



**STATEMENT OF ENVIROMENTAL EFFECTS
& HERITAGE ASSESSMENT
To accompany a Development Application**

For permission to:
Construct a detached secondary dwelling (Granny Flat)

At:
94 Seaforth Crescent, Seaforth

LGA:
Northern Beaches Council

Date:
October 2020

1.0 THE PROPOSED DEVELOPMENT

This report has been compiled to support a Development Application for permission to undertake building works at 94 Seaforth Crescent, Seaforth, as per plan No. TR23072020, dated October 2020, prepared by A1 Granny Flats.

The site contains a total area of 1322m² and is known as Lot 126 in DP 4889. Current buildings on site comprise of a free standing double storey rendered dwelling.

The proposed works are as follows:

Construct a single storey detached granny flat with porch.

The attached granny flat will be used by family members and is not intended for rental purposes.

The proposed dwelling will have FC cladding façade and steel roof.

Being a single storey building, it will have no impact on the privacy or overshadowing of neighbouring properties.

In accordance with the 10.7 Planning Certificate, there are no other implications that would prevent a secondary dwelling or other environmental implications on the site in any way. The zoning permits such use.

No works are proposed to the main dwelling.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to:

The site being included in a Scenic Protection land area.

2.0 STATUTORY OBJECTIVES

Site Suitability-

The site is zoned as R2 Low Density Residential Lot. It is amongst a variety of single and two storey residential homes. This zoning permits secondary dwellings and outbuildings.

It is proposed to build this development under the provisions of Manly Development Control Plan (DCP) 2013.

The works comply with manly DCP 2013 and Manly LEP 2013 for Scenic Protection Land, as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Minimum Lot area	950m ²	1322m ²	Yes
Granny Flat Gross Area	60m ²	60m ²	Yes
Floor Space Ratio	0.40/1	0.32/1	Yes
Wall Height	6.5m	3.59m	Yes
Roof Height	2.5m	0.5m	Yes
Front setback	6m	42m	Yes
Rear setback	8m	11.4m	Yes
Side setback 1/3 of Wall Height	1.2m	1.2m	Yes
Open Space 60% of Lot Area	793.2m ²	885.8m ²	Yes
Landscaped Area 40% Of Open Space	317.28m ²	510.2m ²	Yes
Min. Native Trees	4	5	Yes
Parking Spaces	4	4	Yes

Rear Setback-

The proposed rear setback of 11.4m complies with Manly DCP.

Side Setback-

The proposed side setback of 1.2m complies with Manly DCP.

Front Setback-

The proposed front setback of 42m complies with Manly DCP.

Height of Building-

The maximum wall height on the side boundary is 3.59m, which complies with Manly DCP. The proposed roof has 2 deg pitch and adds 0.5m to this height, which is within the permissible maximum roof height and pitch.

Open Space-

The proposed development allows for 885.8m², which is over the required open area under Manly DCP Section 4.1.5.1 for Area OS4.

Landscaped Area-

Even with the existing house and proposed secondary dwelling, the site will still maintain 510.2m² as soft landscaped area which is over the required landscaped area under Manly DCP Section 4.1.5.1 for Area OS4. All 5 established native trees will be maintained.

Previous and Past Uses-

The site has always been, and will most likely remain, a residential zone and will only permit residential use.

Operation and Management-

Not applicable to this development.

General Accessibility-

There is an existing pedestrian and vehicular access to site from Seaforth Crescent, which is proposed as main access for the granny flat.

Access and Traffic-

As the granny flat will be used by a family member, it is unlikely that any additional traffic will be generated as a result of this development.

Privacy, Views and Overshadowing-

The proposal is for a single storey development only and will therefore have no impact on privacy, views and overshadowing to the adjoining properties.

Heritage Conservation-

The subject site is not located within a heritage conservation area and is not a Heritage Listed Item.

Energy Efficiency-

A Basix report has been prepared and lodged with the application.

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

3.0 CONCLUSION

The development complies with all the provisions of Manly Development Control Plan 2013 and Manly Local Environmental Plan 2013.

The proposed development is quite simple, containing a detached secondary dwelling located behind the building line, which will have no impact to the adjoining properties.

The overall proposal will not have an impact on the interest of the neighbourhood.

We look forward to a positive and speedy response from council.