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STATEMENT OF ENVIRONMENTAL EFFECTS

For Mr B & Mrs L Walstab

At 51 Boyle Street, Balgowlah

Covering First Floor Additions

and Alterations to an Existing Residence



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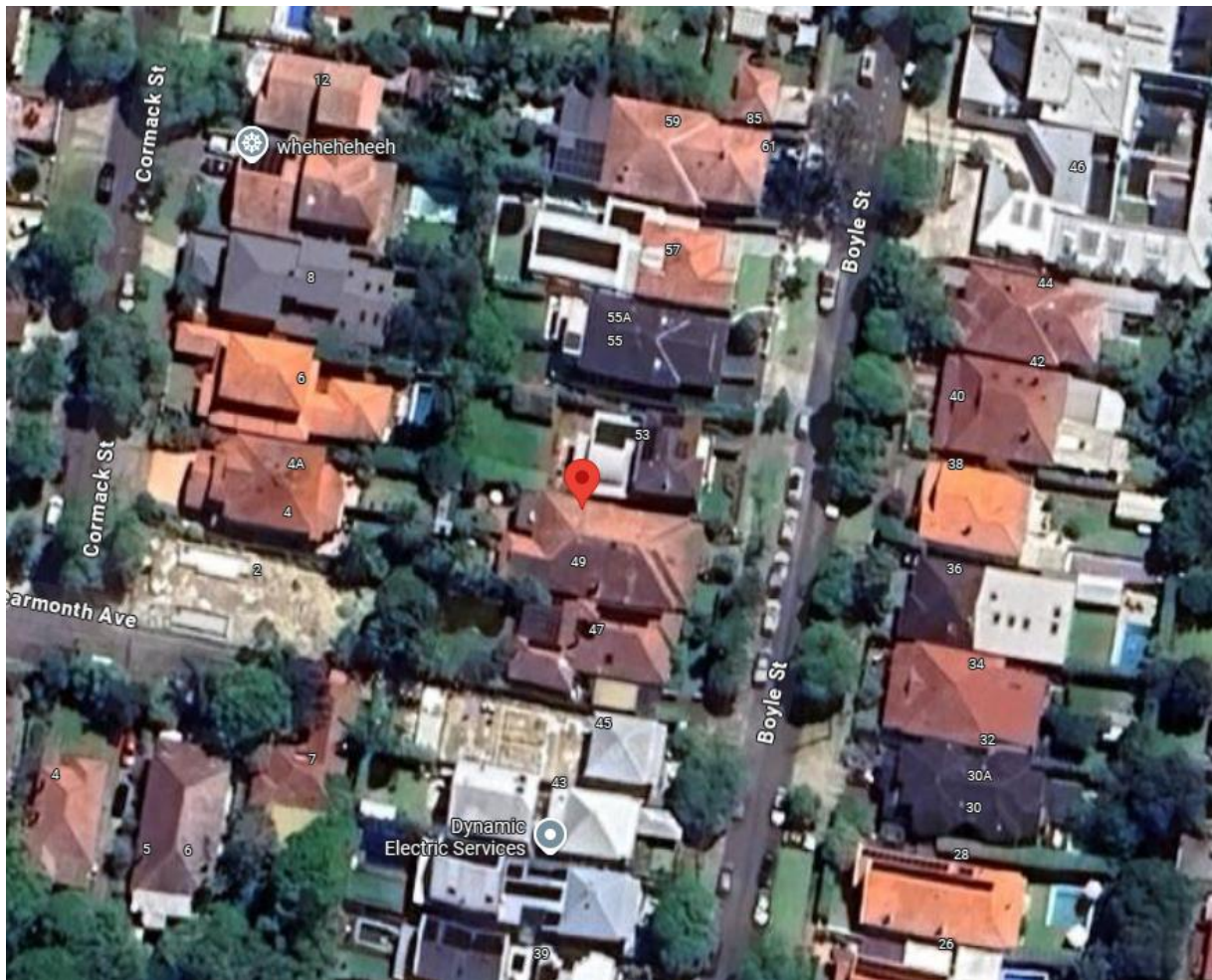
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1. Site Details

Address:	51 Boyle Street, Balgowlah NSW 2093
Lot and Deposited Plan Number:	Lot: 2A in DP: 444638
Local Government Area:	Northern Beaches
Parish and County:	Parish of Manly Cove in County of Cumberland
Zone:	R1 – General Residential
Site Area:	By Survey: 282.10 sqm, By Title: 278.20 sqm
Existing Residence:	Single storey brick residence with tile roof and metal shed in the rear yard.



Aerial Photo of the Subject Property & Adjoining properties

2. Scope of Works

The proposal consists of:

- Construction of Upper floor addition
- Alterations/Renovations to Existing Residence including rear extension
- New Rear timber landing and stairs

The proposed new first floor addition will contain additional sleeping quarters for the residence built wholly within the existing building footprint. It comprises of three (3) bedrooms, a shower room and a hallway which incorporates the new staircase.

This first-floor addition for the greater part is to be of lightweight timber framed construction with weatherboard cladding over polystyrene core wall insulation. The roof of the addition will be a complimentary articulated and matching hipped roof structure, covered with terra cotta roof tiles reusing existing roof tiles where possible to further blend and harmonise the works.

The proposal includes internal alterations and renovations to the middle and rear sections of the existing ground floor. This is achieved by firstly adding a partition wall to the hallway to create a WIR next to the ensuite and then converting the existing bedroom into the new laundry, powder room and stairwell.

The walls enclosing the existing laundry, dining and kitchen will be demolished including the rear deck to allow for an open plan rear facing sun room, which will also contain an upgraded kitchen and new dining room.

Lastly the scope of works includes a new bifold door that opens up to a timber landing and stair structure built over an existing paved area, all as shown in the submitted drawings which completes the scope of works.



Front view of Subject Property at 51 Boyle Street, Balgowlah
(View obscured by landscaping)

3. Site Suitability

Northern Beaches Council displays a wide variety of urban characters reflecting the following.

- Differences in topography, street pattern and landscape
- Different types and quantities of vegetation
- Successive stages of development
- Changes in architectural style and building materials over time and
- Differences in building size and form achieved under a range of planning controls

The proposal reflects the above character, is site responsive, and is consistent with needs for additional upgraded accommodation as acknowledged by other re-developments upon the surrounding properties. A sensitive response to the elements such as the character of the host structure, the prevailing mixed and varied character of the neighbourhood, the streetscape, site constraints, etc. all have been considered in the design process.



View of adjoining two-storey residences

53 Boyle Street, Balgowlah



Neighbouring dwelling supporting two-storey residences

55 & 55A Boyle Street, Balgowlah



View of neighbouring two-storey residence

30 Boyle Street, Balgowlah

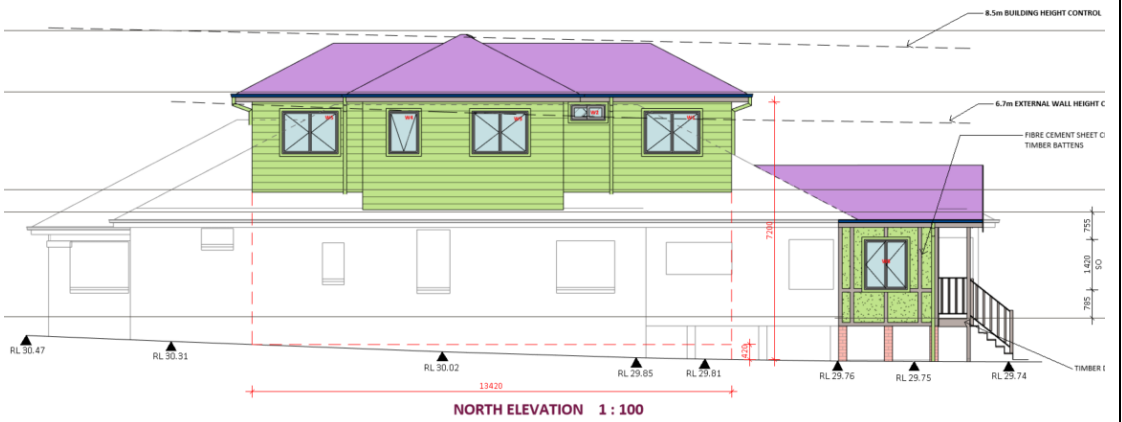
4. Development Standards & Guideline Compliance

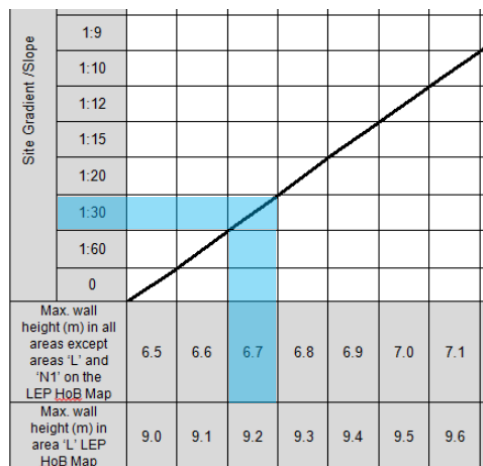
SOEE ITEM	NAVIGATION	CONTROL	COMPLIES	
MANLY LEP 2013				
Zoning	MLEP 2013 map: LZN_003	Zone R1 - General Residential	Yes	The proposal being ancillary to an existing dwelling house is permissible
Floor Space Ratio (FSR)	MLEP 2013 map: FSR_003	Maximum floor space ratio 0.6:1	Yes	Existing site area: 282.10 sqm Proposed GF: 114.31 sqm Proposed FF: 54.57 sqm Total floor area: 168.88 sqm = 0.60 Complies
Height	MLEP 2013 map: HOB_003	Maximum height of building 8.5m	No	Approximately 8.600m at worst case scenario Refer to Architectural drawings
	Note: Refer to Clause 4.6 Exception to a Development Standard			
Heritage	MLEP 2013 map: HER_003	Not identified	NA	Not applicable
Acid Sulfate Soil, Landslide Risk	MLEP 2013 map: CL1_003	Acid Sulfate Soil: Class 5	NA	Not Applicable
		Notes: The subject site falls within the Acid Sulfate Soil Class 5, which is described in Clause 6.1, Part 6 of the Manley LEP 2013 as: Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land". However, due to the development being a first floor addition with rear ground floor extension structure built primarily over the existing footprint and paved area, there is no proposal or requirement to carry out any bulk site excavation works, no water bodies, no dredging, no deep building foundations, no flood mitigation works or works of the likes which will be likely to lower the water table in any way let alone by 1 metres.		
Minimum Lot Size:	MLEP 2013 map: LSZ_003	Minimum lot size: 250sqm	NA	278.20 sqm - by title 282.10 sqm - by survey
	Notes: As the development is not a subdivision or for the erection of a dual occupancy, the minimum lot size control is not applicable. This lot size however is somewhat typical of the immediate area and there will be no change required to the allotment size as a result of the development			
Foreshore Scenic Protection Area	MLEP 2013 map: FSP_003	Not Identified	NA	Not Applicable
Terrestrial Biodiversity, Wetland & Watercourse	MLEP 2013 map: CL2_003	Not Identified	NA	Not Applicable

Active Street Frontages	MLEP 2013 map: ASF_003	Not Identified	NA	Not Applicable
Foreshore Building Line	MLEP 2013 map: FBL_003	Not Identified	NA	Not Applicable
MANLY DCP 2013				
Heritage Considerations	MDCP 2013 Part 3.2	Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.	Yes	Refer to Statement below
<p>The subject property is located near a cluster of houses from No.33 to No.45 Boyle Street which have a Heritage Listing No.17 within Manly LEP.</p> <p>Every consideration has been given to minimise any impact on the Heritage significance of the Heritage item cited above, with the proposed addition maintaining compliance with the objective under the DCP as noted below:</p> <ul style="list-style-type: none"> - The proposed addition respects the existing building form, style and finishes of the existing and surrounding built environment. The materials and colours chosen, reflect and are compatible with the existing dwelling. The proposed building scale, despite a minor building height non-compliance, is similar to other two storey dwellings within Boyle Street; it maintains the pre-existing building setbacks and alignment and is respectful of the existing proportions within the built environment. - By maintaining the existing setbacks, the existing landscape areas and existing trees buffer, the proposed continues to provide an adequate space and area around the heritage item to allow its interpretation and ensure it does not detract from its Heritage significance - Being primarily located within the existing building footprint, the proposed addition will not impact the existing view corridors to and from the heritage item. 				

Shadowing	MDCP 2013 Part 3.4.1.1	<p>3.4.1.1 Overshadowing Adjoining Open Space</p> <p>a) New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) ;</p> <p>3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties</p> <p>a) for adjacent buildings with an 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);</p> <p>b) for adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);</p> <p>c) for all adjacent buildings (with either orientation) no reduction in solar access is permitted to any window where existing windows enjoy less than the minimum number of sunlight hours specified above.</p>	Yes	Attached shadow diagrams based on information contained in Bulletin No. 8 "Sunshine & Shade in Australia" produced by the Commonwealth Experimental Building Station. Diagrams submitted are for the winter solstice for the times 0900, 1200 & 1500 hours being the most solar disadvantaged times.
	<p>Notes: The medium to narrow lot pattern in Boyle Street, of existing and re development has provided an environment that tolerates high levels of over shadowing and other associated issues. It is evident from the diagrams submitted that the additional shadowing resulting from the proposal will be more than reasonable given the unavoidable predominant east-west orientation of the site. Notwithstanding, the presence of the immediately adjoining two storey residence and other neighbouring two storey dwellings would further diminish any perceived shadowing impacts from the proposal. The design, siting and orientation of the addition ensure that the development is capable of receiving sufficient solar access.</p>			

Privacy and Security	MDCP 2013 Part 3.4.2.1	Objective: To minimise loss of privacy to adjacent and nearby development by: -appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; -mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.	Yes	Visual and acoustic privacy was a prime consideration in the design brief for both that of adjoining properties and the client's own amenity.
	Notes: The proposal containing only three additional low usage bedrooms will not cause any unreasonable privacy amenity loss to habitable rooms or principal private open spaces of other dwellings. Whilst the primary outlooks from the proposed fenestrations are orientated mainly towards the front and rear of the site, side-facing windows are an unavoidable necessary component to an upper floor addition of the likes. However, the impact of these side-facing windows will be minimal, being located within bedrooms, a wet area and that of the stairwell being a transitional space should not cause concerns for privacy. Notwithstanding the presence of neighbouring two storey dwellings, further diminishes the perceived impacts of privacy loss thereby maintaining the status quo.			
Maintenance of Views	MDCP 2013 Part 3.4.3	Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents. Objective 2) To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths). Objective 3) To minimise loss of views, including accumulated view loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.	Yes	The proposed addition is contained primarily within the existing building footprint and is of a limited bulk and scale similar to adjacent and neighbouring properties and will not intrude unto any view corridors. The proposed first floor will not cause any disruption of views which are limited to neighbouring views. Refer to the note below.
	Note: The design of the proposed addition has taken into consideration the amenities of the neighbouring properties and built environment, including views. The pitched roof, matching the existing, and the location of the first floor, further setback from the front and rear, allow larger view corridors to minimise any loss of views from neighbouring and nearby dwellings and from public spaces which in this instance are limited to neighbourhood views. Regardless of the minor building height breach, largely due to the existing site topography and subfloor area, the bulk of the proposed addition is consistent with that of neighbouring properties and will continue to maintain any existing view sharing between properties.			

Stormwater management	MLEP 2013 - Part 6 - 6.4 MDCP 2013 Part 3.7 & "Water Management for Development Policy".	Water Management for Development Policy 9.3.3.2 Requirements for Region 3 – Zone 1 – On-Site Detention Within Zone 1, an OSD system shall be required for all proposed developments, re-developments or new land subdivisions ..., except where: a) The development is a one-off extension or an addition, involving an increase in impervious area of less than 50m ² and the total existing impervious areas of the site does not exceed 35%	Yes	Refer to accompanying Hydraulic Engineers design, which has been developed in consultation with the Council Stormwater Engineering team
Safety and Security	MDCP 2013 Part 3.10	Objective: To encourage awareness of neighbourhood security. 3.10.1: Safety in design 3.10.2: In order to promote safety and security, all development is to be designed to maximise opportunities for passive surveillance of public and communal area	Yes	The proposal will not hinder the existing ability to allow for casual surveillance of the dwelling from the street and of the street from the dwelling
Height of Building: External Wall Height	MDCP 2013 Part 4.1.2.1	The maximum external wall height is calculated based on the slope of the land under the proposed wall. Maximum Wall Height on land with a site gradient less than 1:4 The Maximum wall height determined by the slope: 6.7m. Refer to Notes below	No	The slope of land on the Northern Side is calculated to be 1:31 Refer to Notes below. Maximum wall height as determined in fig 28 of part 4.1.2.1 of the DCP: 6.7m North Elevation Maximum Wall Height: 7.200m
<p>Notes: As indicated on the elevation below, the slope of the land below the proposed development is calculated as described on 27 of the DCP – Interpretation of Wall height based on the slope.</p>  <p>The northern elevation indicates a 420mm drop between top and bottom of development, and 13420mm horizontal distance from front to back walls of development, which is a slope of 1:31. The maximum wall height based on fig 28 – 4.1.2.1 Wall Height is 6.7m, as shown on the extract below.</p>				



As shown on the elevation Above, the proposed addition falls with area "I" on the LEP map and has a gradient 1:31 which has a maximum height of 6.7m.

Also shown on the Northern elevation Above, there is a minor non-compliance of 0.500m towards the rear side mainly due to the slope of the land and the high subfloor area below.

Despite this minor non-compliance, which will not be visible from the front street, The proposed development will maintain compliance with the height objectives under the LEP which are applicable to the height controls as indicated in Part 4.1.2 of the DCP and shown below:

(a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,

Comment: The immediate low density residential area has numerous examples of similar scale buildings with flat or pitched roof forms demonstrating that the proposed addition has a scale appropriate for the area. The proposed addition will be consistent with the existing topography and street character which is characterised by a wide variety of architectural styles and materials. The non-compliance is minor and will not be visible from the street or will not negatively impact the desired future character of the built environment.

(b) to control the bulk and scale of buildings,

Comment: The proposed addition is of a similar or smaller scale to the buildings in the immediate area. Alterations and additions to buildings in the area that include upper floor components are common as identified in the photos of part 3 of this report. There will be no detrimental impact of valued views and the proposed addition would be considered reasonable considering the numerous examples of similar scaled upper floor building forms in the area.

(c) to minimise disruption to the following—

- (i) views to nearby residential development from public spaces (including the harbour and foreshores),*
- (ii) views from nearby residential development to public spaces (including the harbour and foreshores),*
- (iii) views between public spaces (including the harbour and foreshores),*

Comment: There will be no impact on views to and from, public spaces. The only public space in proximity of the subject site is the street and footpath. The non-compliance will not be visible or noted from the public spaces and will not impact any existing view corridors.

(d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,

Comment: The lot pattern in Boyle Street, of existing and re development has provided an environment that tolerates high levels of over shadowing and other associated issues. It is evident from the diagrams submitted that the additional shadowing resulting from the proposal will be more

	<p>than reasonable given the East-West orientation which results in no impact to the adjoining properties private open spaces or windows sunlight access.</p> <p>Notwithstanding, the presence of the immediately adjoining two storey residence and other neighbouring two storey dwellings would further diminish any perceived shadowing impacts from the proposal.</p> <p><i>(e) to ensure the height and bulk of any proposed building or structure in a recreation or conservation zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.</i></p> <p>Comment: The proposed addition will have no impact on the existing topography or vegetation of site or any surrounding vegetation or bushland.</p> <p>Furthermore, it is worth noting that:</p> <ul style="list-style-type: none"> • The encroachment upon these numeric height controls is a direct result of the existing site topography and lower subfloor area. • There will be no issue of privacy, ventilation or solar access loss. • The proposal will not have any adverse impact on the amenity of the adjoining properties or the streetscape as a whole. • The proposed upper floor component when built would not be unlike the adjoining dwelling and the project will present as a high quality, contemporary expression. • The building relates well to the host structure and its adjoining neighbours. • The buildings' design achieves a site-responsive development which is compatible with existing housing in the locality. • A development of such is consistent with the trend of the area and utilises good design principles, which complements the streetscape and is site responsive. <p>The proposed addition will present as a suitably scaled development in relation to the street and due to the sympathetic design in relation to neighbouring dwellings, it will contribute to the street character which is characterised by dwellings of a similar scale.</p> <p>We believe that a variation to this development standard will not result in a precedent for other undesirable development, due to the modest nature of the encroachments and sympathetic compatible design solution of this development.</p>			
Number of Stories	MDCP 2013 Part 4.1.2.2	a) Buildings must not exceed 2 storeys	Yes	The proposed dwelling does not exceed two stories as shown on the submitted drawings.
Roof Height	MDCP 2013 Part 4.1.2.3	<p>a) Pitched roof structures must be no higher than 2.5m above the actual wall height *.</p> <p>b) Roof parapets may extend up to 0.6m above the actual wall height where Council considers that a parapet is considered to be appropriate to the design of the development and satisfies the objectives of this DCP and the LEP.</p> <p>Roof Pitch</p> <p>c) The maximum roof pitch must be generally no steeper than 35 degrees.</p>	<p>Yes</p> <p>NA</p> <p>Yes</p>	<p>a) Roof structures are no higher than 2.5m above wall height. Complies</p> <p>b) Not Applicable</p> <p>c) Roof pitch is 27.5 degrees Complies</p>
Floor Space Ratio (FSR)	MDCP 2013 Part 4.1.3	As per LEP map: 3	Yes	Refer to LEP compliance section above.

Front Setback	MDCP 2013 Part 4.1.4.1	<p>a) Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity</p> <p>b) Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity, a minimum 6m front setback generally applies</p>	Yes	<p>Proposed front setback: 10.370m</p> <p>The front setback is compatible with the predominant front setbacks in the area with the proposed first floor further setback to minimise any impact of the streetscape.</p>
Side Setback	MDCP 2013 Part 4.1.4.2	<p>a) Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building</p> <p>c) All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;</p>	<p>No</p> <p>No</p>	<p>Situated in density area D3</p> <p>Northern Side Setback:</p> <p>Front Wall height: $6.780/3 = 2.26\text{m}$ Proposed setback = 1.285m Refer to below justification</p> <p>Rear Wall height: $7.2\text{m}/3 = 2.4\text{m}$ Proposed setback = 1.285m Refer to below justification</p>
<p>Notes: The proposed addition results in a minor numerical non-compliance to the side setback control. The setback control is calculated in relation to the wall height where the objective is, the taller the building, the further the setback is required from the boundary. In terms of context, the site with its adjoining semidetached dwelling is next to a two storey residence. While the proposed addition does not meet the numeric control under Part 4.1.4.2 of the DCP, Part 4.1.7.1 of the DCP notes; "... Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues...". In terms of overshadowing, as previously mentioned and evident in the shadow diagrams, the east-west orientation ensures that there is no detrimental overshadowing issues. In terms of view loss, the proposed addition will not impact views to, from and across the site. In terms of privacy, as mentioned earlier, by incorporating intelligent design, highlight windows, obscured glazing, offset windows and generous separation between buildings, views will not be an issue. Beyond this</p> <ul style="list-style-type: none"> • The subject property maintains its presence as a single occupancy dwelling built upon a lot zoned R1 General Residential, and • The building as altered would be entirely compatible with the prevailing desired character of the built form of the immediate locality, and • This encroachment is a direct result of the inherent nature of building upon an existing structure, thus resulting in various planning and design restrictions, and • A strictly compliant development would severely restrict the ability to provide the social benefit sought from the increased living space and amenity provided by the proposal and would not result in the most co-ordinated or orderly development of the land possible, and • The proposal satisfies all of the Objectives and Performance Requirements, and the NCC notwithstanding the numeric non-compliance. <p>A variation to this development standard will not result in a precedent for other undesirable development, due to the modest nature of the encroachments and sympathetic compatible design solution of this development.</p>				

Rear Setback	MDCP 2013 Part 4.1.4.4	a) The distance between any part of a building and the rear boundary must not be less than 8m.	Yes	Proposed rear setback 10.345m Complies
Open Space and Landscaping	Total Open Space MDCP 2013 Part 4.1.5.1	<p>a- The minimum total open space requirement is determined as a percentage of the site area as indicated in Figure 34 of part 4.1.5.1 of the DCP - in conjunction with Schedule 1 - Maps as indicated below:</p> <p>Area OS3 : at least 55% of site Area</p> <p>b- Minimum Dimension area for Total Open Space:</p> <p>i) horizontal dimension of at least 3m in any direction; and</p> <p>ii) a minimum unbroken area of 12sqm.</p>	No	<p>Existing site area: 282.10 sqm</p> <p>Existing total open space: 89.03 sqm = 31%</p> <p>Proposed total open space: 76.08 sqm = 27%</p> <p>Refer to below justification</p>
<p>Notes: The objective of the Open spaces controls is to enhance the amenity and visual setting of the site, streetscape, and surrounding neighbourhood. To ensure the provision of open space in a size and arrangement that meets user requirements for recreation, service and storage needs, solar access and is well integrated with living areas. To retain and increase remnant populations of endemic flora and fauna and to maximize on site stormwater infiltration and minimise stormwater runoff. The majority of the proposed development will be primarily contained within the existing building footprint. The pre-development open space is found to be non-compliant with only a negligible decrease of 4%, however the proposal now improves the private open space usability and amenity.</p> <p>Due to the nature of the proposed development being mostly within the established building footprint, there will be no impact the existing private open space area that currently exists.</p>				
	Open Space Above Ground MDCP 2013 Part 4.1.5.1	In relation to dwelling houses: no more than 25% of Total Open Space.	Yes	<p>Proposed total open space: 76.08 sqm</p> <p>Proposed landing & steps: 9.71 sqm = 12.7%</p>
Landscaping	Landscaping: MDCP 2013 Part 4.1.5.2	<p>a) provided on site in accordance with Figure 34 of Part 4.1.5.1: Area OS3: Landscaped Area (minimum percentage of Total Open Space Open Space): at least 35% of open space</p> <p>b) Minimum dimensions and areas</p> <p>i) soil depth of at least 1m for all landscaped areas either in ground or above ground in raised planter beds; and</p> <p>ii) a minimum horizontal dimension of 0.5m</p> <p>c) Minimum Tree Plantings Site Area up to 500 sqm: Area C of LEP lot size map: 1 trees</p>	Yes	<p>Proposed total open space: 76.08 sqm</p> <p>Existing landscaped area: 45.39 sqm</p> <p>Total open space which is landscaping: 59% Complies</p> <p>No change to existing landscaping</p>

	Notes: First floor addition contained primarily within the existing building footprint, there will be no impact on the existing site Landscaping.			
Private Open Space	MDCP 2013 Part 4.1.5.3	i) Minimum area of principal private open space for a dwelling house is 18sqm	Yes	There is an area larger than 18 m ² currently used as Private open Space on site. No change to Existing.
	Notes: Due to the nature of the proposed development being an upper floor addition located primarily within the established building footprint, there will be no impact or any reduction in the existing private open space area that currently exists			
Car Parking	MDCP 2013 Part 4.1.6 & Schedule 3 - Part A1	Parking Rates for dwelling houses & Semi-detached dwellings: 2 parking spaces	Yes	Refer to the note below.
	Notes: At present, there is no provision for parking on site. Due to the existing site restrictions, and the nature of the development, a car space is neither required nor possible. However unrestricted on the street parking is currently freely available for the parking of vehicles for the residents and their guests.			
First Floor Additions	MDCP 2013 Part 4.1.7.1	a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues. b) 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. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.	Yes	The proposed addition reflects and complements the existing dwelling character and style by providing offset and matching the existing roof hip roof form and pitch, in addition to the existing materials and window proportions; it is site responsive and is consistent with the needs for additional upgraded accommodation as acknowledged by other re- developments in the area. It maintains the existing site setbacks and building alignments and is further setback from the front street of Boyle Street to minimise its impact on the streetscape. The proposed addition has no negative impacts on the amenities of the adjoining dwellings as discussed within this statement, in terms of overshadowing, view loss and privacy.
BASIX	BASIX SEPP 2022	Refer to attached BASIX Certificate	Yes	BASIX commitments shown on the drawings

5. Conclusion

This development application seeks to undertake alterations including an upper floor addition to an existing single storey dwelling house all as described on the submitted plans. The proposal maintains the key elements of the streetscape and will not unduly compromise the level of amenity presently enjoyed by adjacent sites.

The proposal has no social or economic impact on the locality. It enhances and blends with the streetscape as a whole whilst meeting the functional and lifestyle needs of the client. The proposal is consistent with Councils aims, objectives and limited controls for residential development in the R1 General Residential zone. It is permissible under MLEP 2013 and represents a suitable, modest development of the site.

Within the immediate area of the proposal, it was found that the surrounding homes are of a similar or greater bulk and scale to that of the subject property. These matters have been analysed within this report, which demonstrate that the complete dwelling would have only neutral or positive outcomes.

When assessed under the Environmental Planning and Assessment Act, the proposal was found to be compliant in the majority of areas, the proposal is considered satisfactory, causing no adverse planning, environmental, social or economic consequences.

In light of the merits of the proposal and the absence of any adverse social or Environmental impacts, the application is worthy of Councils support and therefore approval.

Kind Regards,

Cape Cod Australia Pty Ltd.