

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Construction of a Dual  
Occupancy and Strata  
Subdivision

286 Sydney Road,  
Balgowlah

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# Statement of Environmental Effects

## Construction of a Dual Occupancy and Strata Subdivision

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## 1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application in relation to the construction of a new dual occupancy development and strata subdivision at the subject site. The works will require the demolition of the existing site structures and seeks to provide increased housing choice in the Manly Local Government Area.

Particular attention has been given to ensuring that the proposed dwellings affords high levels of amenity for future occupants, whilst ensuring high levels residential amenity to adjoining properties are retained in relation to privacy and overshadowing. The proposal will provide a contemporary dual occupancy development of high architectural merit which maximises the sites development potential and provides additional housing stock in the locality. The dual occupancy will contribute positively to the existing streetscape character.

In addition to the Statement of Environmental Effects, the following also accompanies the application:

- Survey
- Stormwater Management Plans
- Landscape Plan
- Arborist Report
- Architectural Plans
- BASIX certificate

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

- Environmental Planning and Assessment Act, 1979;
- Manly Local Environmental Plan 2013 and
- Manly Development Control Plan 2013

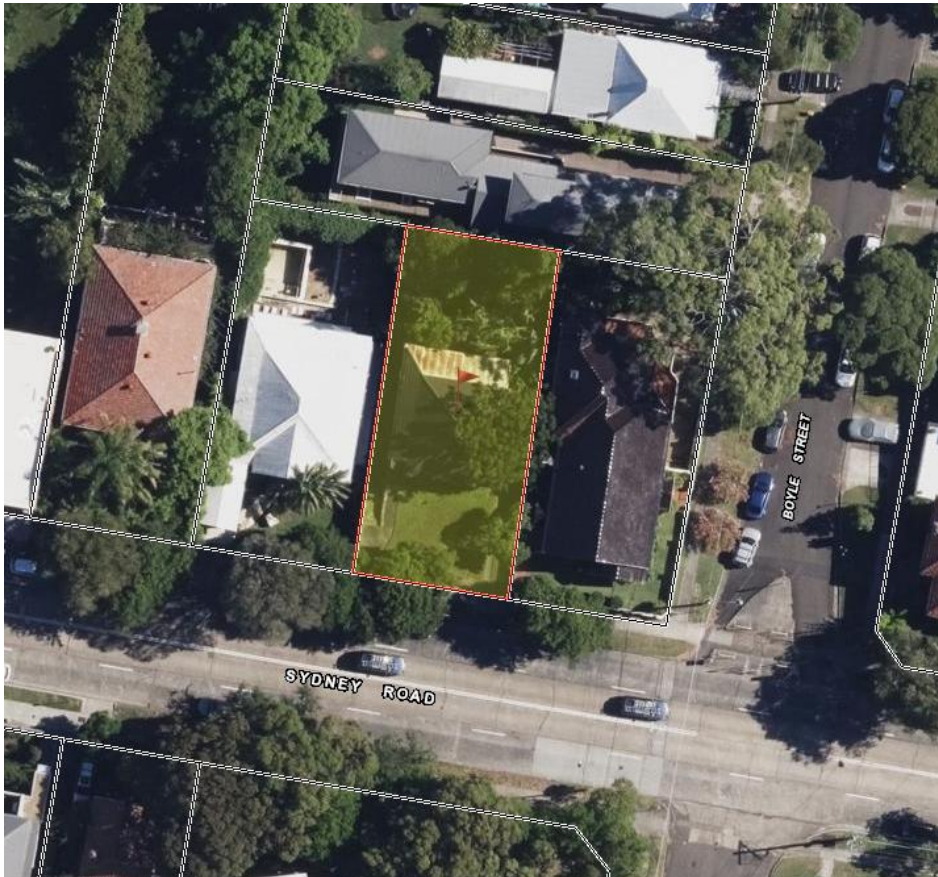
The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development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

- The application has considered and satisfies the various relevant planning controls applicable to the proposed use and associated works.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.
- The proposal will not have an unreasonable impact on adjoining properties with regard to overshadowing, view loss or privacy.

## 2 Site Analysis

### 2.1 Site Description and Location

The site is identified as being within lot B in DP 306453 and known as 286 Sydney Road, Balgowlah. The site has an area of 486.9m<sup>2</sup> and is a rectangular shaped allotment, as shown in the aerial image below.



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

The subject site has a frontage and address to Sydney Road of 14.948m and a depth of approximately 32.753m.

The topography of the site steps down from the street level to the rear boundary. The site levels out to the rear. A total of 14 trees were assessed as part of this application and is detailed within the arborist report provided. The existing development on site comprises a dilapidated residential dwelling. A sewer easement bisects the site through the rear yard.

Development along Sydney Road in this vicinity has a range of dwelling typologies from residential dwellings, semi-detached and dual occupancy developments and shop top housing associated with the local centre precinct to the west of the site.





**Image 1: Existing Dwelling Front Façade**



**Image 2: Front Façade**



## 3 Description of Development

### 3.1 Details of the Proposed Development

The development proposes the demolition of the existing site structures and the construction of a new dual occupancy. The works are shown on the architectural plans provided by Blue Sky Design and accompany this application. The two dwellings will mirror each other and specifically contain the following:

#### Level 0:

- Master Bedrooms with ensuite which open out to the rear yard
- Laundry

#### Level 1:

- Single car garage
- Open plan kitchen/living/dining which will open out to a rear facing deck
- W/C

#### Level 2:

- 2 Bedrooms and bathroom. BED1 to include a small rear facing balcony

Stormwater management plans and a landscape plan has been provided with this application.

The arborist report details the tree to be removed and those to be retained and protected.

The BASIX certificate details consistency with the energy efficiency requirements.

A landscape plan is included in the architectural set and will enhance the landscape character of the site and complement the new development.



## 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.

### 4.1 Manly Local Environmental Plan 2013

#### 4.1.1 Zoning and Permissibility

The subject site is Zoned R1 general Residential. The objectives of R1 general residential zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Dual Occupancies are permitted with consent in the R1 zone and is not an impediment to the granting of consent. The development will provide additional housing stock and variety within the local area while maintaining a low density use.

#### 4.1.2 Floor Space Ratio

Pursuant to clause 4.4 in the LEP, the site has a maximum floor space ratio (FSR) control calculated at 0.6:1. 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 maximum permissible gross floor area on this site is measured at 292.14m<sup>2</sup>. The proposed gross floor area is measured at 288m<sup>2</sup> which equates to an FSR of 0.59:1 which is compliant with the development standard.

#### 4.1.3 Height of Buildings

Pursuant to clause 4.3 in the LEP the max building height is measured at 8.5m. 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),*

The existing topography and disturbed levels result in a proposed variation to the 8.5m height development standard. A clause 4.6 has been provided in that regard.

#### 4.1.4 Minimum Lot Size

Pursuant to clause 4.1(4)(a) the minimum lot size provisions do not apply to the registration of a strata plan of subdivision.

#### 4.1.5 Acid sulfate soils

The site is identified as being within Class 5 acid sulfate soils which pose the least amount of risk. The works proposed do not give rise to any unreasonable risk with regard to exposing acid sulfate soils or would see the watertable lowered below 1m AHD.

#### 4.1.6 Earthworks

Pursuant to clause 6.2 of the LEP the objectives of the control are as follows:

- (a) *to ensure that earthworks and associated groundwater dewatering for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*

*(b) to allow earthworks of a minor nature without requiring a separate development consent.*

The suitability of the proposed excavation has been addressed within the geotechnical report provided with this application.

## 4.2 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  | Requirement  | Proposed   | Compliance |
|--|--|--|------------|
| <b>Streetscape (Residential Areas)</b><br><br><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.<br>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. | <p>The proposed dual occupancy development is consistent within existing development in the streetscape which consists of a range of low, medium and higher density uses. The design has ensured the development meets the FSR control and generally consistent with the DCP controls as reasonably applied. As such, the resultant bulk and scale of the development is reasonably anticipated in this location and given the scale of development in the vicinity it would not be seen as out of place in the streetscape.</p> <p>No predominant architectural style dominates the area with a mix of older and newer styles of development present in the streetscape.</p> <p>The dwellings utilise a range of materials and finishes which are identified on the architectural drawings. A mix</p> | Yes        |

| Control   | Requirement   | Proposed  | Compliance |
|---|---|---|------------|
|   |   | of masonry and timber finishes feature in the design  |            |
| <b>Landscape Design</b><br><b>3.3.1</b>   | <p>To encourage appropriate tree planting and maintenance of existing vegetation.</p> <p>To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.</p> | <p>A landscape plan has been prepared and accompanies this application.</p> <p>A range of plantings are proposed which complement the development and will provide increased amenity to the outdoor areas. The perimeter plantings will provide additional screening and softening of the built form and ensure the development sits within an enhanced landscaped setting. Native species have been utilised to contribute to the biodiversity of the local environment.</p> | Yes        |
| <b>Preservation of Trees</b><br><b>3.3.2</b><br><b>Footpath Tree Planting</b><br><b>3.3.3</b> | <p>To protect and enhance the urban forest of the Northern Beaches.</p> <p>To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.</p>                           | <p>An arborist report has been prepared and accompanies this application.</p>   | Yes        |

| Control  | Requirement  | Proposed   | Compliance |
|--|--|--|------------|
| <b>Sunlight Access and Overshadowing</b><br><br><b>3.4.1</b> | <p>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) ; or</p> <p>Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.</p> | <p>Shadow diagrams have been provided and are included in the architectural set</p> <p>The development will see both adjoining dwelling receive compliant levels of solar access to windows to primary habitable spaces within the home and no impacts to the main private open space areas to the rear.</p>   | Yes        |
| <b>Privacy and Security</b><br><br><b>3.4.2</b>              | <p>To minimise loss of privacy to adjacent and nearby development by:</p> <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</li> </ul>   | <p>The design has incorporated privacy screens to the ground floor deck to mitigate any potential overlooking concerns. This is the deck associated with the primary living area of the homes. Side facing windows have been minimised to reduce any overlooking opportunities.</p> <p>The design allows for excellent security with clearly defined entries and provides opportunities for casual surveillance of the street.</p> | Yes        |



| Control  | Requirement  | Proposed   | Compliance |
|--|--|--|------------|
|  | <p>between windows and/or outdoor living areas of adjacent buildings.</p> <p>To increase privacy without compromising access to light and air.<br/>To balance outlook and views from habitable rooms and private open space.</p> <p>To encourage awareness of neighbourhood security.</p>  |  |            |
| <p><b>Maintenance of Views</b></p> <p><b>3.4.3</b></p> | <p>To provide for view sharing for both existing and proposed development and existing and future Manly residents.</p> <p>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).</p> | <p>With regard to the planning principal <i>tenacity vs Warringah Council</i>, we considered the proposed development to be consistent with the principals of view sharing and that no unreasonable impacts to established views will occur with the proposed development.</p> | <p>Yes</p> |

| Control                                    | Requirement   | Proposed   | Compliance |
|--|---|--|------------|
|  | 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.   |  |            |
| <b>Stormwater Management</b><br><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>To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding and stormwater inundation.</p> | Stormwater Management Plans have been provided.  | Yes        |
| <b>Waste Management</b><br><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 environmentally protective waste</p>   | <p>The development will require the demolition of the existing dwelling on the site. A waste management plan has been provided with this application.</p> <p>The existing dwelling will be recycled and reused where appropriate. Commercial waste contractors will be</p> | Yes        |

| Control  | Requirement   | Proposed   | Compliance |
|--|---|--|------------|
|  | <p>management practices on construction and demolition sites</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 providers and support on-going control for such standards and services.</p> <p>To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.</p> | <p>utilised to dispose of the waste materials.</p> <p>Bin storage can be accommodated within the garages of each dwelling.</p>   |            |
| <p><b>Safety and Security</b></p> <p><b>3.10</b></p> | <p>To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.</p> <p>To ensure that the design process for all development integrate principles of 'Safety in Design' to eliminate or</p>   | <p>The design of the dwelling allows for the casual surveillance of the street with front facing windows.</p> <p>The vehicle crossing will have a clear line of sight for the protection of pedestrians.</p> | Yes        |

| Control  | Requirement  | Proposed   | Compliance           |
|--|--|--|----------------------|
|  | <p>minimise risk to safety and security.</p> <p>To contribute to the safety and security of the public domain.</p> |  |                      |
| <p><b>Residential Dwelling and Dwelling Size</b></p> <p><b>4.1.1.1</b></p> | 1 dwelling per 250m <sup>2</sup>   | <p>The development site has an area of 486.9m<sup>2</sup> and, as such, cannot meet the density provision within the DCP.</p> <p>It is considered that the proposed development is acceptable in this instance due to the general compliance with the numerical controls, in particular FSR, and the Manly DCP controls. As such, the bulk and scale of the development is consistent with the scale of residential development in the local area, and maintains the character of the locality and the streetscape.</p> <p>The dwelling sizes proposed afford high levels of amenity to future occupants and adds to the diversity of housing stock in the Manly LGA. Furthermore, we note that Council have applied this control flexibility with recently approved dual occupancies provided compliance is reasonably achieved with the various controls applicable, in particular compliance with the FSR development standard.</p> | No – worthy on merit |

| Control   | Requirement   | Proposed  | Compliance           |
|---|---|---|----------------------|
| <b>Residential Land Subdivision</b><br><b>4.1.1.2</b> | Each lot must have frontage to a public road being at least 1m wide, with the land held as fee simple irrespective of whether this frontage serves as part of a right of way for access or not;             | Achieved  | Yes                  |
| <b>Wall Height</b><br><b>4.1.2.1</b>                  | the maximum external wall height is calculated based on the slope of the land under the proposed wall   | <p>The wall height is largely compliant with the DCP controls. The 2 storey rear portion of the dwelling sits below the wall height control.</p> <p>The area of non-compliance relates to central portion of the dwelling where the land topography steps down. The central portion of the dwelling is a 3 storey element and represents a minor variation to the wall height control. The variation is not reflective of overdevelopment but a response to the sloping topography.</p> | No – minor variation |
| <b>Number of Storeys</b><br><b>4.1.2.2</b>            | 2 storeys –<br><br>where specific physical site constraints warrant an exception to this requirement. In these circumstances the development must still fully comply with other numeric height controls and | The dwelling is predominately 2 storeys and will present as 2 storeys to the street. A portion of the dwelling will be 3 storeys where the land topography steps down to the rear.  | Yes                  |



| Control                         | Requirement  | Proposed  | Compliance           |
|---------------------------------|--|---|----------------------|
|                                 | development standards  |   |                      |
| <b>Roof Height</b><br>4.1.2.3   | Max 2.5m   | Low pitched roof proposed.  | Yes                  |
| <b>FSR</b><br>4.1.3             | 0.6:1  | 0.59:1  | Yes                  |
| <b>Front Setback</b><br>4.1.4.1 | Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity. | A 6.04m front setback is proposed and is consistent with adjoining development in the street.   | Yes                  |
| <b>Side Setbacks</b><br>4.1.4.2 | 1/3 of wall height   | <p><b>Level 0 &amp; 1 = 1.408m</b></p> <p><b>Level 2: 2.128m</b></p> <p>These setbacks are considered appropriate in this context and do not give rise to any unreasonable amenity impacts. The upper level has been reduced in scale and stepped in further than the lower levels. This achieves a high level of articulation of the built form and breaks ups the side facing walls to mitigate any unreasonable visual bulk.</p> <p>The setbacks do not contribute to any unreasonable amenity</p> | No – worthy on merit |

| Control   | Requirement   | Proposed  | Compliance                      |
|---|---|---|---------------------------------|
|   |   | <p>impacts with the shadow diagrams demonstrating compliance with the control. Privacy screening has been proposed to the main deck area on the ground floor to minimise privacy impacts.</p> <p>The proposed setbacks meet the objectives of the control</p>   |                                 |
| <b>Rear Setback</b><br><b>4.1.4.4</b>             | 8m  | Complies  | Yes                             |
| <b>Open Space and Landscaping</b><br><b>4.1.5</b> | 55% Open Space<br><br>35% Soft Landscaping  | <p>Total open space = <b>259m<sup>2</sup> or 53%</b></p> <p>Soft Landscaping = <b>172m<sup>2</sup> or 64.2%</b></p> <p>The minor non-compliance with the 55% total open space is negligible in this instance. The development will provide in excess of the required soft landscaping which will provide a high level of amenity to private open space areas of the home and contribute positively to the streetscape. The development will provide ample private open space areas for the occupants.</p> | No – Minor variation<br><br>Yes |
| <b>Parking Design</b><br><b>4.1.6.1</b>           | The design and location of all garages, carports or hardstand areas must minimise | The development provides for single garages for each dwelling. The driveway will be able to accommodate a   | Yes                             |

| Control | Requirement  | Proposed  | Compliance |
|---------|--|---|------------|
|         | their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality. | second hardstand parking space on the driveway. As such, 2 off-street parking spaces are achieved to each dwelling. |            |

#### 4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the residential component of 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.

#### 4.4 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). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

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

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Manly Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. 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**

Manly DCP applies.

**(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,**

*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 proposed strata subdivision and dwellings are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

*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*

2 off-street parking spaces are provided to each dwelling.

*Public Domain*

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

*Utilities*

Existing utility services will continue to service the dwelling house.

*Flora and Fauna*

The application is accompanied by an arborist report. A landscape plan is provided.

*Waste Collection*

Normal domestic waste collection applies to the existing dwelling house.

*Natural hazards*

A geotechnical report has been provided.

*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 as required by the Environmental Planning and Assessment Regulation 2021. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

*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**

*Does the proposal fit in the locality*

*Are the constraints posed by adjacent development 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*

*Are the site attributes conducive to 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.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

**(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 architect has responded to the client brief to provide for dwellings of design merit that provides a high level of amenity for the future occupants whilst appropriately addressing the sites setting and maintaining the amenity of the nearby residential properties. The development will provide a quality built form outcome on the site.

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

The proposed strata subdivision and new dual occupancy are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposal. The clause 4.6 request to vary the height development standard have demonstrated adequate environmental planning grounds to warrant the variation. The minor DCP variations have been appropriately addressed within this statement.

It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed dual occupancy is compatible with the existing streetscape and development in the local area generally.
- The proposed dwellings will not have an unreasonable adverse impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

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

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.