

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and  
additions to a dwelling  
house

12 Bower Street,  
Manly

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# Statement of Environmental Effects

## Alterations and additions to a dwelling house

**12 Bower Street, Manly**

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## 1 Introduction

This statement has been prepared in support of a Development Application proposing alterations and additions to the existing dwelling house primarily involving the widening of the existing garage and driveway to improve access, safety and usability. The application also proposes the construction of a new access pathway and entry gate, bin storage area and entrance terrace.

The works have been designed to integrate with the architectural detailing of the existing dwelling house and not give rise to inappropriate or jarring streetscape or residential amenity consequences. In addition to this Statement of Environmental Effects, the following documents also accompany the application:

- Boundary Survey prepared by Waterview Surveying Services
- Architectural Plans by Your Beautiful Home
- Terrestrial Biodiversity Report prepared by GIS Environmental Consultants
- Bush Fire Assessment Report prepared by Bushfire Consultancy Australia
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group
- Stormwater Drainage Plan prepared by 5S Projects
- Waste Management Plan
- BASIX Certificate

In preparation of this document, consideration has been given to the following:

- Manly Local Environmental Plan 2013 (MLEP 2013),
- Manly Development Control Plan 2013 (MDCP 2013),
- State Environmental Planning Policy (Sustainable Buildings) 2022,
- State Environmental Planning Policy (Biodiversity and Conservation) 2021, and
- State Environmental Planning Policy (Resilience and Hazards) 2021.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.
- The proposal will not give rise to adverse streetscape or residential amenity impacts however will significantly improve the utility and safety of the off-street carparking arrangement on the site.

## 2 Site Analysis

### 1.1 Site Description and Location

The subject property is legally described as Lot 32 in DP 8075, No 12 Bower Street, Manly. The site is generally rectangular in shape, with a splayed frontage to Bower Street of 16.29 metres, variable depth of between 49.53 and 51.815 metres and an area of 772.4 square metres. The site falls approximately 14 metres across its surface towards the rear boundary of the allotment. A number of trees are located towards the rear of the property as depicted in the aerial photograph and survey extracts below and over page.

An aerial photograph is provided at Figure 1 below.



**Figure 1: Site Location Map**  
(Source: Six Maps)

The subject property is occupied by a two storey rendered residence with curved metal roof and integrated garage accommodation access via a driveway from Bower Street. The existing garage is only 5.3 metres in width preventing the parking of two side-by-side vehicles. An above ground swimming pool, deck and shared is located at the rear of the property.





Development adjoining the property predominantly comprises large multi-storey residential dwellings with carparking access from Bower Street with a number of carparking structures located within the front setback of these properties. Dwellings within the area are primarily oriented to take advantage of available views towards Manly and the northern coastline.



**Figure 3:** The subject site as seen from Bower Street  
(Source: Google Streetview)

### 3 Description of Development

#### 1.1 Details of the Proposed Development

The development application proposes alterations and additions to the existing dwelling house primarily involving the widening of the existing garage and driveway to improve access, safety and usability. The application also proposes the construction of a new access pathway and entry gate, bin storage area and entrance terrace. The proposed works are depicted on the following plans prepared by Your Beautiful Home:

SHEET NUMBER	SHEET NAME	REVISION	DATE
01	SITE CONTROLS	C	10/5/2024
02	SITE CALCULATION	C	10/5/2024
03	SITE ANALYSIS	C	10/5/2024
04	IMPERVIOUS AREA	C	10/5/2024
DA100	SITE PLAN PROPOSED	C	10/5/2024
DA110	GARAGE + FRONT YARD PLAN PROPOSED	C	10/5/2024
DA120	ROOF PLAN PROPOSED	C	10/5/2024
DA200	ELEVATION NORTH PROPOSED	C	10/5/2024
DA210	ELEVATION SOUTH PROPOSED	C	10/5/2024
DA220	ELEVATION EAST PROPOSED	C	10/5/2024
DA300	SECTIONS PROPOSED	C	10/5/2024
DA400	MATERIALS PROPOSED	C	10/5/2024
DA401	MATERIALS PROPOSED	C	10/5/2024
DA500	DEMOLITION PLAN	C	10/5/2024
DA600	LANDSCAPE PLAN	C	10/5/2024
MD01	SITE PLAN EXISTING	C	10/5/2024
MD02	GROUND FLOOR PLAN EXISTING	C	10/5/2024
MD03	FIRST FLOOR PLAN EXISTING	C	10/5/2024
MD04	ROOF PLAN EXISTING	C	10/5/2024
MD05	SECTIONS EXISTING	C	10/5/2024
MD06	ELEVATION NORTH EXISTING	C	10/5/2024
MD07	ELEVATION SOUTH EXISTING	C	10/5/2024
MD08	ELEVATION EAST EXISTING	C	10/5/2024

The proposed materials and finishes are detailed on plan DA400 with no changes proposed to the established site landscape regime. All stormwater will be connected into the existing stormwater disposal system as detailed on the accompanying plans prepared by 5S Projects.

The acceptability of the minor excavation proposed is detailed in the accompanying Preliminary Geotechnical Assessment prepared by White Geotechnical Group with the proposal not giving rise to any adverse biodiversity impacts as detailed in the accompanying Terrestrial Biodiversity Report prepared by GIS consultants. The development will be safe from bushfire hazard as detailed in the accompanying Bush Fire Assessment Report prepared by Bushfire Consultancy Australia.



## 4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

### 1.1 Manly Local Environmental Plan 2013

#### 1.1.1 Zoning and Permissibility

The subject site is Zoned C3 Environmental Management under the provisions of MLEP 2013. In accordance with the Land Use Table of MLEP 2013, dwelling houses (and associated ancillary development) are permitted with consent.

The objectives of C3 zone are addressed as follows:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*

Comment: The proposed development will not result in any adverse impacts upon the ecological or aesthetic values of the area as detailed within this SoEE and the accompanying expert reports.

- *To provide for a limited range of development that does not have an adverse effect on those values.*

Comment: The proposal maintains the existing dwelling house land use on the site with the works not giving rise to adverse ecological, scientific, cultural or aesthetic impacts.

- *To protect tree canopies and provide for low impact residential uses that does not dominate the natural scenic qualities of the foreshore.*

Comment: The proposal does not require removal of any trees or significant vegetation. The proposed works will not be readily discernible as viewed from the foreshore.

- *To ensure that development does not negatively impact on nearby foreshores, significant geological features and bushland, including loss of natural vegetation.*

Comment: The proposed development does not result in any impacts upon nearby foreshores, significant geological features or bushland.

- *To encourage revegetation and rehabilitation of the immediate foreshore, where appropriate, and minimise the impact of hard surfaces and associated pollutants in stormwater runoff on the ecological characteristics of the locality, including water quality.*

Comment: The site is not in immediate proximity to the foreshore. Nonetheless, Council can be satisfied that stormwater will continue to be appropriately managed on the site, in accordance with Council's Water Management Policy.

- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

Comment: The height and bulk of the garage structure is not materially altered with the increase in garage width addressing the existing antiquated garage geometry and significantly enhancing the safety and utility of the off-street carparking arrangement. The proposal responds to the natural topography of the site and does not impact on any existing vegetation in the area.

### 1.1.2 Height of Buildings

Pursuant to clause 4.3 of MLEP 2013, the height of any building on the land shall not exceed a height of 8.5 metres. The objectives of the control are as follows:

- 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,*
- b) *to control the bulk and scale of buildings,*
- 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),*
- 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,*
- e) *to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses*

The height of the existing garage and dwelling house structures are maintained with all works sitting comfortably below the 8.5 metre building height standard.

As proposed works satisfy the numerical standard they are also deemed to comply with the associated objectives.

### 1.1.3 Floor Space Ratio

Pursuant to clause 4.4 in the LEP, the site has a maximum floor space ratio (FSR) control of 0.45:1. The objectives of the FSR control are as follows:

- a) *to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,*
- b) *to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,*
- c) *to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,*
- d) *to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,*
- e) *to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.*

The proposed works do not result in an increase in the existing GFA as defined noting that carparking required to meet the requirements of Council, being two compliant off-street carparking spaces, are excluded from the definition of GFA. As existing GFA/FSR is maintained these provisions are satisfied.

#### **1.1.4 Earthworks**

The application is supported by a Geotechnical Report by White Geotechnical which provides a series of recommendations to ensure that the proposed excavation can be undertaken safely. The consent authority can be satisfied that the degree of excavation proposed will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, consistent with the provisions of clause 6.2 of MLEP 2013.

#### **1.1.5 Stormwater Management**

All stormwater will be connected into the existing stormwater disposal system as detailed on the accompanying plans prepared by 5S Projects. As such, the consent authority can be satisfied that the proposal is consistent with the provisions of clause 6.4 of MLEP 2013.

#### **1.1.6 Terrestrial Biodiversity**

The site is identified on the Terrestrial Biodiversity Map of MLEP 2013 and is subject to the provisions of clause 6.5. The site is located within an area that is known habitat for the endangered population of Long-nosed Bandicoots at North Head as listed under the NSW Biodiversity Conservation Act 2016.

The application is accompanied by a Terrestrial Biodiversity Report prepared by GIS Environmental Consultants confirming consistency with the matters prescribed by clause 6.5 of MLEP 2013.

### **1.1.7 Scenic Protection Area**

Pursuant to clause 6.9 of the MLEP 2013 the subject site is located within the foreshore scenic protection area. The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.

The proposed works are minor in nature and will not materially alter the height, bulk and scale of the building. The building will integrate with existing development along the streetscape and will not result in an unreasonable visual impact when viewed from public places or the foreshore noting that the proposed works will not be readily discernible as viewed from the foreshore.

### **1.1.8 Essential Services**

Pursuant to clause 6.12 of MLEP 2013, development consent must not be granted to development unless the consent authority is satisfied that services that are essential for the development are available or that adequate arrangements have been made to make them available when required. The consent authority can be satisfied that all essential services will remain available to the resultant development.

## 1.2 Manly Development Control Plan 2013

The relevant provisions of the Manly Development Control Plan 2013 in relation the proposed works are detailed as follows:

Control	Requirements	Proposed	Compliance
<b>Streetscape (Residential Areas)</b>  <b>3.1</b>	Streetscape is defined and represents the inter-relationship between buildings, landscape and open spaces in the street scene. Local amenity and identity are closely linked to streetscape character. Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area.	The minor increase in the width of the existing garage and the ancillary works proposed at the front of the site will not be perceived as inappropriate or jarring in a streetscape context.	Yes
<b>Landscape Design</b>  <b>3.3.1</b>	To encourage appropriate tree planting and maintenance of existing vegetation.  To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.	No changes are proposed to the established site landscape regime.	Yes
<b>Preservation of Trees</b>  <b>3.3.2</b>	To protect and enhance the urban forest of the Northern Beaches.  To protect and enhance the scenic value and character that trees	The application does not require the removal of any trees.	Yes



Control	Requirements	Proposed	Compliance
	and/or bushland vegetation provide.		
<b>Sunlight Access and Overshadowing</b>  <b>3.4.1</b>	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).	The proposed works will not result in any additional shadowing impact on any adjoining property.	Yes
<b>Privacy and Security</b>  <b>3.4.2</b>	To minimise loss of privacy to adjacent and nearby development by: <ul style="list-style-type: none"> <li>• appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings;</li> <li>• mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.</li> </ul>	The proposed works will not compromise the privacy and security of adjoining development.	Yes
<b>Maintenance of Views</b>  <b>3.4.3</b>	To provide for view sharing for both existing and proposed development and existing and future Manly residents.  To minimise disruption to views from adjacent and	The proposed works will not compromise the view sharing outcome established between surrounding development.	Yes

Control	Requirements	Proposed	Compliance
	<p>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).</p>		
<b>Stormwater Management</b>  <b>3.7</b>	<p>To manage urban stormwater within its natural catchments and within the development site without degrading water quality of the catchments or cause erosion and sedimentation.</p>	<p>All stormwater will be connected into the existing stormwater disposal system as detailed on the accompanying plans prepared by 5S Projects.</p>	<p>Yes</p>
<b>Waste Management</b>  <b>3.8</b>	<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</p> <p>Encourage the ongoing minimisation and management of waste handling in the future use of premises.</p> <p>To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service</p>	<p>The proposal incorporates a bin storage area adjacent to the frontage of the property. The bin storage area has been integrated into the front garden such that it will not be readily discernible in a streetscape context</p> <p>A Waste Management Plan accompanies this application.</p>	<p>Yes</p>

Control	Requirements	Proposed	Compliance
	providers and support on-going control for such standards and services.		
<b>Safety and Security</b> <b>3.10</b>	To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.	No change	Yes
<b>Wall Height</b> <b>4.1.2.1</b>	7.7m based on the slope of the land.	No change. Compliant wall heights maintained.	Yes
<b>Number of Storeys</b> <b>4.1.2.2</b>	2 storeys	Single storey structures proposed.	Yes
<b>Roof Height</b> <b>4.1.2.3</b>	Max. parapet height: 600mm	No change	Yes
<b>FSR</b> <b>4.1.3</b>	0.45:1	Existing 0.34:1 No change	Yes
<b>Front Setback</b> <b>4.1.4.1</b>	Street front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.	The height, bulk and front setback of the garage structure is not materially altered with the increase in garage width addressing the existing antiquated garage geometry and	Yes

Control	Requirements	Proposed	Compliance
		<p>significantly enhancing the safety and utility of the off-street carparking arrangement.</p> <p>The setbacks proposed to the ancillary waste storage, pathway and entry terrace will not result in a development which will be perceived as inappropriate or jarring in a streetscape context.</p>	
<b>Side Setbacks</b> <b>4.1.4.2</b>	1/3 <sup>rd</sup> wall height	No change.	Yes
<b>Rear Setback</b> <b>4.1.4.4</b>	8m	No change	Yes
<b>Open Space and Landscaping</b> <b>4.1.5.1</b>	<p>55% (min.) Total Open Space</p> <p>35% (min.) of TOS as Soft Landscaping</p>	<p>499.1sqm or 64% open space</p> <p>174.65sqm or 35% of proposed TOS or 41.11% of required TOS</p>	<p>Yes</p> <p>Yes</p>
<b>Parking Design</b> <b>4.1.6.1</b>	The design and location of all garages, carports or hardstand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality.	The height, bulk and front setback of the garage structure is not materially altered with the increase in garage width addressing the existing antiquated garage geometry and significantly enhancing	Yes

Control	Requirements	Proposed	Compliance
		<p>the safety and utility of the off-street carparking arrangement.</p> <p>The setbacks will not result in a development which will be perceived as inappropriate or jarring in a streetscape context.</p>	
<b>Development on Sloping Sites</b>  <b>4.1.8</b>	<p>The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces.</p> <p>Developments on sloping sites must be designed to generally step with the topography of the site; and avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope whether to the foreshore or a street.</p>	<p>A Geotechnical Report by White Geotechnical accompanies the application.</p>	Yes
<b>Swimming Pools</b>  <b>4.1.9</b>	<p>Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level.</p> <p>Swimming pools and spas must not be located within the front setback.</p> <p>Consideration of any exception to the required location must</p>	N/A	N/A



Control	Requirements	Proposed	Compliance
	<p>demonstrate that any swimming pools and/or spa and their curtilage and/or concourse does not detract from the amenity or character of the neighbourhood.</p> <p>The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary.</p> <p>Swimming pools and associated concourse areas must not comprise more than 30 percent of the total open space.</p>		

### 1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

#### 1.3.1 Coastal Hazard

Chapter 2 of SEPP (Resilience and Hazards) aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner that is consistent with the objects of the *Coastal Management Act 2016*.

The site is identified as “coastal use area” on the Coastal Use Area Map and the provisions of Chapter 2 of this policy are applicable to the proposal.

The proposed development will not create an adverse impact on the biophysical, hydrological or ecological environment, and has been designed to withstand coastal processes. The development will not impact upon marine vegetation, fauna or their habitats, with no works proposed in the vicinity of undeveloped headlands or rock platforms. The proposed development is consistent with the provisions of clause 2.10 of this policy.

The proposed development will not result in any adverse impacts upon access along the foreshore, overshadowing of the foreshore, the visual amenity of the coastline, or any items of heritage significance. Further, the proposal will not result in any adverse impacts upon views to the foreshore.

The application has considered the surrounding coastal and built environment, and the bulk, scale and size of the proposed development, with a high-quality architectural solution that appropriately responds to the context of the site. The proposed development is consistent with the provisions of clause 2.11 of this policy.

Clause 2.12 of SEPP (Resilience and Hazards) prescribes that development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. The proposed development is not likely to cause increased risk at the site or for adjoining land, and the consent authority can be satisfied in this regard.

#### 1.3.2 Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The site has been used for residential purposes for an extended period of time with no known prior land uses. In this regard, the potential for contamination is considered to be extremely unlikely.

The site is not identified as a contaminated site on the NSW EPA’s list of notified sites, nor is it in the vicinity of any listed sites. The consent authority can be satisfied that the subject site is suitable for the proposed development.

As such, the proposed development is consistent with the provisions of Chapter 4 of this policy.

#### **1.4 State Environmental Planning Policy (Sustainable Buildings) 2022**

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

#### **1.5 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as Amended**

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):

##### **(i) The provision of any planning instrument**

The proposal is permissible and generally in conformity with the provisions of MLEP 2013.

The proposal is also consistent with all applicable SEPPs, including the relevant provisions of SEPP (Sustainable Buildings) 2022 and SEPP (Resilience and Hazards). The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

**(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and**

N/A

##### **(iii) Any development control plan**

MDCP 2013 is applicable to this application and has been considered in detail in this report.

**(iiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and**

N/A

**(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and**

N/A

**(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)**

N/A

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

[The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

*Context and Setting*

*i. 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*

The height, bulk and scale of the resultant building will be entirely commensurate with that established by adjoining development and development generally within the visual catchment of the site, with no adverse residential amenity impacts in terms of views, privacy or overshadowing to adjoining properties. The proposed development will contribute more favourably to streetscape due to the more contemporary and visually appealing design appropriate for the area.

*ii. 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*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

*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*

The proposed development will not result in any adverse impacts upon access, transport and traffic. The increase in garage width will address the existing antiquated garage geometry and significantly enhance the safety and utility of the off-street carparking arrangement.

#### *Public Domain*

The proposed development will have no adverse impact on the public domain.

#### *Utilities*

Existing utility services will be maintained to service the proposed dwelling.

#### *Flora and Fauna*

The proposal will not result in any adverse impacts upon flora and fauna as detailed within the accompanying Terrestrial Biodiversity Report prepared by GIS Environmental Consultants.

#### *Waste Collection*

Normal domestic waste collection applies.

#### *Natural hazards*

The application is supported by a geotechnical and bush fire report addressing the landslip and bushfire affectation of the site.

#### *Economic Impact in the locality*

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

#### *Site Design and Internal Design*

*Is the development design sensitive to environmental considerations 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*

These matters have been discussed in detail earlier in this report. The potential impacts are minimal and within the scope of the general principles, desired future character and built form controls.



*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. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

#### *Construction*

*What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

### **(c) The suitability of the site for the development**

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

### **(d) Any submissions received in accordance with this act or regulations**

It is envisaged that Council will appropriately consider any submissions received during the notification period.

### **(e) The public interest**

The proposed works are permissible and consistent with the LEP and DCP controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

## 5 Conclusion

This statement has been prepared in support of a Development Application proposing alterations and additions to the existing dwelling house primarily involving the widening of the existing garage and driveway to improve access, safety and usability. The application also proposes the construction of a new access pathway and entry gate, bin storage area and entrance terrace.

The works have been designed to integrate with the architectural detailing of the existing dwelling house and not give rise to inappropriate or jarring streetscape or residential amenity consequences.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.
- The proposal will not give rise to adverse streetscape or residential amenity impacts however will significantly improve the utility and safety of the off-street carparking arrangement on the site.

**Boston Blyth Fleming Pty Limited**



**Greg Boston**

B Urb & Reg Plan (UNE) MPIA

**Director**