



Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING
~ 82 CLONTARF STREET, SEAFORTH ~

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PROPOSED DEVELOPMENT

It is proposed to make the following alterations and additions as follows:

- Remove existing portico entry, partial front wall and steep sloping driveway for new double garage and new entry.
- Remove existing stepped deck and construct new level deck off ground floor, with new external stairs and pergola.
- Removing internal walls on ground floor for new Kitchen and open Living/Dining Room
- New internal access to basement workshop and new cellar.
- Removing roof for new first floor addition which includes 4 new bedrooms and 2 bathrooms.
- New first floor decks proposed at the front and rear of the house.

SITE DESCRIPTION

Lot 42 DP 13750 82 Clontarf Street, Seaforth

The site is standard rectangular shape with a width of 13.715m and depth of 57.91m, producing a site area of 794.3m². The site boundary sits about 600mm below the street level, and then continues to gently fall towards the house by another 500mm. Along the length of the house the land falls from West to East by 1.3m and continues to fall to the Eastern rear boundary by another 1m. It also has a gently cross site fall of 500mm from South to North.

The site is located near the middle of the street on the Eastern side of the road, with open views to the North and East due to the sloping topography. There is an existing single storey home centered at the front of the site, with a subfloor garage/workshop under the house and an existing large deck area off the back of the house. There are a few established trees, shrubs, and large areas of lawn at the front and rear of the site, as well as hedging along the side boundaries at the front and rear of the site.

Google Earth Satellite image below





65-67 Clontarf St, Seaforth



80 Clontarf St, Seaforth

LOCALITY

The locality comprises of predominantly one and two-storey detached dwellings, with many renovated homes, in a variety of styles from traditional weatherboard houses to modern rendered homes.

There are scattered established trees along the road reserve which help to screen the residential properties from the street. Most of the front yards have fences that are low 1m high picket fences, small hedges, or just open lawn.

The site is located about 200m East and downslope of the busy Wakehurst Parkway, and about 100m upslope of the Burnt Bridge Creek Bushland Reserve. There is a bus stop just in front of the neighbours property and another across the road.

PROPOSED DEVELOPMENT

The proposal includes removing the existing front covered entry, steep unused driveway, and part of the front wall for a new double garage, and new entry and deck at the front of the house. There are some internal changes proposed to the ground floor, to open the spaces and connect more seamlessly to the back deck and yard. The proposed modifications to the deck will create a more usable covered transitional space from indoor to outdoor, and at the same time expanding the living space. Being existing and at the back of the house, this will have minimal impact to neighbouring dwellings in respect to view sharing, overshadowing and amenity.

The existing roof is proposed to be removed and a new first floor constructed to accommodate four new bedrooms and two bathrooms as well as a new open living space. A new internal stair is proposed that will continue down to the existing basement/workshop space under the house.

The development also includes updates to existing external façade and windows, as well as proposing new front and rear first floor decks to add modulation to the two storey facades, and minimize the bulk.



Artists impression of No. 82 Clontarf Street, Seaforth

CHARACTER AS VIEWED FROM A PUBLIC SPACE

The proposed two storey brick and weatherboard home is setback from the streetfront with existing landscaping in the frontyard to soften the built form from the street. The existing home sits comfortably in the streetscape pattern, in scale and location. (refer photographs page 2 of neighbouring homes).

MANLY LEP AND DCP NUMERIC CONTROLS SUMMARY TABLE

ZONE R2	LOW DENSITY RESIDENTIAL	SITE AREA 794.3m²	
Codes	Required	Proposed	Compliance
Floor Space Ratio (FSR)	0.45:1(Area C)	0.30:1	Yes
Building Height	8.5m	8.43m	Yes
Wall Height	6.9m	7.2m(nth) 6.36m(sth)	No
Front Setback	6.5m	11m	Yes
Side Setback	0.9m min, 1/3 wall height	1/3 wall height 2.4m(nth), 1.675m(sth)	Yes- North No- South
Rear Setback	6.0m	24.3m	Yes
Landscaping(OSA)	55% (Area 3) 436.86m ² 35% Soft 152.9m ²	65.2%(517.78m ²) 86.87%(379.5m ²)	Yes Yes
Carparking	2	2	Yes
Acid Sulphate	Class 5	-	Yes
Bush Fire	Not zoned	-	Yes

4.1.1 Dwelling Density, Dwelling Size and Subdivision

Note: In addition to the minimum subdivision lot size standards at LEP clause 4.1, the density controls in conjunction with other controls in this plan are also important means of prescribing the nature and intended future of the residential areas of the former Manly Council area.

Relevant DCP objectives to be satisfied in relation to this part include:

- Objective 1) To promote a variety of dwelling types, allotment sizes and residential environments in Manly.*
- Objective 2) To limit the impact of residential development on existing vegetation, waterways, riparian land and the topography.*
- Objective 3) To promote housing diversity and a variety of dwelling sizes to provide an acceptable level of internal amenity for new dwellings.*
- Objective 4) To maintain the character of the locality and streetscape.*
- Objective 5) To maximise the use of existing infrastructure.*

The Control is 1 lot per 500m², it is one lot with a site area is 794.3m², therefore complies.

DCP 4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

Note: While the LEP contains Height of Buildings development standard and special height provisions, these paragraphs control the wall and roof height and the number of storeys within and in support of the LEP provisions in relation to residential development.

LEP objectives for the Height of Buildings at clause 4.3 are particularly applicable to controls at paragraph 4.1.2 of this DCP.

building height (or **height of building**) means—

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

DCP 4.1.7.1 First Floor Additions

- a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.
- b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.

Proposal

The neighbouring dwelling to the South number 80 Clontarf Street, is a two storey dwelling with a ridge level higher than the proposed, with a lower level ridge height facing the street (refer to photograph on page 2). The proposed first floor addition has a maximum ridge height at RL 77.33,

and a lower one at RL76.81 facing the street, complimenting the neighbouring dwelling and streetscape. The first floor walls have been set in from the ground floor walls to aid in separation between neighbouring homes, and reduce the bulk and scale of the proposal.

To determine the height above the ground level we have taken the spot levels at the front and back of the home to create an extrapolated ground line through the house, as the new ridge lines sit over the subfloor area and excavated basement level, not any existing external levels on the site. The maximum height which can be seen on the Eastern elevation is 8.43m at the Eastern external wall location— **therefore complies.**

4.1.3 Floor Space Ratio (FSR)

Note: FSR is a development standard contained in the LEP and LEP objectives at clause 4.4(1) apply.

In particular, Objectives in this plan support the purposes of the LEP in relation to maintaining appropriate visual relationships between new development and the existing character and landscape of an area as follows:

- Objective 1) To ensure the scale of development does not obscure important landscape features.*
- Objective 2) To minimise disruption to views to adjacent and nearby development.*
- Objective 3) To allow adequate sunlight to penetrate both the private open spaces within the development site and private open spaces and windows to the living spaces of adjacent residential development.*

Proposal

The proposed new first floor addition creates a new FSR of 0.30:1(242/794.3m²), not including the garage or non-habitable basement and storage areas. The proposal is well under the 0.45:1 requirement and therefore complies.

4.1.4 Setbacks (front, side and rear) and Building Separation

Note: This section addresses the buildings' setback from its various property boundaries.

Relevant DCP objectives to be met in relation to this part include:

- Objective 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.*
- Objective 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.*
- See also objectives at paragraph 3.4 Amenity.*
- Objective 3) To promote flexibility in the siting of buildings.*
- Objective 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.*

Objective 5) To assist in appropriate bush fire asset protection zones.

Proposal

The average streetfront setback of the neighbours is 8.07m, and the proposal is for a new reduced setback of 11m for the new first floor deck, and an existing 12.2m for the house. The rear setback is retained at 24.3m for the ground floor, and 28.5m for the house wall which is unchanged.

The side wall setbacks on the ground floor are retained, but increased on the first floor for the new addition. On the North side of the house the wall height is 7.2m, which requires a 2.4m side setback and this is what has been proposed.

On the South side of the house the wall height is 6.36m which requires a 2.12m setback, however we are proposing a 1.675-4.75m first floor wall setback. The rooms that are located on this first floor wall are bedrooms and bathrooms with all windows to the bathrooms being frosted, and the main bedrooms windows facing the front and rear, so will create no privacy issues to number 80 Clontarf street. The ground floor windows of number 80 on the North façade are already shadowed from the existing dwelling, the proposed new first floor will only create shadow from 9am to 12Noon on the first floor windows. Being above an existing wall, the spatial separation and landscape planting will remain.

Although not numerically compliant the proposal meets the objectives of maintaining and enhancing the existing streetscape, providing privacy and equitable access to light and air. The first floor addition above the existing dwelling reflects the character of the neighbouring dwelling whilst retaining the rhythm of spatial separation which allows existing views and vistas to be retained, along with existing established landscaping.

4.1.5 Open Space and Landscaping

Relevant DCP objectives to be met in relation to these paragraphs include the following:

- Objective 1) To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna.*
- Objective 2) To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland.*
- Objective 3) To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.*
- Objective 4) To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff.*
- Objective 5) To minimise the spread of weeds and the degradation of private and public open space.*
- Objective 6) To maximise wildlife habitat and the potential for wildlife corridors.*

Proposal

The open space requirement for the site is 55% being in Area 3, which equates to 436.86m². The site has a large area of lawn in the front and the rear yard, and both are bordered by existing shrubs and hedges. (See photographs below) These are all proposed to be retained with the new ground floor and first floor addition. The proposed open space area is 517.78m²(65.2%), and the soft landscaping is 379.5m²(86.87%), so it easily achieves compliance for landscaped areas as well as trees required.



Backyard of No.82 Clontarf Street



Google Map Streetview of No.82

4.4.5 Earthworks (Excavation and Filling)

Relevant DCP objectives in this plan in relation to these paragraphs include:

- 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.*

Proposal

The proposal includes standard pad footings for the new deck at the front, and backyard, as well as strip footings for the new garage. The excavation required for the proposal is minimal, and the existing driveway being removed, needs to be filled. These will not be deeper than 1m, they will be more than 0.9m from side boundaries and being over existing covered/hardsurface areas, will not disturb the natural ground levels on site, therefore compliant with the controls.

GENERAL PRINCIPLES

3.3.1 Landscaping Design

See also Schedule 4 - Part B - Native Tree Selection
See also Schedule 4 - Part C - Plant selection for energy efficiency
See also paragraph 3.5 *Sustainability*.
See also paragraph 4.1.5 *Open Space and Landscaping*.

Relevant DCP objectives to satisfy in relation to this part include the following:

- 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.*

Proposal

The existing site has established gardens at the front and rear of the site, along with hedging on the Northern, Southern and Eastern rear boundary. All the new work proposed is over existing hardsurface areas, as seen in the photograph above on page 8 of the backyard, there are two existing trees retained in the back corner of the garden. As such the existing vegetation is maintained and will not impact populations of native flora and fauna on the site.

3.4.1 Sunlight Access and Overshadowing

See Council's Administrative Guidelines for DA lodgement requirements for shadow diagrams.
See paragraph 4.1.5.3.b.iii for sunlight requirements to private open space with boarding houses.

Relevant DCP objectives to be met in relation to this part include the following:

- Objective 1) To provide equitable access to light and sunshine.*

- Objective 2) To allow adequate sunlight to penetrate:*
- *private open spaces within the development site; and*
 - *private open spaces and windows to the living spaces/ habitable rooms of both the development and the adjoining properties.*
- Objective 3) To maximise the penetration of sunlight including mid-winter sunlight to the windows, living rooms and to principal outdoor areas by:*
- *encouraging modulation of building bulk to facilitate sunlight*
 - *penetration into the development site and adjacent properties; and*
 - *maximising setbacks on the southern side of developments to encourage solar penetration into properties to the south.*

Proposal

The existing home on the site creates shadows during the Winter Solstice on June 21st, that fall on the neighbouring North facing wall of number 80 on the ground floor windows. The proposed first floor addition increases this shadow onto the first floor windows too from 9am until 12 Noon, but it leaves it in sunlight during the afternoon hours.

At 9am the shadows fall onto the North facing wall of number 80, and into its front yard. By Midday the shadows primarily fall on this North facing wall again and privacy screen on the deck, as well as a small area of the rear yard. This small area is already in shadow due to the existing house at number 82 and the established tree. By 3pm the shadow falls into the rear yards of number 80 and 82, but not onto the deck or pool area of number 80. As you can see on DA07, the access to sunlight to neighbouring properties is retained to the principle recreational areas and living spaces during the morning of the Winter solstice, and the front yards which are generous in size during the afternoon. The access to sunlight is compliant with the 3 hours required during the Winter Solstice.



Looking West towards No. 82 Clontarf Street from the backyard.

3.4.2 Privacy and Security

Note: Consideration of privacy are typically balanced with other considerations such as views and solar access. The degree of privacy impact is influenced by factors including the use of the spaces where overlooking occurs, the times and frequency theses spaces are being used, expectations of occupants for privacy and their ability to control overlooking with screening devices.

Relevant DCP objectives to satisfy in relation to this part include the following:

- Objective 1) To minimise loss of privacy to adjacent and nearby development by:*
- appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings;*
 - mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.*
- Objective 2) To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.*
- Objective 3) To encourage awareness of neighbourhood security.*

Proposal

The proposed new windows facing the neighbours are set with high sills or are frosted for bathrooms, with some of the bedroom windows having lower sill heights. These windows in the bedrooms are just for cross ventilation with the primary windows facing the front or back of the home. The proposed new first floor decks, as well as the existing deck, have privacy screens proposed to the sides to retain privacy between neighbouring dwellings. Refer to DA05 and DA06. The only large window facing the neighbouring home at number 84 from the first floor is for a proposed bedroom, and is located more than 3.6m from the side boundary with existing hedge screening along this boundary fence line.

The design has considered neighbouring homes in the location of these side windows to maintain privacy between dwellings without compromising access to light and air. The front facing first floor deck will also allow visual surveillance of the street to increase safety and security within the home.

3.4.3 Maintenance of Views

Relevant DCP objectives to be satisfied in relation to this paragraph include the following:

- Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents.*
- Objective 2) 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).*
- Objective 3) 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.*
- a) The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings and from public spaces.*
 - b) Views between and over buildings are to be maximised and exceptions to side boundary setbacks, including zero setback will not be considered if they contribute to loss of primary views from living areas.*
 - c) Templates may be required to indicate the height, bulk and positioning of the proposed development and to assist Council in determining that view sharing is maximised and loss of views is minimised.*

Proposal

There are no significant views from or across the site. The existing home is centered on the site, with the first floor located above this, which will retain any distant vistas and view corridors for neighbouring homes.

3.7 Stormwater Management

See also NSW Road and Maritime Services standard requirements for the management of stormwater in relation to development near the foreshore.

Relevant objectives to satisfy relation to this part include the following:

- 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.*

Proposal

The proposed new ground floor garage is over the existing driveway, entry deck and part of the house, with only new coverage required for the extended width of the driveway. The additional hardsurface area is only 18.6m² for the proposed development, and so no OSD is required.

3.8 Waste Management

Note: This plan requires the lodgement of Waste Management Plans that demonstrate sound waste management practices that will reduce, re-use and recycle resources.

Relevant objectives to satisfy in relation to this paragraph include the following:

- Objective 1) To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).*
- Objective 2) Encourage environmentally protective waste management practices on construction and demolition sites which include:*
 - sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities;*
 - adoption of design standards that complement waste collection and management services offered by Council and private service providers;*
 - building designs and demolition and construction management techniques which maximises avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and*
 - appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area.*

- Objective 3) Encourage the ongoing minimisation and management of waste handling in the future use of premises.*
- Objective 4) 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.*
- Objective 5) To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.*
- Objective 6) To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- Objective 7) To discourage illegal dumping.*

Proposal

The proposal includes a waste management plan, consistent with the controls required.



Artists impression of 82 Clontarf Street, Seaforth

BUILDING COLOURS AND MATERIALS

The selection of colours and finishes are consistent with the neighbouring homes and locality, and will compliment the existing home, harmonizing with the landscape, and enhancing the existing streetscape. The requirement for natural tones that merge into the background allowing the vegetation to take front stage will be reflected in the proposed development.

CONCLUSION

The proposal is for the partial demolition, and additions and alterations at 82 Clontarf Street, Seaforth. This is to include the construction of a new garage, extended driveway, new decks and a new first floor. The proposal is consistent with Northern Beaches Councils MLEP, and MDCP controls and although not 100% numerically compliant, we believe it achieves the aims and objectives of the controls and so is suitable for approval on town planning principles.