

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED BOUNDARY REALIGNMENT / SUBDIVISION AND  
GARAGE EXTENSION**

**Located at:**

**165 & 165A Seaforth Crescent Seaforth 2092**

**For:**

**Christopher and Rachel Lee: 165A Seaforth Crescent Seaforth 2092**

**Rachel Lee: 165 Seaforth Crescent Seaforth 2092**

**Property Details:**

The site is known as 165A Seaforth Crescent Seaforth and 165 Seaforth Crescent Seaforth

The legal identifier is Lot2 DP747438 and Lot1 DP747438

The sites have an area of 759.5m sq. and 893.9m sq.

**Description of the Proposal:**

The proposal is to seek approval for the modification of a single car garage to become a double garage and to seek approval for a boundary realignment of the 2 properties

**Description of the site:**

The sites are on the western side of Seaforth Crescent.

The access to the site 165A Seaforth Crescent is via stairs to the house and attached family flat.

An inclinator is on the site which is primarily used for access to 165 Seaforth Crescent.

There are a large number of trees on the site.

The existing development blends in very well with the environment.

**Present and Previous Uses:**

The previous and existing use of both properties is of a dwelling.

There has not been any potentially contaminating activities undertaken on the property.

## **Design Approach and Development Compliance:**

The proposed garage extension has been designed to comply with the Manly Development Control Plan 2013.

The existing concrete slab of the garage will be retained and the existing approved driveway will be retained to be used to access the widened garage area.

The garage will be extended on 3 sides to allow 2 cars to park independently of each other. The additional off street parking is a benefit to the neighbouring residents of Seaforth Crescent. The design of the extension is to use concrete columns to support the extension. This will create an undercroft area which will allow planting and will provide access for maintenance on the northern boundary.

The walls of the garage will be built with face brickwork, which will eliminate any need for maintenance and will be a colour to match the existing brickworks below the existing concrete slab.

The northern wall is proposed to be 300mm from the northern boundary. The neighbouring residents on the boundary are happy with the proposal. They are also happy with our proposal to grow plants in the undercroft area. Note that the inclinator on the northern property at 167 Seaforth Crescent is next to our northern boundary and provides a separation between our proposed garage extension and their residence.

Note also that there are no windows located on the residence at 167 Seaforth Crescent that overlap with the proposed garage extension. There are also no windows in the garage.

One mature tree on the west side will be maintained and unaffected by the proposal. Note that the canopy of this tree is above the roof of the existing garage.

The garage is on the southern side of 167 Seaforth Crescent and has no overshadowing or issues with sunlight from the proposed or existing garage.

All shadowing from the existing and proposed garage will be on the property which the garage is built with no shadowing on any neighbouring properties. For this proposal we have not provided any Certified Shadow Diagrams as discussed with the duty planner at Manly Town Hall.

## **Floor Space Ratio:**

Density Sub-zone – D9 Schedule 1 Map A

Floor space ratios comply with the DCP -0-4

165 Seaforth Crescent is 0.21

165A Seaforth Crescent is 0.33

## **Open Space and Landscaping:**

Open space area OS4	60% open space	40% landscaped
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165 Seaforth Crescent:	open space 68%	landscaped 59.7%
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165A Seaforth Crescent:	open space 68.8%	landscaped 66.2%
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## **Clause 4-1-6 Parking Vehicular Access and Loading:**

This proposal meets all the objectives of the above clause.

Objective 1: Provides accessibility and adequate parking on site.

Objective 2: This proposal reduces the demand for on – street parking.

Objective 3: The design minimises the visual impact of the parking area as the garage will be set back from the road further than existing and the garage is below the level of the road, allowing the existing view of the water to be maintained.

Please see attached photo of existing street view.

Objective 4: Minimal excavation will be required by this proposal as only small columns will be used to support the extension.

Objective 5: No change to the existing footpath crossing.

Objective 6: The access path will facilitate better access for residents of 165A Seaforth Crescent, and additional landscaping will be installed around the extended garage. All mature trees will be maintained and additional planting will be installed.

Objective 7: The property is poorly serviced by public transport and this encourages the use of vehicles to access the property.

## **Geotechnical Report:**

A geotechnical report has not been provided as the slope is less than 25 degrees where the existing garage is located. The existing garage has foundations on solid rock which is demonstrated by the exposed bedrock around the existing garage and the nearby excavation on the inclinator cutting on the north side at 167 Seaforth Crescent.

### **Clause 4-1-6-1 Parking Design and Location of Garages, Carparks or Hardstand Areas:**

The topography of Seaforth Crescent makes the provision of parking areas and compliance with this clause unachievable .

The fact that this proposal will comply with the clause ... meaning that all new structures are to be built below the crown of the road of Seaforth Crescent will preserve the existing views that pedestrians will be able to enjoy.

This appears to be supported by viewing the existing structures on Seaforth Crescent.

### **Operational and Management Details:**

All operational and management details of the site are conducted by the owners; Christopher Lee and Rachel Lee.

### **Threatened Species, Population and Ecological Communities and their Habitats:**

The land is not identified as critical habitat or part of a critical habitat.

The development will not have any effect on threatened species, populations or ecological communities or their habitats.

### **State Environmental Planning Policies:**

The proposal and application have been submitted under the current State Environmental policies and is consistent with the Manly Area Environmental Plan and Development Control Plan 2013 Amendment 14.

### **Manly Council Local Environmental Plan:**

The land is part of the Manly Council Local Environmental Plan and the proposal is adjacent to the existing approved dwelling within the Lot.

### **Essential Infrastructure, sewerage, electrical power supply and water:**

The approved dwelling infrastructure will not change.

**Control of Pollution:**

The proposal will not result in any change in air, noise or water pollution.

**Flood Prone Land:**

The land on which the development has no evidence of being flood prone.

**Bushfire Considerations:**

There are no combustible materials to be used in the proposal.

**Acid sulphate Soils:**

The proposed works will not disturb acid sulphate soils.

**Heritage and Conservation Area:**

The proposal is not within the vicinity of a heritage item.

The proposal is not within a heritage conservation area.

**Development Control Plans:**

The development control plans which are applicable to the proposal are indicated below.

More specifically the proposal complies and does not contravene any development standards or any other environmental planning instruments in Section 4-6-1 of the Manly Local Environmental Plan 2013 – Principal development standards.

Manly Local Environmental Plan 2013

Manly DCP for the Residential Zone 2013

**Street view of existing garage at 165 Seaforth Crescent Seaforth**

