of the controls relating to maintaining the amenity of the locality and the natural features of the site are satisfied.	Appropriate Design Solution
4.1.5 – Open Space and Landscaping		
Total open space area of 55% of the site area, including 35% of the required open space as landscaped area.	The proposed development provides a total area of open space of more than 58% (310m^2) of the site area, including 43.5% (135m^2) of the required open space as soft landscaped area.	Yes
Minimum area of private open space of 12m^2.	The private open space at the ground level has an area of approximately 135m^2.	Yes
4.1.6 – Parking, Vehicular Access and Loading		
Minimise the visual impact of garages on the streetscape, and maintain the desired character of the locality.	The existing garage is being retained.	Yes
Maximum width of the garage is not to exceed 50% of the frontage, up to a maximum width of 6.2 metres.	The existing garage is being retained	Yes
Provide two (2) off-street car parking spaces for each dwelling unless the provision of two (2) spaces would adversely impact on the streetscape.	The two (2) existing off-street car parking are being retained.	Yes

4.1.7 – First Floor and Roof Additions		
The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area.	The proposed development has been carefully designed to integrate the existing and new works to create a high quality architectural outcome. The proposed development will not degrade the amenity of the surrounding residences, or the aesthetic quality of the former Manly Council area.	Yes
4.1.8 – Development on Sloping Sites		
The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces.	The proposed development respects and maintains the existing topographical conditions of the site and the proposed development will have no impact on any significant public or private views.	Yes
4.1.10 – Fencing		
Open and transparent fences may be up to 1.5 metres high where at least 30% of the fence is open or transparent.	The existing fencing and boundary treatments are being retained.	Yes

4.4 Planning Agreements

There are no planning agreements of relevance to the proposed development.

4.5 Impacts of the Development

The existing vegetation occupying the front portion of the site (which is being retained) substantially screens the existing dwelling when viewed from Griffiths Street. Irrespective, the proposed development has been carefully designed to integrate the existing and new works in terms of building height, architectural composition and palette of external materials and finishes.

The proposed development has been carefully designed to substantially maintain the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

In that regard, the proposed development comfortably complies with the applicable controls relating to building height, FSR and landscaped area.

The potential overlooking of the adjoining properties has been moderated by limiting the number of new window openings along the side elevations at the first floor level, and providing timber batten privacy screens to the majority of the side facing windows and along the eastern and western edges of the balcony.

Further, the existing tall, mature vegetation extending along the rear boundary is being fully retained and the balcony screening solutions mitigate any significant overlooking towards the north.

The proposed development will have no impact on any significant public or private views.

The proposed development will have no impact on the existing solar access to the primary (north facing) private open space of the adjoining properties to the east and west, and the primary private open space will continue to receive good solar access between 9am and 3pm at the winter solstice.

The proposed development will have no impact on the primary (north facing) living rooms of the adjoining properties to the east and west, and the shadows cast by the proposed development will predominately fall within existing shadows.

Further, to ensure that sediment laden waters are not released from the site during construction works, erosion and sediment control measures are to be established on the site and maintained during the demolition and construction phases of the proposed development.

Finally, the proposed development is substantially the same as the recently approved development on the site with the exception that it is no longer proposed to subdivide the expanded building to create a dual occupancy (attached).

4.6 Suitability of the Site

The site is located within an established residential environment characterised by a predominance of detached dwellings, with a scattering of semi-detached dwellings, townhouses and residential flat buildings.

The proposed development will provide a very good level of residential amenity and substantially preserve the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

4.7 Public Interest

The proposed development serves the public interest by providing a very good level of residential amenity and substantially preserve the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

5. CONCLUSION

The site is located on the southern side of Griffiths Street between Suwarrow Street to the east and *Manly Cemetery* to the west. The site encompasses an area of 532.2m^2 and is rectangular in shape with a frontage of 14.02 metres to Griffiths Street.

The site is currently occupied by a single storey dwelling house accommodating two (2) bedrooms, a sunroom, amenities and an open plan kitchen/living/dining room. Off-street car parking is provided for two (2) vehicles in a garage structure located at the frontage to Griffiths Street.

The proposed development comprises alterations and additions to the existing dwelling house including the retention of the existing ground floor level and construction of a new first floor level.

The existing ground floor level accommodates two (2) bedrooms, a sunroom, an open plan living, dining and kitchen area and amenities. The proposed first floor level accommodates two (2) bedrooms, a living room and amenities.

The proposed development has been carefully designed to integrate the existing and new works to create a high quality architectural outcome and substantially maintain the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

Finally, the proposed development is substantially the same as the recently approved development on the site with the exception that it is no longer proposed to subdivide the expanded building to create a dual occupancy (attached).