



**4 JAMIESON AVENUE
FAIRLIGHT**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO A DWELLING**



Report prepared for
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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 4 Jamieson Avenue, Fairlight. The proposed development is for ground floor alterations and first-floor additions, to create a 4 bedroom, plus study dwelling on the site.
- 1.2 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).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- ◆ Site visit
 - ◆ Survey Plan prepared by CMS Surveyors Pty Ltd,
 - ◆ Architectural drawings prepared by Hobbs Jamieson Architecture,
 - ◆ BASIX Certificate prepared by Efficient Living,
 - ◆ Arborist Report prepared by Complete Arborcare,
 - ◆ Stormwater Plans prepared by NB Consulting Engineers,
 - ◆ Civil Plans prepared by NB Consulting Engineers,
 - ◆ Checklist for Preliminary Assessment of Site Conditions by White Geotechnical
 - ◆ Cost summary report,
 - ◆ Waste Management Plan,
 - ◆ Clause 4.6 request (height) prepared by Watermark Planning
- 1.3 The proposed alterations and additions are 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.

2.0 The site and its locality

- 2.1 The subject site is located on the northern side of Jamieson Avenue in Fairlight, approximately 50 metres west of its intersection with Suwarrow Street. It is legally described as Lot 5 DP 10399.
- 2.2 It is a generally rectangular shaped lot with boundaries of 13.41 metres (south – Jamieson Avenue frontage), 13.39 metres (north – rear boundary) and side boundaries of 39.705 metres (east) and 39.05 metres (west). The lot has an area of 527.3m² and slopes to the north (towards the rear of the lot).
- 2.3 The site is currently occupied by a 1 & 2 storey brick and clad house with a tile and metal roof and a single carport on the property frontage. A sewer line traverses the rear yard of the site from east to west.
- 2.4 The site is surrounded by detached and semi-detached residential dwellings and residential flat buildings in all directions. The subject site is located in close proximity to shops and services in Manly to the east and Balgowlah to the west.

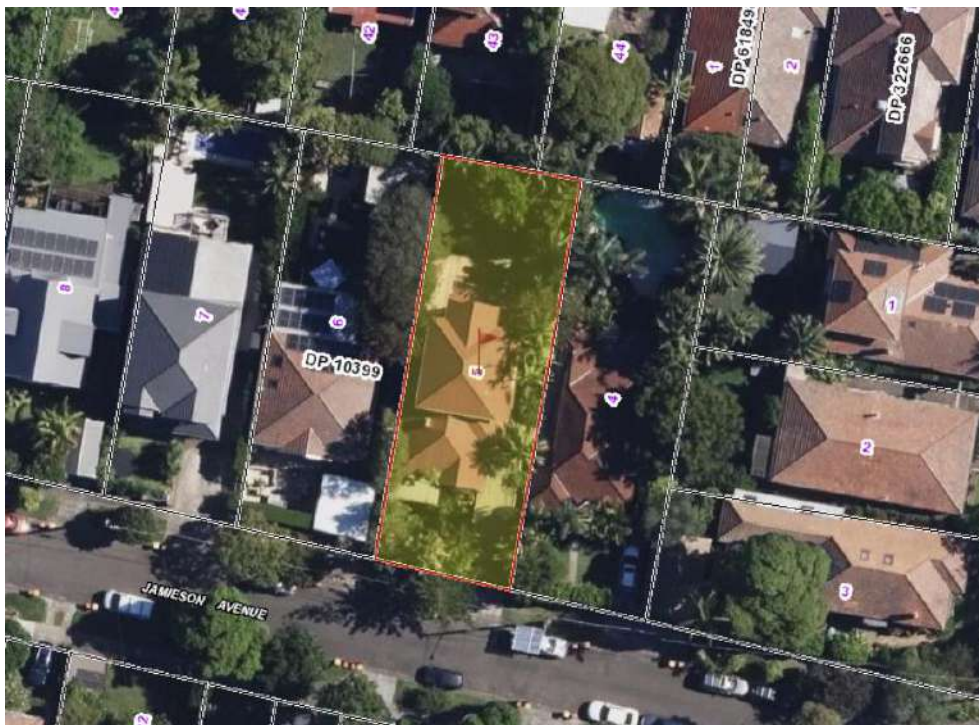


Figure 1. The site and its immediate surrounds

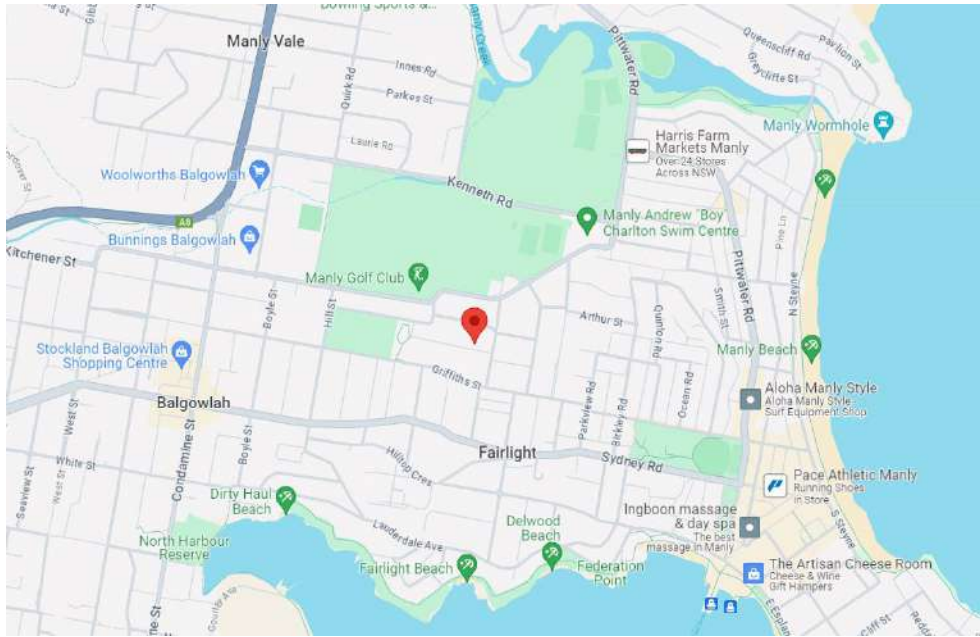


Figure 2. The site within the locality

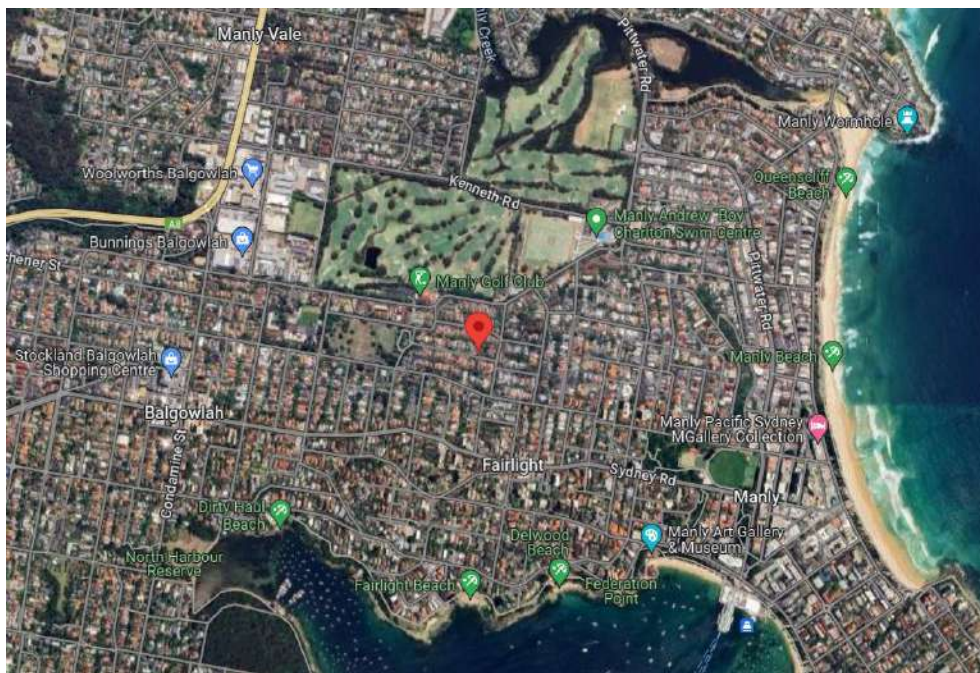


Figure 3. Aerial image of the site within the locality

3.0 Site Photos



Figure 4. The subject site, looking north from Jamieson Avenue.



Figure 5. The existing driveway and carport, looking north-west from Jamieson Avenue.



Figure 6. The dwelling façade, looking north.

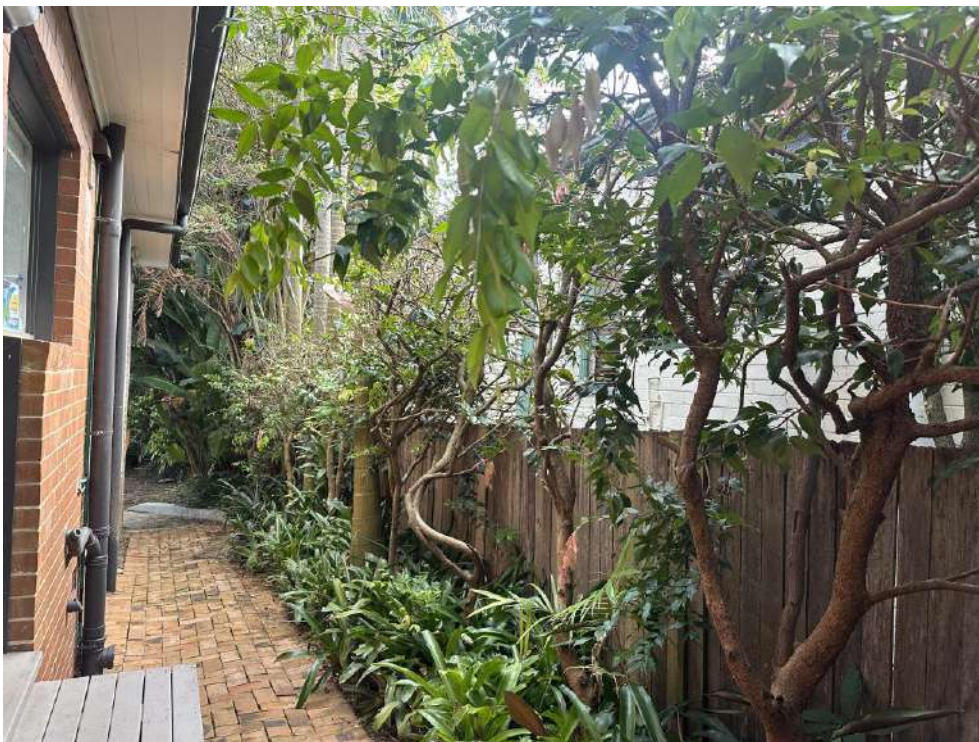


Figure 7. The east side boundary and adjoining dwelling, looking north.

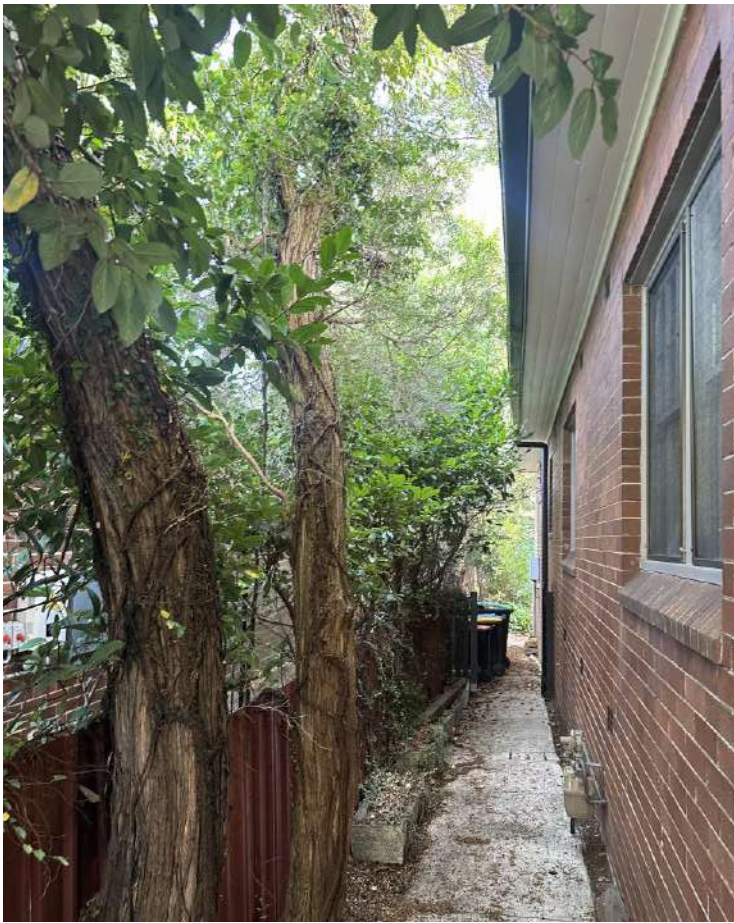


Figure 8. The west side boundary, looking north.

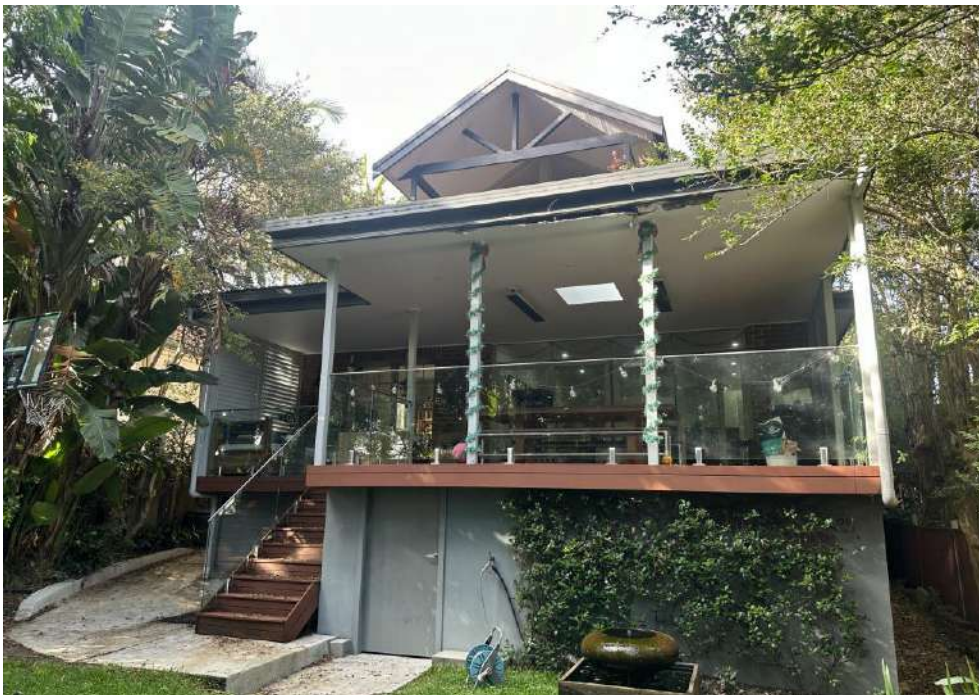


Figure 9. The rear of the dwelling, looking south.

4.0 Proposed Development

- 4.1 The proposed development is for ground floor alterations and first-floor additions, to create a 4 bedroom, plus study dwelling on the site and a new double carport on the property frontage, to replace the existing single carport.
- 4.2 The development remains consistent with the streetscape and the locality. The proposal is consistent with the objectives of Council controls, ensures privacy and solar access are maintained for the subject site and surrounding properties.
- 4.3 The alterations and additions to the dwelling will be made up as follows:

Site

- Remove 3 trees in the front yard a 1 tree in the rear yard,
- Demolish the existing driveway and single carport and construct a new driveway and double carport on the property frontage,
- Demolish and replace the existing front fence,
- Remove the existing concrete and paving along the side setbacks and construct new paved paths, a paved spa area and retaining walls in the rear yard,

Lower Ground Floor

- Retain the existing undercroft area.

Ground Floor

- Retain the existing entry, study, living room, bedrooms 1 & 2 and staircase to access the first floor,
- Demolish the internal walls in the hallway,
- Convert bathroom 1 / linen cupboard to a laundry and storeroom, including a new external window,
- Convert the existing laundry to a bathroom, including a new external window,
- Demolish the internal wall between the living and dining room / kitchen and relocate the kitchen to create an open plan kitchen / dining / living room, including new windows and doors (as indicated on plans),
- A new roof, BBQ area and external staircase to the retained deck.

First floor

- Retain bedroom 4 and staircase to access the ground floor,
- Refurbish the existing ensuite,
- Demolish the front (south facing) external wall and extend the first floor to the south to create a larger bedroom 3, extended hallway and new bathroom.

5.0 Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 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 significant native vegetation. Four trees are proposed for removal, to make way for the proposed alterations and additions. A large number of trees and shrubs will be retained on the site and an arborist report is provided in support of the proposal.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 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.

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

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 R1 – General Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013. The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permissible with development consent in the R1 zone.



Figure 10. Extract from Manly LEP 2013 zoning map

Demolition

Minor 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 250m². The subject site comprises a compliant area of 527.3m² and no subdivision is proposed.

Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres.

The existing dwelling has a maximum building height of 9.1 metres and the development proposes new works at the existing maximum height, to extend the first floor, a variation of 0.6 metres or 7%. The minor variation is of lesser height than the existing first floor roof.

A clause 4.6 variation request is provided with this application.

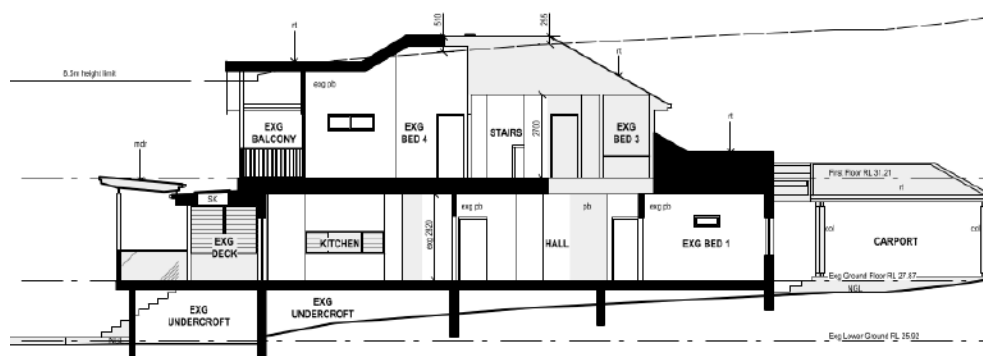


Figure 11. Plan Extract: Section A-A

Floor Space Ratio

The site is mapped with a maximum FSR of 0.6:1, which equates to a maximum floor area of 316.38m² for the site area of 527.3m².

The development proposes a compliant gross floor area of 239.6m² or FSR of 0.45:1.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to a heritage item.

Flood Planning

The subject site is not identified on the NBC Flood Hazard mapping.

Acid Sulfate Soils

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the water table below 1 metre AHD on adjacent class 1,2,3 or 4 land.

Earthworks

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Stormwater Management

A stormwater plan accompanies the application which demonstrates a compliant solution for the site including specifications for on site detention tanks.

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

Streetscape (Residential Areas)

The subject site has frontage to and is visible from Jamieson Avenue. Jamieson Avenue is characterised by one and two detached residential dwellings (a number with lower level garages or carports on the street frontage) and three storey multi-dwelling housing.

Garbage Areas

A new bin storage area is provided on the east side boundary, with waste collected by Councils regular service.

Complementary Design and Visual Improvement

The proposed development remains consistent with the local character and streetscape in the locality. The proposed first floor additions will be constructed of light weight cladding and roof tiles, consistent with the existing first floor and are of an appropriate scale for the locality. Details are provided in the attached materials and finishes schedule.

Front Fences and Gates

The proposed carport necessitates the removal of the existing front fence and the development proposes a new, compliant front fence and sliding gate, as detailed on the DA plans.

Roofs and Dormer Windows

The new first floor roof additions propose a pitch consistent with the existing first floor, of tile construction. The carport, rear deck and courtyard roof structures proposes an appropriate pitch and will be constructed of tiles (carport), metal (deck roof) and polycarbonate (courtyard), which complements roof styles in the locality. No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The development proposes to demolish the existing single carport and construct a new double carport and concrete driveway, in the same street front location.

3.2 Heritage Considerations

As described above the site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to a heritage item.

3.3 Landscaping

The site contains significant landscaping in the front setback and the development proposes to remove trees to make way for the new driveway and carport. A number of trees and landscaping will be retained ensuring an appropriate presentation to Jamieson Avenue.

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

Overshadowing

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

In addition, as the subject site and adjoining lots have a north-south orientation, the DCP requires a minimum 4 hours solar access be maintained to the glazing in living rooms of adjacent properties, between 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 minor additional shadow in the front and side yard of 6 Jamieson Street at 9am.

12pm – The development will result in no additional shadow at 12pm, with a reduction in shadows to the front yard of 2 Jamieson Street.

3pm – The development will result in a minor increase in shadow to the front yard and roof of 2 Jamieson Street at 3pm.

It is concluded that the private open space and living room windows of the adjoining properties will retain ample and compliant solar access as is clearly demonstrated in the accompanying shadow diagrams.

Overshadowing Solar Collector Systems

The proposed development will not overshadow neighbouring solar collector systems.

Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

Excessive Glare or Reflectivity Nuisance

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

Privacy and Security

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

The ground floor is visually separated from neighbouring properties by existing side boundary fencing and landscaping.

The first floor addition incorporates a number of privacy measures including the use of skylights, orienting windows to the front and rear of the lot, offset windows, high sill heights and opaque glazing.

Acoustical Privacy (Noise Nuisance)

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

Maintenance of Views

A site visit has been undertaken and it is considered the proposed development will have no impact on views from the subject site or adjoining 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

A stormwater plan accompanies the application which demonstrates a complaint solution for the site including specification for on site detention.

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.

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

Dwelling Density, Dwelling Size and Subdivision

The site is mapped with a residential density of 250m². No change is proposed to the single dwelling house on the 527.3m² lot, a density permitted with development consent by the LEP.

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

As described above, the LEP restricts the height of any development on the subject site to 8.5 metres.

The existing dwelling has a maximum building height of 9.1 metres and the development proposes new works at the existing maximum height, to extend the first floor, a variation of 0.6 metres or 7%. A clause 4.6 variation request is provided with this application.

The site has a gradient of 1:12, thus a maximum wall height of 7 metres applies. The development proposes compliant maximum wall heights of 6.6 metres (east) and 7 metres (west).

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

The DCP permits a maximum roof height, 2.5 metres above the actual wall height and a maximum roof pitch of 35 degrees. The development proposes a compliant maximum roof height of 2.2 metres and a compliant 30 degree pitch.

Floor Space Ratio (FSR)

As described above the site is mapped with a maximum FSR of 0.6:1, which equates to a maximum floor area of 316.38m² for the site area of 527.3m². The development proposes a compliant gross floor area of 239.6m² or FSR of 0.45:1.

Setback (front, side and rear) and Building Separation

Street Front setbacks

A front setback consistent with the prevailing setback, or a minimum 6 metres, is required on the site.

No change is proposed to the existing, compliant minimum front setback to the dwelling of 5.65 metres.

The existing single carport has a front setback of 1.61 – 1.895 metres and the new double carport proposes a minor reduction to 0.78 – 1.125 metres. A merit assessment for the carport front setback is provided below.

Side setbacks and secondary street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site. The development proposes the following side setbacks:

| Control | Proposed | Compliance |
|--|---|--|
| <u>East</u> $1/3 * 6.6m = 2.2m$ | <u>East</u> 2.41m (ground floor dwelling) 2.6m (first floor dwelling) 900mm (open carport) | Yes Yes Yes – no side walls proposed |
| <u>West</u> $1/3 * 7m = 2.3m$ | <u>West</u> 1.62m (ground floor dwelling) 2.88m (first floor dwelling) 6.6m (open carport) | Yes - retain existing Yes Yes |

As permitted by the DCP, a roof with a compliant maximum height of 3 metres is proposed over the rear terrace area, at a distance of 0.5m from the west side boundary, the supporting columns are located 0.9m from the side boundary.

Rear Setback

A minimum rear setback of 8 metres is required on the site. The development proposes a compliant rear setback of 10.325 metres to the rear deck of the dwelling. A minimum rear setback of 3.28 metres is proposed to the roof over the rear terrace.

A merit assessment for the proposed variations is provided below.

A variation to the front setback control (carport) and rear setback (roof over rear terrace) 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

Consistent. The new double carport is located within the same area as the existing single carport and allows for the provision of a compliant 2 onsite carparking spaces. The site is not able to accommodate an alternative carparking location and the open structure proposed, remains consistent with other carports in the locality, ensuring it is compatible with the streetscape (as illustrated below).

A rear setback variation to the roof over the spa terrace remains consistent as it will not be visible from the street. The development does not present with excessive bulk and is of a similar or lesser scale than surrounding dwellings.



Figure 12. Carport at 6 Jamieson Avenue



Figure 13. Carport at No. 10 Jamieson Avenue



Figure 14. Garages and carport at No. 21, 23 and 25 Jamieson Avenue.



Figure 15. Garage at No. 7 Jamieson Avenue.

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.

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

Comment

Flexibility in the application of the front and rear setback control is considered appropriate, in this case, as the development largely retains the location of the existing carport and the site is unable to accommodate carparking in an alternative location.

The development allows for the modernisation of the dwelling and the addition of recreational facilities in the rear yard. The development does not present with excessive bulk and is of a similar of lesser scale than surrounding dwellings.

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 front and rear setback variation allows for the retention of significant landscaping, deep soil areas and planting on the site. There will be no impact on National Parks or urban bushland.

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.

Open Space and Landscaping

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 the actual open space to be landscaped area and a maximum 25% of actual open space located above ground.

This equates to a minimum 290m² of total open space for the site area of 527.3m², a minimum 101.5m² of landscaped area and maximum 72.5m² of open space above ground level.

The subject site has an existing non-compliant total open space area of 265.4m² or 50% and the development will result in a minor reduction of 6.6m², proposing a total open space area of 258.8m² or 49%, a compliant landscaped area of 122.9m² or 47.49% (of actual TOS) and a compliant area of open space above ground level of 38.6m² or 14.9% (of actual TOS).

A variation to the total open space area control is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below. Of particular note, the reduction will allow for compliant onsite parking, which is a great asset to the site and residents. It is proposed to be provided without detriment to the landscape addressing the streetscape or green space and usable outdoor areas on the site.

Objectives of the control:

1. *To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna.*

Comment

Consistent. There are no important landscape features or remnant populations of native flora and fauna on this developed site. A compliant landscaped area is achieved despite

the variation to the total open space control and residential landscaping on the site will be retained and enhanced.

- 2. To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland.*

Comment

Consistent. The proposed works are primarily located within the existing building footprint, resulting in only a minor reduction in landscaped area to accommodate the alterations and additions. The existing total open space is 265.4m² or 50% which does not comply with the current control and the development will result in a minor reduction of 6.6m². The alterations and additions proposed will improve amenity and create a more functional floorplan for the enjoyment of residents.

Landscaping on the site will be enhanced and there will be no impact on native vegetation or bushland. A compliant landscaped area is achieved despite the variation to the total open space control.

- 3. To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.*

Comment

Consistent. As assessed above, the design of the alterations and additions ensures privacy and solar access is maintained for both the subject site and the adjoining properties. The proposal remains consistent with the existing streetscape and dwellings within the locality.

- 4. To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff.*

Comment

Consistent. The site retains a compliant landscaped area despite the variation to the total open space control, providing a landscaped area of 122.9m² or 47.49% (exceeding the minimum 101.5m² requirement by 21.4m²), ensuring water infiltration is maximised.

Stormwater will be connected to existing drainage infrastructure on the site, which drains to Jamieson Avenue.

- 5. To minimise the spread of weeds and the degradation of private and public open space.*

Comment

Consistent. No weed species will be introduced to the site.

6. *To maximise wildlife habitat and the potential for wildlife corridors.*

Comment

Not relevant. There will be no impact on wildlife habitat or potential wildlife corridors.

The DCP requires a minimum 18m² of principal private open space. The development nominates a compliant area of private open space in the rear yard.

Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The DCP requires 2 car parking spaces for dwellings. The development proposes to demolish the existing single carport and construct a new, compliant double carport, in the same street front location.

First Floor Additions and Roof Additions

The style of the proposed first floor roof addition will not degrade the amenity of surrounding residences or the aesthetic quality of the neighbourhood, remaining consistent with the existing first floor.

Jamieson Avenue is not characterised by a specific architectural style, rather it contains a mix of detached dwelling houses, semi-detached dwellings and unit blocks, with various architectural styles and roof forms on display.

Other Development

Alterations and Additions

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

Earthworks

As described above, minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

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 |
|---------------------------------------|--|---|--|
| Manly LEP 2013 | | | |
| Lot Size | 250m ² | 527.3m ² | Yes |
| Building Height | 8.5 metres | 9. 1m (+0.6m or 7%) | No (existing non-compliance) Clause 4.6 variation request provided for new works |
| Floor Space Ratio | 0.6:1 (316.38m ² for the site area of 527.3m ²) | 239.6m ² or 0.45:1 | Yes |
| Manly DCP 2013 | | | |
| Solar Access | Not eliminate more than 1/3 sunlight to POS and maintain 4 hours sunlight to living room glazing of adjoining properties between 9am and 3pm on June 21. | No impact to rear yards or key living areas | Yes |
| Residential Density/ Dwelling Size | 1 dwelling per 250m ² | 1 dwelling | Yes |
| Wall Height | Gradient 1:12 = 7m | 6.6m (east) 7m (west) | Yes Yes |
| Front Boundary Setback | Prevailing building line or 6m. | 5.65m (dwelling) 0.78 – 1.125m (carport) | Yes – no change to existing Merit assessment |
| Side Boundary Setbacks | <u>East</u> 1/3 * 6.6m = 2.2m <u>West</u> 1/3 * 7m = 2.3m | <u>East</u> 2.41m (ground floor dwelling) 2.580m (first floor dwelling) 900mm (open carport) <u>West</u> 1.62m (ground floor dwelling) 2.88m (first floor dwelling) | Yes Yes Yes – no side walls proposed Yes - retain existing Yes |

| | Standard | Proposed | Compliance |
|------------------------------|--|---|--|
| | | 6.6m (open carport) | Yes |
| Rear Boundary Setbacks | 8 metres | 10.325m (rear deck) 3.28m (roof over rear terrace) | Yes Merit assessment |
| Total Open Space | Total Open Space – 55% (290m ² for the site area of 527.3m ²) | 258.8m ² or 49% | Merit assessment (minor increase to existing non-compliance) |
| Landscaped Open Space | Landscaped Area 35% of actual total open space (101.5m ²) | 122.9m ² or 47.49% | Yes |
| Above Ground | Above Ground – maximum 25% of actual total open space (72.5m ²) | 38.6m ² or 14.9% | Yes |
| Principal Private Open Space | 18m ² | >18m ² | Yes |
| Car Parking | 2 spaces | 2 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 natural hazard of acid sulfate soils has been assessed and can be effectively mitigated to allow the development to proceed.

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. The proposal fits well within the context of the surrounds and is 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 4 Jamieson Avenue Fairlight 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.

Planner Declaration

Document Control Table

| Document Purpose: | Statement of Environmental Effects | |
|-------------------|------------------------------------|----------------------------|
| Date | Prepared by | Approved by |
| 13/06/2024 | Naomi Lyons Senior Planner | Sarah McNeilly Director |

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