

STATEMENT OF ENVIRONMENTAL EFFECTS

& SITE ANALYSIS

43 PITTWATER RD MANLY

The Environment Effects of the 1.3 meter extension to the rear of No 43 Pittwater Rd are insignificant to negligible because of the following reasons:-

01: Generally the extension lines up to its mirrored neighbouring dwelling, No 45 which has the exact same extension.

02: No 41 has a longer extension to the exact same part of its building therefore has a greater existing impact, which in itself is insignificant.

03: To the Western boundary there isn't any further significant impact to the western located neighbouring property.

04: There isn't any impact or change to the Pittwater Road elevation.

05: Heritage Report, please refer the report that identifies there isn't any significant impact on the Heritage Item.

06: Flood Study, please refer the report that identifies there isn't any significant impact from the existing condition.

07: Overshadowing, please refer the Shadow diagram where there isn't any significant overshadowing that isn't generated this is due to the Northern neighbouring No 45's, existing extended foot print.

Based on the following assessment including the site analysis the 1.3 meter extension won't result or add to any significant environmental impact.

C3D Design Pty Ltd

John P Mangraviti

B. Architecture. BA. Industrial Design