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13th March, 2024

STATEMENT OF ENVIRONMENTAL EFFECTS

Rischmiller Residence
New Dwelling at 13 Acacia Road, Seaforth

1.0 Introduction

This statement accompanies a Development Application to Northern Beaches Council for a proposed new *Dwelling House* at 13 Acacia Road, Seaforth

The property is zoned R2 Low Density Residential. The proposed use as a *Dwelling House* is permitted in this zone.

This document outlines the environmental effects to be considered in accordance with the Environmental Planning and Assessment Act and assesses the compliance of the proposal in relation to *Manly LEP 2013* and *Manly DCP 2013.*

2.0 Site and Locality

The site is located on the eastern side of Acacia Road approximately 100m from the corner of Callicoma Road. The rectangular shaped site has an area of 944.2m^2 and measures 20.005m wide and 46.97m deep. The site falls approximately 6.5m from the rear to the front of the property.

The existing dwelling to be demolished is a single storey with basement garage, brick house with a tile roof. The dwelling appears to have been constructed in the 1960's.

The locality is residential in character with the surrounding streetscape consisting of predominantly two and some three storey free standing dwellings ranging in era from post-war through to more recent contemporary dwellings. Front setback areas are typically landscaped to provide a buffer to the street.

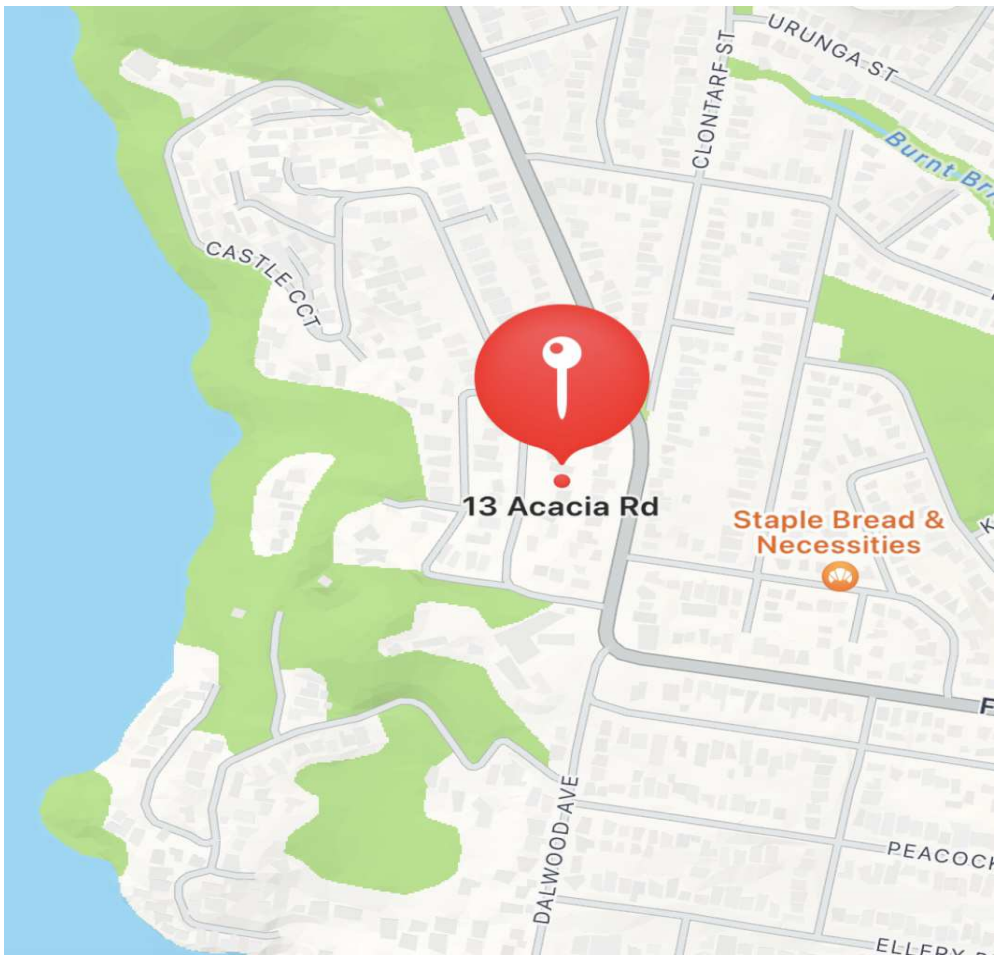

Figure 1 – Location Plan

Figure 2 – Existing Dwelling

3.0 The Proposal

The proposed development is for demolition of the existing dwelling and construction of a new contemporary family dwelling with associated landscaping works including a swimming pool. Details of the proposed spaces are outlined below.

The proposed dwelling will include:

Basement Level; Double Garage, Mudroom, Rumpus Room, Bedroom 5, Bathroom and Basement Storage.

Ground Floor; Open Plan Family room, dining and Kitchen, Butler's Pantry, Laundry, Bedroom 4, Bathroom, Foyer, Lounge/TV Room, Covered Porch, external Terrace areas and Swimming Pool.

First Floor: Bedroom 1 with WIR and Ensuite, Bedroom 2, Bedroom 3, Bathroom , WC and Rumpus room

Figure 3 – Proposed dwelling viewed from Acacia Road

4.0 Key Issues

4.1 Compliance

The proposal complies with all of the key controls and objectives outlined in *Manly LEP 2013* and *Manly DCP 2013.* See compliance tables in parts 5.1 & 5.2 of this statement.

4.2 Visual Impact and Streetscape

The height, bulk and scale of the proposed dwelling is compatible with the surrounding residential locality and consistent with the existing streetscape. Dwellings along the northern side of Acacia Road are predominantly two storey with some three storey dwellings. A three storey dwelling has been recently approved at 17 Acacia Road. The proposed dwelling presents as as a two storey dwelling with the Garage forming a pediment beneath. The stepped building form follows the topography of the site to minimise building bulk and visual impact when viewed from neighbouring properties and the public domain. Generous setbacks and landscaped areas provide for significant planting allowing the dwelling to sit within a bushland setting in keeping with the character of the surrounding area.

4.3 Impact on adjoining properties

Views: The subject property and the neighbouring properties to the rear, located on Clontarf Street, have distant views to the west of bushland and the Chatswood skyline. The dwellings located on Clontarf Street sit above the dwellings on Acacia Road and have views over and between the lower dwellings. The design of the proposed development, through its roof form and building footprint will increase the availability of views from the neighbouring properties to the rear. The roof of the proposed new dwelling will be 950mm lower than the roof of the existing house, to be demolished and the proposed first floor level will be 5.4m narrower than the existing house across the width of the site. This reduction in building bulk will provide the opportunity for increased views over and between dwellings.

Sunlight Access: Due to the orientation of the site and the location of the proposed dwelling the only property impacted in terms sunlight access is the neighbouring property to the south at, 11 Acacia Road. The proposed development has been designed to minimise overshadowing of this property though providing a generous first floor setback and keeping the overall building height to a minimum. The proposed addition will result in a small increase in overshadowing of this property during winter. However, the Private Open Space of 11 Acacia Road will only be impacted in the morning and will not receive any increase in overshadowing from late morning and throughout the afternoon. The proposal will not result in any increased shading of north facing windows of this dwelling. Please see DA 05 Shadow Diagrams.

Privacy: The proposed dwelling will not result in any significant loss of visual privacy by neighbouring dwellings. This is achieved through a combination of the layout of rooms within the dwelling and outdoor spaces, placement of windows and existing site conditions. Windows from Living areas are orientated toward the front and the rear of the dwelling or setback a significant distance from side boundaries to minimise any impact on the visual and acoustic privacy of neighbours. Generous setbacks allow for significant planting to provide a landscaped buffer between the dwelling, outdoor recreation spaces and neighbouring properties.

5.0 Section 4.15 Assessment

5.1 Manly Local Environment Plan 2013

The proposal complies with the development standards in *Manly LEP 2013* as outlined in the table below.

Development Control	Required	Proposed	Complies?
Zoning	R2 Low Density Residential	Dwelling House	Yes
4.1 Minimum subdivision lot size	Not Applicable	Not Applicable	NA
4.3 Height of buildings	8.5m	8.35m	Yes
4.4 Floor space ratio	0.45 : 1	0.38 : 1	Yes
5.10 Heritage Conservation	The site is in the vicinity Item I270 – Dalwood House, 21 Dalwood Avenue, Seaforth	The proposal will not visible from the heritage item and is and any impact on the heritage significance of this item will be negligible.	Yes
6.1 Acid Sulfate Soils	*Manly LEP 2013 Acid Sulfate Soils Map* does not identify the site as being Acid Sulfate Soils.	Not Applicable	Yes
6.2 Earthworks	(1)The objectives of this clause 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 earthworks associated with the development will not impact on any significant landscape or topographic features or natural water courses, nor will the impact on any neighbouring properties or heritage items. See accompanying Site Classification Report prepared by AWGeotechnics.	Yes
6.4 Stormwater Management	1)The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	Stormwater is to managed in accordance with the Hydraulic engineer's design and specifications. See accompanying Hydraulic Engineering plans.	Yes

5.2 Manly Development Plan 2013

The proposal complies with the controls in Manly *DCP 2013* as outlined in the table below.

	Required	Proposed	Complies?
Part 3 General Principals of Design			
3.1 Streetscapes and Townscapes	Objective 1)To minimise any negative visual impact of walls, fences and carparking on the street frontage. Objective 2) To ensure development generally viewed from the street complements the identified streetscape. Objective 3) To encourage soft landscape alternatives when front fences and walls may not be appropriate.	The proposed dwelling has been designed to be consistent with and complementary to the existing streetscape. The building form will sit harmoniously within the topography and the generous setbacks will ensure the built form will not dominate the landscaped setting. The proposed stone front fence is consistent with other fences within the immediate streetscape.	Yes
3,2 Heritage Considerations	Objective 3)To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.	The site is in the vicinity Item I270 – Dalwood House, 21 Dalwood Avenue, Seaforth. The proposal will not be visible from the heritage item and any impact on the heritage significance of this item will be negligible.	Yes
3.3.1 Landscaping Design	Objective 1)To encourage appropriate tree planting and maintenance of existing vegetation. Objective 2)To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.	The proposal has been designed to minimise adverse impacts on significant trees on neighbouring properties. The proposal includes generous landscaped areas and a Landscape Design has been prepared incorporating a variety of shrubs and native canopy trees.	Yes
3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise	Objective 1)To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts. Objective 2)To maximise the provision of open space for recreational needs of the	The development has been designed to provide areas of usable open space for the residents while minimising any loss of amenity to neighbouring properties. As outlined previously the proposal will not result in any unacceptable loss of privacy to neighbours and the resulting overshadowing complies with the requirements outlined in *Manly DCP 2013.* Please see DA 05 Shadow Diagrams.	Yes

	occupier and provide privacy and shade.	The proposal provides security for the residents and the public domain. Fencing has been designed to clearly define the property boundaries and the building design provides for casual surveillance of the street.	
3.5 Sustainability	Objective1)To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term. Objective 3)To minimise waste generated by development and embodied in the building materials and processes through demolition. Objective 4)To encourage the use of recycled materials in landscape construction works. Objective 5)To encourage the establishment of vegetable gardens and the planting of fruit trees. Objective 6)To encourage energy efficient building design, construction and practices, that reduce energy consumption (primarily for heating and cooling), reduce the use of non-renewable fossil fuels, minimise air pollution, greenhouse gas emissions and reduce energy bills. Objective 7)To require that residential site planning and building design optimise solar access to land and buildings. Objective 8) To site and design development to optimise energy conservation and sustainability in accordance with BASIX legislation and encourage development to exceed requirement particularly to ensure energy efficient use of energy for internal heating and cooling. Objective 9)To site and design development to optimise energy conservation (in accordance with the energy hierarchy) and sustainability to which BASIX	The design of the dwelling has been strongly informed by environmentally sustainable design principals. Living areas are orientated to the north to maximise controlled northern solar radiation to passively warm the house in winter and the narrow building footprint and generous setbacks maximises natural ventilation for passive cooling in summer. During demolition of the existing dwelling and construction of proposed dwelling the reuse and recycling materials and waste is to be maximised as outlined in the accompanying Waste Management Plan. During construction the use of sustainable building materials is to be maximised. All timber framing is to be sustainably sourced and be Forest Stewardship Council (FSC) or Program for Endorsement of Forest Certification (PEFC) certified. The proposed landscape design includes edible plants such as Passionfruit and provides areas to grow vegetables. See accompanying Basix Certificate.	Yes

	does not apply.		
3.7 Stormwater Management	Objective 1)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. Objective 2)To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding and stormwater inundation. Objective 3)To promote ground infiltration of stormwater where there will be no negative (environmental) impacts and to encourage on-site stormwater detention, collection and recycling. Objective 4)To make adequate arrangements for the ongoing maintenance of stormwater facilities.	Stormwater is to managed in accordance with the Hydraulic engineer's design and specifications. See accompanying Hydraulic Engineering plans.	Yes
Part 4 Development Controls and Development Types			
4.1 Residential Development Controls			
4.1.1.1 Residential Density and Dwelling Size	D5 500 sqm of site area required per dwelling	944.2m^2 per dwelling	Yes
4.1.2 Heights of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height	Maximum Building Height = 8.5m Maximum Wall Height for Site Gradient 1:66 = 7.4m	Proposed Building Height = 8.35m Proposed Wall Height = 7.7m The topography of the site falls from the rear to the front. The dwelling has been designed to step with the topography however there is a minor non-compliance in wall height at the front of the proposed first floor. This departure from the requirements is considered acceptable as it does not result in excessive building bulk nor does it impact adversely on the amenity of neighbouring properties. The majority of the first floor will sit well below both the Building Height and Wall Height controls. The proposal satisfies the objectives for this control.	Yes On Merit

	Roof/Parapet Height = 0.6m Number of Stories = 2	Proposed Parapet Height = 0.6m Proposed Stories = 2 and 3 The dwelling has been designed to step with the sloping topography of the site and presents as a 2 storey building form to the street. A section of the proposed First Floor overlaps with the mostly below ground Basement resulting in a small area that is defined as 3 storeys. This departure from the control is considered acceptable as the overall height of the building is compliant. The bulk and scale of the building is consistent with other dwellings in the street and the proposal does not result in unacceptable loss of amenity to neighbouring properties. The proposal satisfies the objectives for this control.	Yes On Merit
4.1.3 Floor Space Ratio	0.45 : 1	0.38 : 1	Yes
4.1.4 Setbacks (front, side and rear) and Building Separation	Front Setback: Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity. Side Setbacks: Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building. Rear Setback: 8m Minimum setback from windows to side boundary 3m.	Proposed Front Setback = 8.2m The proposed front setback is consistent with the predominant front building line in the street. North GF Setback = 1.35m North FF Setback = 6.96m South GF Setback = 1.8m South FF Setback = 3.85m Rear GF Setback = 7.93m Rear FF Setback = 8.25m The angle of the rear boundary results in a very minor non-compliance at the north east corner of the Ground Floor Terrace. The rear setback of the proposal is greater than the two neighbouring properties and this departure from the numerical control is negligible. Setback to FF Windows = 3.85m	Yes Yes Yes Yes Yes On Merit Yes Yes

		Setback to Gf Windows = 1.8m There are three windows located within 3m of the southern boundary. These windows are considered acceptable as they are a Bedroom window with a 1.65m sill level, a Pantry window and a Laundry window which all face directly to the blank wall of the neighbouring Garage/Carport.	On Merit
4.1.5 Open Space and Landscaping	Total Open Space (55% of the site) = 519.31m2 Open Space Above Ground (no more than 25% of Total Open Space) = 173.47m2 Landscaped Area (35% of Total Open Space) = 242.8m2	Proposed Open Space = 693.9m2 Proposed Open Space Above Ground = 150.2m2 Proposed Landscaped Area = 349.6m2	Yes Yes Yes
4.1.6 Parking Design and Location of Garages, Carports or Hardstand Areas	a)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. b)Garage and carport structures forward of the building line must be designed and sited so as not to dominate the street frontage c)the maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m.	The proposal includes 2 parking spaces located in the Basement Level Garage. The design of the proposed Garage is integrated with the form of the dwelling and sits within a landcaped setting ensuring it will not be visually dominant within the streetscape.The proposed Garage door is 5.4m wide.	Yes
4.1.8 Development on Sloping Sites	a)The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces.b) Developments on sloping sites must be designed to: i)generally step with the topography of the site; and ii) avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope whether to the foreshore or a street.	The topography of the site falls from the rear to the front. The dwelling has been designed to step with the topography in a generally two storey building form. The height of the dwelling complies with *Manly Lep 2013* and the majority of the dwelling sits well below the permitted height limit. As outlined previously the development will increase views from neighbouring propertied in comparison with the existing conditions.	Yes
4.1.9 Swimming Pools, Spas and Water Features	a)Swimming pools and spas must be built on or in the ground	The proposed swimming pool is located to the north of the	On merit

	and not elevated more than 1m above natural ground level. Consideration of any exception to exceed the height above ground must demonstrate that any swimming pools and/or spa and their curtilage and/or concourse more than 1m above natural ground level: i) would not detract from the amenity or character of the neighbourhood; and ii)is a minimum distance from any side boundary equivalent to the height of the swimming pools and/or spa and their curtilage and/or concourse at any point above existing ground level.	dwelling and is integrated with the building form and the surrounding landscaping in keeping with the architectural character of the dwelling and the surrounding landscaped gardens in the neighbourhood. The pool concourse level connects directly with the ground floor level of the house and sits between 0.5m and 1.35m above the existing ground level. As required the pool concourse is setback 1.35m from the side boundary.	
4.1.10 Fencing	Exceptions to maximum height of Fences: In relation to open/ transparent fences, height may be increased up to 1.5m where at least 30 percent of the fence is open/ transparent for at least that part of the fence higher than 1m.	The proposed stone front fence is 1.5m high with open battens between piers above 1m high.	Yes
4.4.5 Earthworks (Excavation and Filling)	Objective 1)To retain the existing landscape character and limit change to the topography and vegetation of the Manly Local Government Area by: - Limiting excavation, “cut and fill” and other earthworks; - Discouraging the alteration of the natural flow of ground and surface water; - Ensuring that development not cause sedimentation to enter drainage lines (natural or otherwise) and waterways; and - Limiting the height of retaining walls and encouraging the planting of native plant species to soften their impact. Excavation: a)Excavation is generally limited to 1m below natural ground level with the exception of basement parking areas (which will be contained within the footprint of the building) and swimming pools; Filing: a)Filling must not exceed 1m above natural ground level.	The site contains existing excavated areas associated with the existing house which is to be demolished. The demolition will also involve the removal of concrete paths and ramps to the rear and sides of the existing house. Further excavation and some fill will be required for the proposed development. At the lower level an excavation less than 2m deep is required to accommodate the Garage and Basement level rooms. This excavated area will sit within the building footprint. At the ground level less than 1m of fill is required to provide a level base. To the rear further excavation is required to accommodate the eastern end of the ground floor and adjacent outdoor spaces. Along the eastern edge this excavation the depth will range from 1.2m to 1.6m. Excavation to a depth of 1m is also required for the Swimming Pool. The proposed earthworks satisfy the objectives of *Manly*	On Merit

		DCP 2013 as outlined below, The proposed excavation outside of the building footprint will take place in areas currently occupied by built concrete structures such as path, ramps and stairs and will not involve the removal of natural vegetation or topographic features. The site does not contain any natural water courses. Ground water is currently directed around the existing house and the management of groundwater and sediment run off will be managed and controlled in accordance with the hydraulic engineer's design and specifications. Retaining walls within the development are generally limited to a maximum height of 1m and are integrated with planter boxes and native planting as part of a comprehensive landscape design. See accompanying Site Classification Report prepared by AWGeotechnics.	

5.3 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 proposed alterations and additions will have no significant impact on either the natural or built environment. The proposal will have no social or economic impact on the locality.

5.4 The suitability of the site for the development

The proposed residential development is consistent with development within the locality and will have no significant impact on surrounding properties. The site is considered suitable for the proposed development.

5.5 Public submissions

Any Public submissions received will be addressed by Council in its assessment of the Development Application.

5.6 The public interest

The proposed alterations and additions are of a scale that is appropriate for the site and is consistent with the character of the locality. The development will not result in any unacceptable impacts on the amenity of neighbouring properties, the locality or the environment and is therefor in the public interest.

6.0 Conclusion

As outlined above the proposal is an appropriate development of the site and complies with all of key controls and objectives outlined in *Manly LEP 2013* and *Manly DCP 2013.* I request that Council recognise the merits of this proposal and approve this Development Application.

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