



3 HOGAN STREET BALGOWLAH HEIGHTS

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE



Report prepared for
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1. Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 3 Hogan Street, Balgowlah Heights.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013, and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- Site visit
 - Survey Plan prepared by CMS Surveyors
 - Architectural Plans prepared by Action Plans
 - BASIX Certificate prepared by Action Plans
 - Stormwater Plan prepared by Action Plans
 - Waste Management Plan prepared by Action Plans
- 1.4 The proposed development is consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located on the western side of Hogan Street, approximately 20 metres north of its intersection with Valley Road. It is legally described as Lot 26 DP 36454 and is known as 3 Hogan Street, Balgowlah Heights.
- 2.2 It is a rectangular shaped lot with front and rear boundaries of 15.85 metres (east and west) and side boundaries of 36.565 metres (north and south). The site has an area of 579.5m² and slopes to the west, towards the rear of the site.
- 2.3 The site is currently occupied by a one and two storey rendered house with a metal roof and an inground swimming pool.
- 2.4 The property is surrounded by detached and semi-detached dwellings and multi-dwelling housing to the north, east and south, and a public reserve to the west. It is located in close proximity to retail and public transport services in Balgowlah to the north and in Manly to the north-east.



Figure 1. The site and its immediate surrounds

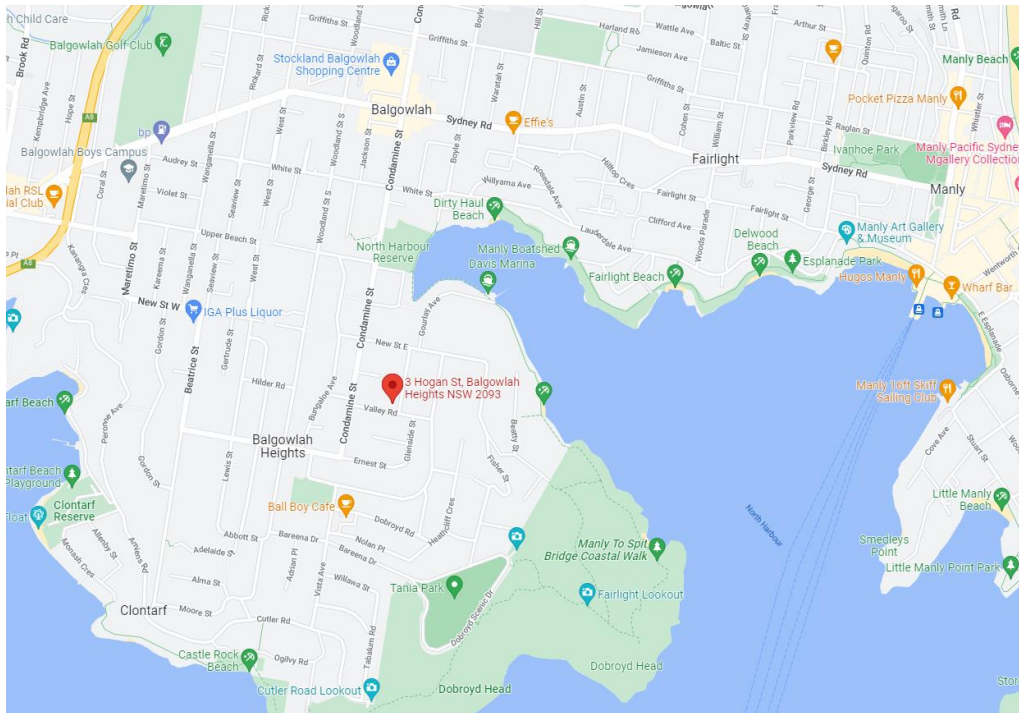


Figure 2. The site within the locality

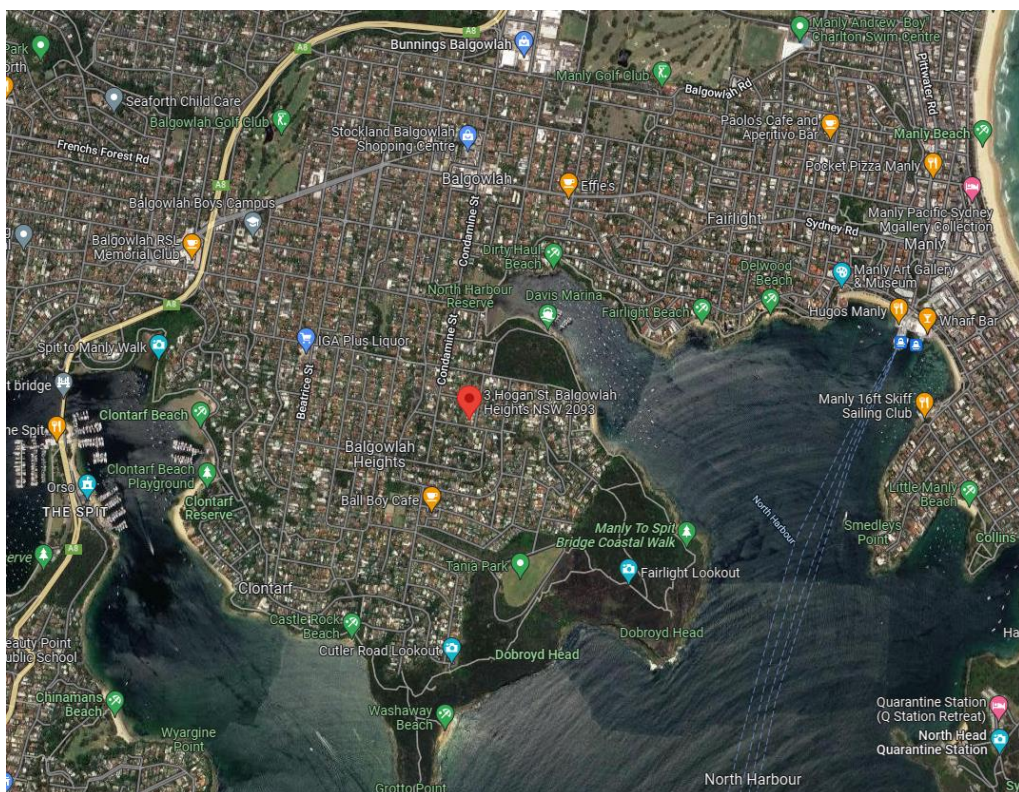


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling, looking west from Hogan Street.



Figure 5. The rear of the existing dwelling, looking east from the reserve.



Figure 6. The rear yard and existing swimming pool, looking west.



Figure 7. The existing balcony, looking north-east.



Figure 8. The existing carport, looking north-west.



Figure 9. The driveway and vehicle gates, looking east.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to the existing dwelling, including internal alterations, redeveloped entertainment area and rumpus room with bathroom/laundry, a new balcony roof and new garage, to create a more functional residence on the site.
- 4.2 The development has been designed to ensure an attractive addition, which remains consistent with the existing streetscape. The proposal is consistent with Council controls and ensures privacy and solar access are maintained for the site and neighbouring dwellings.
- 4.2 The development will be made up as follows:

Lower Ground Floor

- Retain the existing subfloor area, water tank and in-ground swimming pool,
- Develop a new covered entertainment area on the northern side at the rear,
- Enclosure of existing covered area to provide rumpus room and laundry/bathroom,
- New access stairs from garden and to upper levels,
- Landscaping works to include spa, new retaining walls, steps to pool area, new lawn adjacent to the rumpus room and entertaining area.

Ground Floor

- Replace the external front entry stairs,
- Demolish and replace the porch roof,
- Enclose the existing carport to create a double garage,
- Replace the southern window with a door to the retained TV room,
- Demolish the existing kitchen, laundry and doors to the TV room and construct a new butler's pantry and kitchen,
- Demolish the internal wall between the dining room and office to create a larger dining room,
- Remove the existing windows and doors on the western side of the dining room and replace with sliding doors,
- Extend the existing balcony (to the west),
- Demolish the balcony roof and replace with a new roof with skylights,
- New access stairs to the rear yard from the balcony (north side)
- Internal access stairs from the lower ground floor level (new laundry and rumpus room) to ground floor level (living room) on southern side of dwelling.

First floor

- Replace the external door to the master bedroom and bedroom 4 with windows.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

Chapter 10 - Sydney Harbour Catchment

The site is located within the Sydney Harbour Catchment and Council is the Consent Authority for land-based development, as is proposed by this application.

The proposed development is consistent with the aims of the SEPP having nil impact on the catchment. It is not visible from critical and valuable areas and the Sydney Harbour Catchment will retain its environmental and cultural significance. No Heritage Items nominated in the SREP are in the immediate vicinity of the site.

The development proposed is appropriate for the residential lot and will have no impact on the retention of significant environmental and cultural aspects of the Sydney Harbour Catchment.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.

5.2 Manly Local Environmental Plan 2013

The relevant clauses of the Manly Local Environmental Plan 2013 are addressed below.

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013. The site contains an existing dwelling house which remains a permissible use with development consent in the R2 Zone.

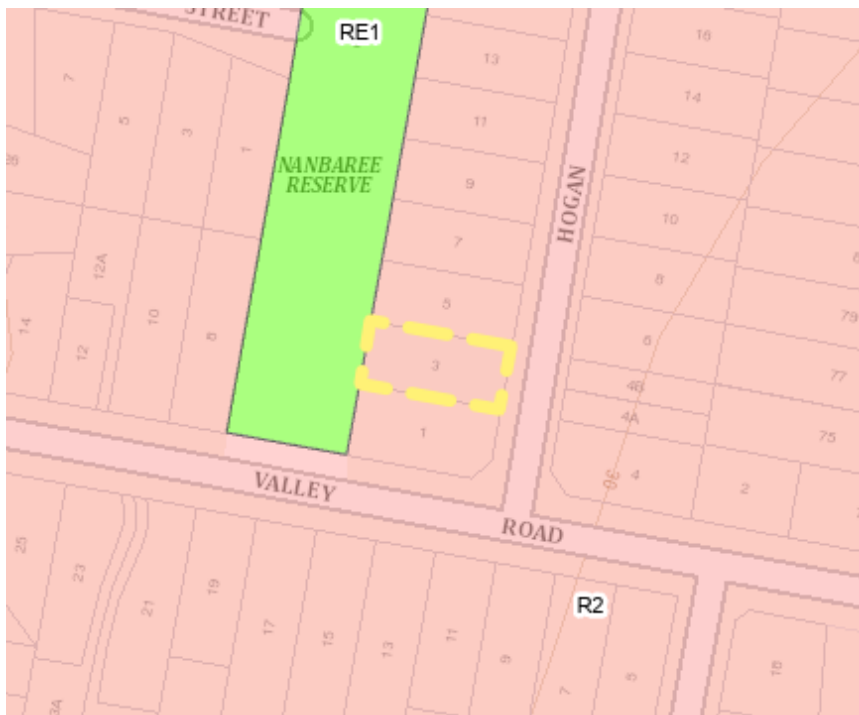


Figure 10. Extract from Manly LEP 2013 zoning map.

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the alterations and additions.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 500m². The subject site comprises a compliant area of 579.5m² and no subdivision is proposed.

Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The existing building has a maximum height of 8.4 metres and no change is proposed. The

new works propose a compliant maximum height of 6.813 metres to the top of the new roof above the living area.

Floor Space Ratio

The site is mapped with a maximum FSR of 0.45:1, this equates to a maximum floor area of 260.78m² for the site area of 579.5m². The proposed FSR remains compliant at 0.436:1 being 252.79m².

Heritage Conservation

The site is not a heritage item, is not located in a heritage conservation area and is not located in proximity to any heritage items.

Flood Planning

A portion of the subject site is identified as medium and low risk flood precinct on the NBC Flood Hazard mapping.



Figure 11. Extract from NBC Flood Hazard Map

In accordance with Cl. 5.21(2) & (3) of LEP 2013 the consent authority must consider:

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

*(a) is compatible with the flood function and behaviour on the land, and
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

*(a) the impact of the development on projected changes to flood behaviour as a result of climate change,
(b) the intended design and scale of buildings resulting from the development,
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

The proposed development is considered consistent with the LEP, as the works are located outside of the mapped area.

Acid Sulfate Soils

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the water table below 1 metres AHD on adjacent Class 1, 2, 3 or 4 land.

Earthworks

Minimal earthworks are proposed as a part of this application to prepare the site for the proposed development at the rear of the site.

Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site.

Essential Services

All essential services are existing on the site.

5.3 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

General Principles of Development

3.1 Streetscape and Townscapes

The subject site has frontage to and is visible from Hogan Street and the rear of the dwelling is visible from the public reserve. This section of Hogan Street is characterised by two-storey detached and semi-detached residential dwellings, of brick, rendered brick, cladding and tile construction. A number of dwellings have garages and carports located within the front setback as illustrated below.

The proposed development has been designed to remain consistent with the character of the existing dwelling and the locality, through design, architectural features and complimentary materials and colour choices.

Garbage Areas

The site has an existing, compliant bin storage area which will be retained, with waste collected by Councils regular service.

Complementary Design and Visual Improvement

The proposed development remains consistent with the character of the existing dwelling and the streetscape in the locality.

The works will be constructed of materials consistent with the residential use and coastal locality and are of an appropriate scale for the location. Full details are provided in the attached materials and finishes schedule.

Front Fences and Gates

The development proposes to demolish the existing vehicle entry gate and enclose the carport, to create a double garage on the site. As illustrated below the new garage remains consistent with other development in the street, in particular the southern neighbour at No. 1 Hogan Street.

Roof and Dormer Windows

At the rear, the roof to the balcony proposes a 2° pitch and the new roof to the living area proposes a 11° pitch, which is compatible with the character of the local area. At the front, the new roof to the dwelling entry proposes a 1° roof pitch. No change is proposed to the roof of the existing dwelling.

Garages, Carports and Hardstand Areas

The subject site has existing vehicular access from Hogan Street and a double carport on the property frontage. The development proposes to enclose the existing carport to create a double garage on the site, retaining the existing setback to the eastern property boundary.

In accordance with the DCP the garage retains the existing carport roof and the resulting garage remains consistent with other garages in the street as illustrated below. Therefore, the proposed garage will have a minimal impact on the streetscape character.



Figure 12. Garage at No. 1 Hogan Street.



Figure 13. Garage at No. 6 Hogan Street



Figure 14. Garage at No. 12 Hogan Street



Figure 15. Garage at No. 5 Hogan Street

3.2 Heritage Considerations

As described above the site is not a heritage item, is not located within a heritage conservation area and is not located in proximity to any heritage items.

3.3 Landscaping

The development proposes to redevelop the landscaping between the rear of the dwelling and the pool on the site. The new landscaping results in a more useable and practical open space area for the residents.

3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

Sunlight Access and Overshadowing

Overshadowing

The DCP requires that new development not eliminate more than 1/3 of existing sunlight to the private open space of adjoining properties between 9am and 3pm on 21 June.

In addition, as the subject site and adjoining lots have an east-west orientation, the DCP requires a minimum 2 hours solar access be maintained to the glazing in living rooms of adjacent properties, between 9am and 3pm on 21 June.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in a negligible increase in shadowing to the front yard, and a minor increase to the rear yard and southern setback of No. 1 Hogan Street.

12pm – The development will result in a negligible increase in shadowing to the front yard, rear roof and yard of the subject site.

3pm – The development will result in a negligible increase in shadowing to the front yard and rear roof of the subject site.

It is concluded that the private open space of the adjoining properties will maintain compliant solar access with direct sunlight available to more than 50% of the rear yard at 12pm and 3pm and the proposal will not increase shadowing to any living room glazing.

Overshadowing Solar Collector Systems

The proposal will not overshadow neighbouring solar collector systems.

Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

Excessive Glare or Reflectivity Nuisance

All external materials and finishes will be constructed of non-reflective materials in keeping with this clause.

Privacy and Security

Privacy will be retained for neighbours with no changes proposed to existing setbacks, privacy screening or landscaping on the site. Also, new 1.6 metre high privacy screening is provided to the new access stairs on the northern side of the dwelling to prevent overlooking onto the neighbouring property. High sill windows are provided within the southern elevation at the rear of the dwelling, also to maintain privacy levels to the neighbouring property.

In addition to this, new glazing replaces existing glazing ensuring there will be no change to privacy between dwellings.

Acoustical Privacy (Noise Nuisance)

The development will not result in noise levels inappropriate to a residential area and the site is not located in close proximity to a noise generating activity.

Maintenance of Views

A site visit has been undertaken and it is concluded that no views will be impacted by the proposed development.

3.5 Sustainability

A compliant BASIX Certificate is provided with the attached plan set.

3.7 Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site.

3.8 Waste Management

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

The development will retain the existing bin storage areas, with waste to be collected by Councils regular service.

3.10 Safety and Security

The dwelling maintains clear property boundaries and visual surveillance of the street, which is of benefit to the safety and security of residents.

Part 4 Development Controls and Development Types

4.1 Residential Development Controls

Dwelling Density, Dwelling Size and Subdivision

The site is mapped with a residential density of 1 dwelling per 500m². No change is proposed to the residential density of a single dwelling on the existing 579.5m² lot.

Height of Buildings (incorporating wall height, number of storeys and roof height)

As described above the LEP restricts the height of any development on the subject site to 8.5 metres. The existing building has a maximum height of 8.4 metres and no change is proposed. The new works propose a compliant maximum height of 6.813 metres to the top of the new roof to the living area at the rear of dwelling.

The site has a gradient of 1:9, as such the DCP permits a maximum wall height of 7.2 metres on the subject site. The development will result in a compliant maximum wall height of 3.5 metres to the garage. The development proposes a compliant maximum wall height of 5.046 metres on the southern side extension (internal access stairs from lower ground to ground level).

The DCP permits a maximum of 2 stories on the subject site and the development will retain the existing, compliant 2 storeys.

The DCP permits a roof height of 2.5m and a maximum pitch of 35 degrees. The new balcony roof proposes a 2° pitch, living area roof proposes a 11° pitch and the new entry roof proposes a 1° pitch, which is compatible with the character of the local area. No change is proposed to the roof of the existing dwelling.

Floor Space Ratio (FSR)

As described above, the site is mapped with a maximum FSR of 0.45:1, this equates to a maximum floor area of 260.78m² for the site area of 579.5m². A new, compliant FSR of 0.436:1 is proposed being gross floor area of 252.79m².

Setback (front, side and rear) and Building Separation

Street Front setbacks

A front setback consistent with neighbouring properties or a minimum 6 metres, is required on the site by the DCP and the prevailing front setback in the locality is 7.034 metres.

No change is proposed to the existing front setback of 3.862 metres to the carport (proposed garage). The development proposes a compliant front setback of 7.035 metres to the building line (front entry/porch to dwelling) and the existing setback to the dwelling (eastern elevation) of 7.620 metres is retained.

Side setbacks and secondary street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site, this equates to 2.415 metres (north) and 2.342 metres (south). No change is proposed to the existing northern side setback to the dwelling of 0.97 metres, with the exception of

the access stairs from lower ground level to the balcony. The development proposes a 1.391 metre setback on the southern side to facilitate the new internal access stairs between lower ground and ground floor level.

The new garage has a maximum wall height of 3.5 metres which requires a minimum side setback of 1.17 metres. The development proposes a minimum side setback of 0.1 metres, retaining the existing side setback of the carport.

A variation to the current front and side setback controls to allow for the garage and new access stairs (southern side) is considered appropriate. The development utilises the existing carport setbacks and the small extension on the southern side will have no amenity impacts for the neighbouring property. Overall, the proposed works remain consistent with the objectives of the control, as addressed below:

Objectives of the control:

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

Comment

Consistent. The new garage will be created by enclosing the existing carport on the site. It is located under an existing roof and will retain the setbacks on the site, ensuring spatial proportions to the street frontage are maintained. The area is screened by hedge planting which will be retained. The southern side extension is not visible from Hogan Street.

2. *To ensure and enhance local amenity by:*

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment

The proposed garage is a non-habitable room and its location within the area of the existing carport, ensures there will be no privacy impacts between dwellings. The

southern side extension includes high sill windows (W03 on attached Architectural Plan DA11) to prevent overlooking onto 1 Hogan Street.

As described above, the proposal ensures that solar access is maintained for both the subject site and the adjoining properties and no view loss will occur. Further, the proposed garage remains consistent with other garages in the street and wider locality.

3. *To promote flexibility in the siting of buildings.*

Comment

Flexibility in the application of the front and side setback control is considered appropriate, as the development maintains the setbacks of the existing carport and retains the existing roofline. Utilising this space to create a lock up garage, represents a practical and efficient use of the existing built form. The small extension on the southern side facilitates access to additional floor space provided within the existing footprint of the dwelling and retains a compliant FSR.

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

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

Comment

The proposed setback variations do not result in any loss of soft landscaping on the site or the removal of any significant vegetation. Existing landscaping will be enhanced on the site.

5. *To assist in appropriate bush fire asset protection zones.*

Comment

Not relevant. The subject site is not bushfire prone land.

It is concluded that the proposed variations will have no impact on neighbouring properties or the streetscape and remain consistent with the objectives of this clause, despite the non-compliance.

Rear Setbacks

The DCP requires a minimum rear setback of 8 metres on the site. No changes are proposed to the existing, compliant rear setback of 13.821 metres.

Open Space and Landscaping

Minimum Residential Total Open Space Requirements

The subject site is located in Open Space Area OS3, as such the DCP requires a total of 55% of the site to be total open space with a minimum 35% of that open space to be landscaped area and a maximum 25% of open space located above ground.

This equates to a minimum 318.72m² of total open space for the site area of 579.5m², a minimum 111.55m² of landscaped area and maximum 79.68m² of open space above ground level.

The development proposes a compliant total open space area of 334.54m² or 58%, a compliant landscaped area of 175.15m² or 55.57% and 43.35m² or 13.6% open space above ground.

Parking, Vehicular Access and Loading (including bicycle facilities)

The DCP requires 2 car parking spaces for dwellings. The development proposes to enclose the existing double carport to create a compliant double lock up garage on the site.

Alterations and Additions

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

5.4 Environmentally Sensitive Lands

The subject site is not mapped as environmentally sensitive land.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Manly LEP 2013 and the Manly DCP 2013.

| | Standard | Proposed | Compliance |
|---------------------------------------|---|---|--|
| Manly LEP 2013 | | | |
| Lot Size | 500m ² | 579.5m ² | Yes |
| Building Height | 8.5m | <u>Dwelling</u> 8.4m | Yes |
| | | <u>New works</u> 6.813 metres | Yes |
| Floor Space Ratio | 0.45:1 (260.78m ²) | 0.436:1 (252.79m ²) | Yes |
| Flood Planning | Rear of site mapped as low and medium risk | No works proposed in mapped area | Yes |
| Manly DCP 2013 | | | |
| Solar Access | 1/3 sunlight retained to POS and 2 hours sunlight retained to living room glazing between 9am and 3pm on June 21. | Very minor increase in shadowing | Yes |
| Residential Density/ Dwelling Size | 1 /500m ² | 1/579.5m ² | Yes |
| Wall Height | 7.2m | <u>New works</u> 3.5m (garage) 5.046m (southern side extension) | Yes Yes |
| Number of Stories | 2 | 2 | Yes |
| Roof | Max. 35° | 2° (balcony) 1° (entry porch) 11° (living room) | Yes |
| Front Boundary Setback | Prevailing building line or 6m (prevailing 7.034m) | 7.62 metres (dwelling building line) 3.8 metres (garage) | Yes Compliance with objectives achieved |

| | Standard | Proposed | Compliance |
|---------------------------------|--|--|---|
| Side Boundary Setbacks | 1/3 wall height <u>Dwelling</u> 2.415m (north) 2.342m (south) <u>Garage</u> 1.17m (north) | <u>Dwelling</u> 0.97m (north) 1.391m (south) <u>Garage</u> 0.115m (existing north) | No change to existing Compliance with objectives achieved Compliance with objectives achieved and no change to existing |
| Rear Boundary Setbacks | Prevailing or 8m | 13.821m | Yes |
| Open Space Open Space Area 3 | Total Open space 55% (318.72m ²) Landscaped Area 35% (111.55m ²) Above Ground - maximum 25% (79.68m ²) | Total Open space (combined) 320.96m ² or 55.38% Landscaped Area 175.15m ² or 55.57% Above ground: 43.35m ² or 13.6% | Yes Yes Yes |
| Private Open Space | 18m ² | >18m ² | Yes |
| Parking | 2 spaces | 2 spaces | Yes |

7. Section 4.15 Considerations

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

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

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

The development is permissible in the zone.

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

Context and Setting

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

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

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

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

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

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

Access, transport and traffic

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

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

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

Public domain

The proposed development will have a positive impact on the public domain.

Utilities

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

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The natural hazard of flooding and acid sulfate soils can be effectively mitigated to allow the development to proceed.

Economic impact in the locality

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

Site design and internal design

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

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

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is of an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

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

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the works proposed.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing dwelling at 3 Hogan Street, Balgowlah Heights, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.

Planner Declaration

This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

Document Control Table

| Document Purpose: | Statement of Environmental Effects | |
|-------------------|-------------------------------------|----------------------------|
| Date | Prepared by | Approved by |
| 09/10/2023 | Susan May-Roberts Senior Planner | Sarah McNeilly Director |

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