



**28 WARATAH STREET,
BALGOWLAH**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING,
INCLUDING A FIRST FLOOR LEVEL ADDITION**



Report prepared for
Martina and James Gabriellson
December 2024

Contents

- 1 INTRODUCTION
- 2 THE SITE AND ITS LOCALITY
- 3 SITE PHOTOS
- 4 PROPOSED DEVELOPMENT
- 5 STATUTORY FRAMEWORK
- 6 NUMERICAL CONTROL TABLE
- 7 SECTION 4.15
- 8 CONCLUSIONS

1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling, including a first floor level addition, at 28 Waratah Street, Balgowlah.

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

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

- ◆ Site visit,
- ◆ Survey Plan prepared by CMS Surveyors Pty Ltd,
- ◆ Design Plans prepared by Action Plans,
- ◆ BASIX Certificate prepared by Action Plans,
- ◆ Stormwater Plan prepared by Taylor Consulting,
- ◆ Waste Management Plan

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

2.0 The site and its locality

- 2.1 The subject site is located on the eastern side of Waratah Street, approximately 25 metres south of its intersection with Griffiths Street. It is legally described as Lot 2 DP 1044139 and is known as 28 Waratah Street, Balgowlah.
- 2.2 It is a rectangular shaped lot with boundaries of 13.41 metres (north and south – side boundaries), 20.82 metres (west – front boundary and east – rear boundary).
- 2.3 The lot has an area of 279.1m² and is currently occupied by a two storey brick and clad house with a metal roof and a brick garage. The site slopes gently from the front of the site to the rear (east), with a fall of approximately 2.4 metres from east to west.
- 2.4 The property is surrounded by detached and attached residential dwellings to the south, east and west. Manly West Public School is located to the north of the site. It is located in close proximity to shops and services in Balgowlah to the south and Manly to the east.

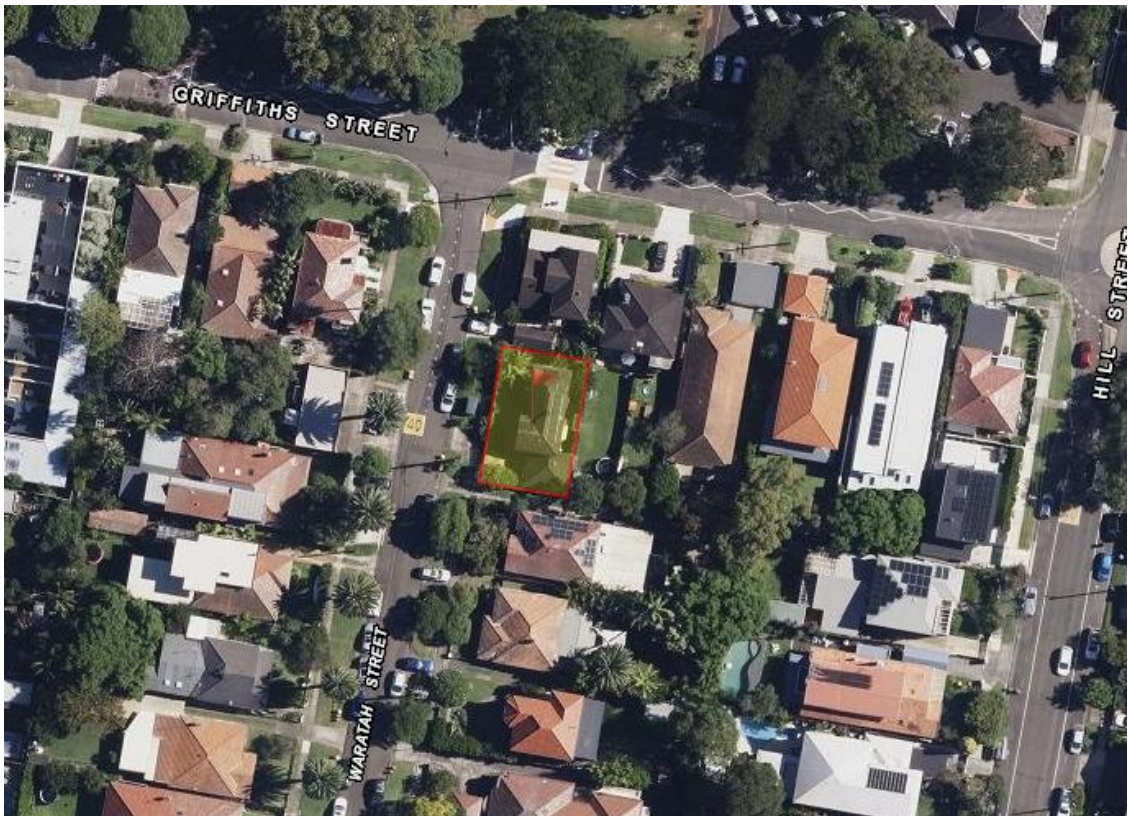


Figure 1. The site and its immediate surrounds.



Figure 2. The site within the locality.

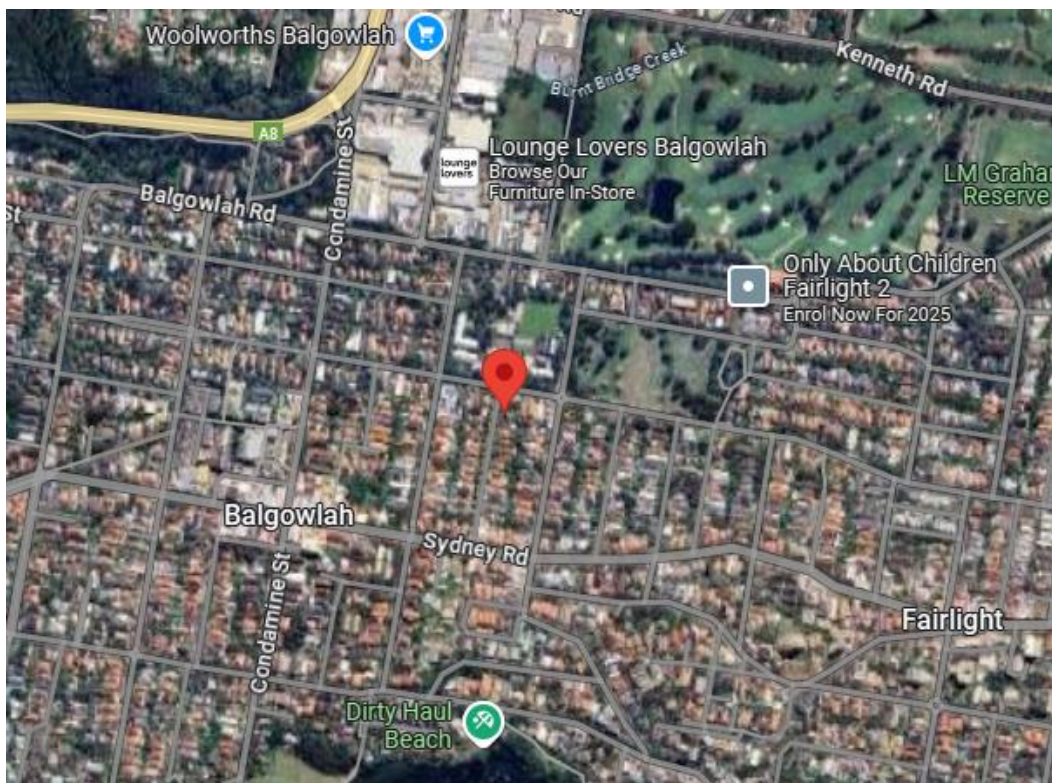


Figure 3. Aerial image of the site within the locality.

3. Site Photos



Figure 4. The subject site, looking east from Waratah Street



Figure 5. Looking south-east, the existing front yard and dwelling entry



Figure 6. The existing driveway, garage and dwelling facade, looking east



Figure 7. The northern side setback, looking east



Figure 8. The rear setback, looking south



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

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to an existing dwelling, including a first floor level addition.
- 4.2 The alterations and additions have been designed to remain consistent with the existing dwelling house and consistent with the residential area. The proposal is consistent with Council controls, ensures privacy and appropriate levels of solar access are maintained for both neighbours and the subject site.
- 4.3 The alterations and additions will be made up as follows:

First Floor Addition

- Demolish a portion of the existing roof above the garage to allow a first floor level addition,
- Create a new Master Bedroom with ensuite, and
- Window openings within the western, southern and eastern elevations.

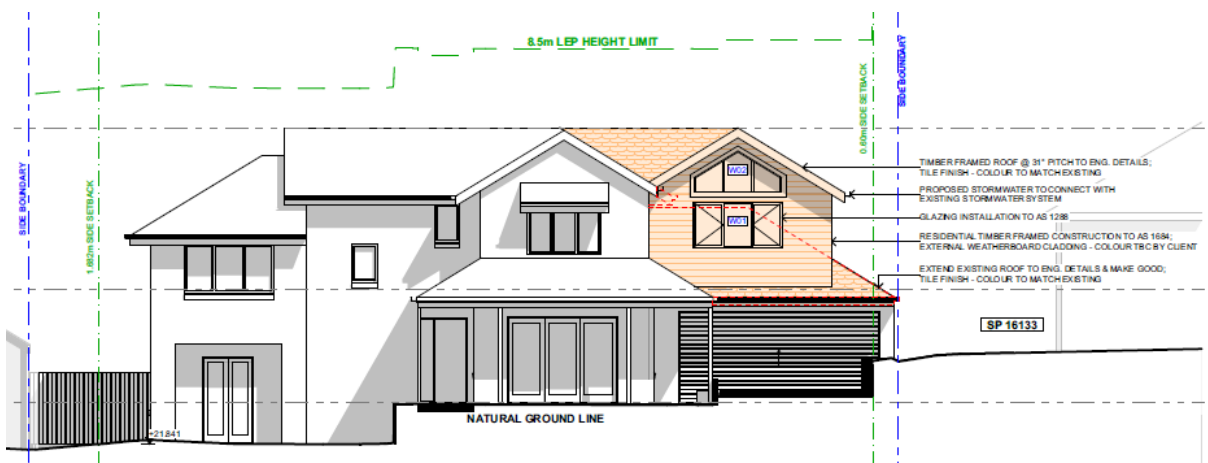


Figure 10. Extract from plans DA 10 showing the west (front) elevation

5. Statutory Framework

5.1 State Environmental Planning Policies

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.

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 (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 trees.

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 permitted with development consent in the R1 Zone.

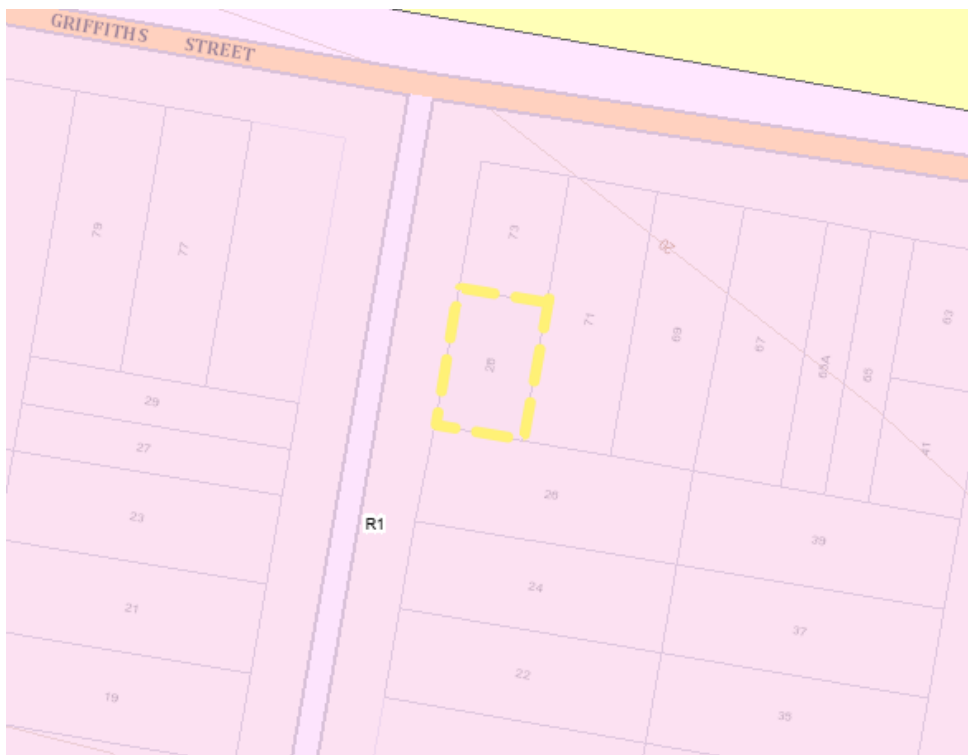


Figure 11. Extract from Manly LEP 2013 zoning map

Demolition

Demolition works are proposed, as described above, and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions at first floor level.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 250m². The subject site comprises a compliant area of 279.1m² and no subdivision is proposed.

Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum building height of 6.595 metres, as illustrated within the attached DA plan set.

Floor Space Ratio

The site is mapped with a maximum FSR of 0.6:1, this equates to a maximum floor area of 167.46m² for the site area of 279.1m².

The development proposes a compliant FSR of 0.45:1 or gross floor area of 125.3m².

Heritage Conservation

The site is not a heritage item or located within a heritage conservation area. However, the site adjoins Landscape *Item 127 – Street trees* on Waratah Street.



Figure 12. Extract from Manly LEP 2013 Heritage Map

As such, before granting consent, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.

It is considered the proposed development will not impact on the heritage item, as the proposed works are located entirely within the subject lot.

All works will be undertaken carefully to avoid any impact on the street trees and any relevant conditions of consent will be complied with.

Flood Planning

The site is not identified on the NBC flood hazard map.

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

No earthworks are proposed to prepare the site for construction, however if required standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Landslide risk

The site is not identified on the Manly Landslide Risk Map.

Stormwater Management

Stormwater from the proposed alterations will be connected to existing drainage infrastructure as illustrated on the Stormwater Plans provided with this application.

Essential Services

All essential services are existing on the site.

5.3 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

3. General Principles of Development

3.1 Streetscapes and Townscapes

The site is visible from Waratah Street and this section of Waratah Street is characterised by one, two and three storey detached and attached residential dwellings. The proposed development remains consistent with the locality.

Garbage Areas

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

Complementary Design and Visual Improvement

The proposed development remains consistent with the character and streetscape in the locality. The proposed works will be constructed of materials consistent with the residential use and are of an appropriate scale for the residential neighbourhood.

Full details are provided in the attached Sample Board, prepared by Action Plans.

Front Fences and Gates

No changes are proposed to the existing fencing on the site.

Roofs and Dormer Windows

The development proposes a tile roof to the first floor level addition with a 31° pitch to match the existing roof of the dwelling at first floor level. The proposed pitch is compatible with the character of the local area. No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The existing dwelling has an existing garage which will be retained.

3.2 Heritage Considerations

As described above the site is not a heritage item or located in a heritage conservation area. However it adjoins I27, Street trees on Waratah Street. The proposed works will have no impact on the adjoining heritage item, with all works occurring within the existing building footprint on the lot.

3.3 Landscaping

The site contains significant existing landscaping in the front yard and setbacks to the dwelling which will be retained.

No trees will be removed to facilitate the proposed works.

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 an east-west orientation, the DCP requires a minimum 2 hours solar access be maintained to living room glazing 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 negligible shadowing to the roof at first floor level of the dwelling on the subject site and shadowing across the front yard of the neighbouring property to the south at No. 1/26 Waratah Street.

12pm - The development will result in negligible shadowing to the roof at ground floor level of the dwelling on the subject site and shadowing across a small portion of the northern side setback of the neighbouring dwelling to the south at No. 1/26 Waratah Street.

3pm – The development will result in shadowing to the roof at first floor level of the dwelling on the subject site and a negligible increase in shadowing to the northern side setback of the neighbouring dwelling to the south at No. 1/26 Waratah Street.

It is concluded that the development will not result in an unreasonable increase in shadowing to neighbouring private open space or living room windows between 9am and 3pm on 21 June.

However, as noted above the proposed development results in some additional shadowing between 12pm and 3pm (at 3pm to a much lesser extent) to the northern side of the dwelling located to the south of the subject site at No. 1/26 Waratah Street (see Figure 13 below showing location of No. 1/26).

Access to the dwelling at No. 1/26 has not been obtained, however a floorplan on realestate.com indicates that the dwelling has two living rooms at ground floor level (see Figure 14 below).



Figure 13. The location of the neighbouring property at No. 1/26 Waratah Street



Figure 14. Extract from a floorplan from realestate.com of No. 1/26 Waratah Street

Based on the internal floor plan shown in Figure 14 above, the dwelling has an alternative living area at the rear (eastern) side of the dwelling, adjacent to the kitchen, which will be unaffected by the proposed development. This property also has ample private open space areas, including a large rear yard, which will retain appropriate levels of solar access between 9am and 3pm on 21 June. Overall, the impact is considered minor, with existing solar access conditions to the main living area at No. 1/26 Waratah Street unaffected by the proposed development.

Overshadowing Solar Collector Systems

The proposed development will not result in overshadowing to the neighbouring solar collector systems, as demonstrated in the attached shadow diagrams.

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 appropriate side setbacks proposed and no direct overlooking into any key living areas.

The alterations and additions incorporate a number of privacy measures including orienting larger glazing to the front of the site and high sill heights.

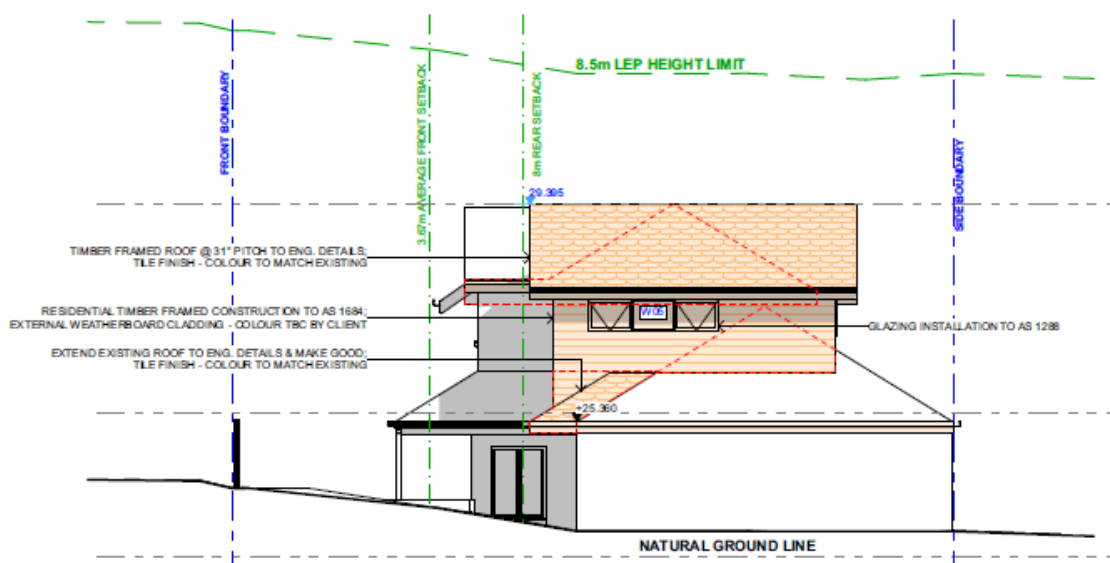


Figure 15. Extract from plan DA 10 showing the high sill height to the window on the southern side of the new addition

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

3.7 Stormwater Management

Stormwater from the alterations and additions will be connected to existing drainage infrastructure as illustrated on the Stormwater Plans provided with this application.

3.8 Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas and waste will be collected by Councils regular service.

3.10 Safety and Security

The dwelling maintains clear property boundaries and visual surveillance of Waratah 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 1/250m². No change is proposed to the single dwelling house on the 279.1m² lot, a density permitted with development consent by the DCP.

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 and the development proposes a compliant maximum building height of 6.595 metres. The new works are located within the existing dwelling footprint.

No change is proposed to the existing wall height at ground floor level, with the first floor level addition stepped in from the ground floor below.

The DCP permits a maximum of 2 stories plus basement on the subject site. The proposed development retains two stories on the subject site.

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 and pitch.

Floor Space Ratio (FSR)

As described above, the site is mapped with a maximum FSR of 0.6:1, this equates to a maximum floor area of 167.46m² for the site area of 279.1m².

The development proposes a compliant FSR of 0.45:1 and a gross floor area of 125.3m².

Setback (front, side and rear) and Building Separation

Street Front setbacks

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

The development incorporates the following front setbacks:

Ground

4.42m (existing – west to dining area)

First floor

4.55m (existing – west to office)

5.957m (*proposed* – west to new first floor level addition – *non-compliant*)

Rear Setback – (eastern setback)

The DCP requires a minimum rear setback of 8 metres and the development proposes the following rear setbacks:

Ground floor

0.04m (existing – east to garage)

First Floor

3.003 (existing – east to all first floor level)

2.203m (proposed – east to ensuite for new master bed – *non-compliant*)

A variation to the front and rear setback at first floor level is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

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

Comment

The design of the alterations and additions, maintain the setbacks of the existing dwelling at ground floor level, with the new works at first floor level being well located above the garage. The proposed addition to facilitate the master bedroom retains a similar first floor front setback to the dwelling from the front (western) property boundary.

The design remains complementary to the streetscape and consistent with the desired character for the location.

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 dwelling ensures privacy and appropriate 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 utilises the existing dwelling, modifying the layout at first floor level to provide additional floorspace for this family sized dwelling. Additionally, the development allows for the modernisation of the dwelling.

The proposed works are consistent with surrounding development. The resulting dwelling will have an appropriate impact on neighbouring properties and is suitable for the site.

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

- *accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;*
- *ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*
- *ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.*

Comment

The proposed front and rear setback variations will have no impact on the landscaped area and does not require the removal of any trees. The proposed alterations and additions being wholly contained within the existing building footprint.

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 variations will have no impacts on neighbouring properties or the streetscape and remains consistent with the objectives of this clause, despite the non-compliance.

Side setbacks and secondary street frontages

A side boundary setback equivalent to 1/3 of the wall height is required on the site. The existing side setbacks of the dwelling will be retained and the new works propose the following compliant side setbacks:

Control	Proposed	Compliance
<u>North</u> $1/3 * 5.029m = 1.68m$	<u>Ground</u>	
	<i>North</i> 2.89m (existing – to lounge)	Yes – no change
<u>South</u> $1/3 * 1.8m = 0.6m$	<i>South</i> 0.125m (existing – to garage)	Yes – no change
	<u>First floor</u>	
	<i>North</i> 2.89m (existing – to WIR)	Yes – no change
	<i>South</i> 1.61m (proposed – to Master Bed)	Yes

Open Space and Landscaping

Minimum Residential Total Open Space Requirements

The 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 153.5m² of total open space for the site area of 279.1m², a minimum of 53.7m² of landscaped area and a maximum of 38.37m² of open space above ground level.

The existing development has a total open space area of 46.9% (130.8m²) and a landscaped area of 73.6% (112.9m²) and no change is proposed, including the above ground open space.

Private Open Space

The DCP requires a minimum 18m² of principal private open space and no change is proposed to the existing private open space areas on the site.

Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The DCP requires 2 car parking spaces for dwellings. As described above the site contains an existing, enclosed garage which will be retained. No change is proposed to the existing crossover or driveway.

Other Development

Alterations and Additions

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

Earthworks

No earthworks are proposed to prepare the site for construction, however, if required 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	279.1m ²	Yes – no change
Building Height	8.5 metres	Existing – 7.52m Proposed – 6.595m	Yes
Floor Space Ratio	0.6:1 (167.46m ²)	0.45:1 (125.3m ²)	Yes
Manly DCP			
Residential Density Area D3/ Dwelling Size	1 /250m ²	1	Yes
Wall Height	Dependant on slope	No change to existing	Yes
Number of Stories	2	2	Yes
Side Boundary Setbacks (northern and southern boundaries)	1/3 wall height North – 1.68m (based on existing wall height of 5.029m for the northern elevation) South – 0.6m (based on existing wall height of 1.8m for the southern elevation)	<u>Ground</u> 2.89m (existing – north to lounge) 0.125m (existing – south to garage) <u>First floor</u> 2.89m (existing – north to WIR) 1.61m (proposed – south to Master Bed)	Yes – no change to existing ground level side setbacks Yes – no change Yes
Primary Front Boundary Setback (western boundary)	Prevailing building line or 6m	<u>Ground</u> 4.42m (existing – west to dining area) <u>First floor</u> 4.55m (existing – west to office) 5.957m (proposed - west)	Yes – no change Yes – no change Compliance with objectives achieved

	Standard	Proposed	Compliance
Rear Boundary Setbacks (eastern boundary)	8 metres	<u>Ground floor</u> 0.04m (existing – east to garage) <u>First Floor</u> 3.003 (existing – east to all first floor level) 2.203m (proposed – east to ensuite for new master bed)	Yes – no change Yes – no change Compliance with objectives achieved
Parking	2 spaces	Existing 2 spaces	Yes – no change
Open Space O/S Area 3	Total O/S – 55% (153.5m ²) Landscaped Area 35% of O/S (53.7m ²) Above Ground - Maximum 25% of open space (38.37m ²)	Existing – 46.9% (130.8m ²) Existing 73.6% (112.9m ²) Existing – no change	Yes – no change Yes – no change Yes
Private Open Space	18m ² for a dwelling house	No change to existing	Yes
Solar Access (adjoining Private o/s)	1/3 sunlight retained between 9am and 3pm on June 21.	Retains acceptable levels of solar access	Yes

	Standard	Proposed	Compliance
Solar Access (Living rooms)	Change accordingly to orientation from DCP East-west orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June)	Shadow diagrams indicate additional shadowing to the neighbour at 26 waratah Street	Compliance with objectives achieved

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Manly LEP and DCP.

The development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The subject site is not constrained by natural hazards.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. It fits well within the context of the surrounds and is 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, including a first floor level addition, at 28 Waratah Street, Balgowlah, 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

This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
10/12/2024	Susan May-Roberts Senior Planner	Sarah McNeilly Director

Disclaimer

This report has been prepared by Watermark Planning with input from other expert consultants. Watermark Planning has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of Watermark Planning.

Copyright © Watermark Planning

ABN 41 340 109 262