



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and additions to an existing dwelling house

131A Seaforth Crescent, Seaforth

February 2025

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PROJECT DETAILS

Client: Ms. Jennifer Zhang
Subject land: 131A Seaforth Crescent, Seaforth
Lot Description: 2/-/DP562588
Proposed development: Alterations and additions to an existing dwelling house

The report is prepared by Pavel Zaytsev
Bachelor of Planning (WSU)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Issue	Description	Date	Written By	Reviewed By
1	Final Report	28.04.2025	PZ	MF

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Ms. Jennifer Zhang to accompany a Development Application (DA) to Northern Beaches Council for the alterations and additions to an existing dwelling house at 131A Seaforth Crescent, Seaforth.

More specifically, the development application seeks consent for the following works.

- Demolition of internal and external walls.
- Installation of an inclinor adjacent to the northern side boundary; and
- Alterations and additions to the existing dwelling house.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties. This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Arborists Report	Arbor Impact Assessment	11.12.2024
Architectural Plans	Corona Projects	June 2024
Flora and Fauna Assessment Report	Narla Environmental Pty Ltd	03.02.2025
Preliminary Geotechnical Site Stability Report	Rapid Geo	02.01.2025
Stormwater Plans	D.T Civil	04.11.2024
Survey Plan	Altitude Surveys	22.05.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 131A Seaforth Crescent, Seaforth and is legally described as Lot 2 in Deposited Plan 562588. The site is located on the north-west side of Seaforth Crescent.



Figure 1: Site locality map (NSW Spatial Planning Viewer 2025)



Figure 2: Aerial map (NSW Spatial Planning Viewer 2025)

The site is irregular with a total area of 1277 square metres by survey, with a 5.64 metre street frontage to Seaforth Crescent. The northern side boundary measures 105.75 metres, the southern side boundary 73.76. The site falls from the street towards the rear.

The site currently contains a two (2) storey development with a metal roof. Vehicular access is not available to the site. An easement to drain water 915mm metres wide runs along the northern boundary.

The land is zoned C3: Environmental Management under the provisions of Manly Local Environmental Plan 2013 (MLEP 2013). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Seaforth Crescent (Corona Projects 2025)

2.2 The Locality

The site is located within the local residential area of Seaforth. The locality comprises of residential development with buildings height typically of two (2) to (3) storeys.

The site adjoins 133 and 133A Seaforth to the north of the site. The is located behind the lot of 131 Seaforth Crescent.

2.3 Development History

A search on Council's DA Tracker found the following results for development applications associated with the site.

Application Number	Description
DA 35/2017	<i>Alterations and additions to the existing dwelling house (Submitted: 27/02/2017)</i>
DA 4/2009	<i>Alterations and additions to an existing jetty (Submitted: 08/01/2009)</i>
DA 113/1999	<i>Timber Deck, Roof Extension, Bathroom (Submitted: 09/03/1999)</i>

Table 1. Development History

3.0 THE PROPOSAL

3.1 Overview

The Development Application seeks consent for the alterations and additions to an existing dwelling. More specifically, the development application seeks consent for the following works.

- Demolition of internal and external walls.
- Installation of an inclinor adjacent to the northern side boundary; and
- Alterations and additions to the existing dwelling house.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.2 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in Table 1 below.

Component	Proposal
Site area	1277m ²
Gross Floor Area	257.9m ²
Floor Space Ratio	0.20:1
Height	9.67m
Boundary setbacks	-
Front	54200mm
North Side Setback	900mm
South Side Setback	2250mm
Private Open Space	980m ² (76.7%)
Landscaped Area	980m ² (76.7%)

Table 2: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013

The primary statutory document that relates to the subject site and the proposed development is Manly Local Environmental Plan 2013. The primary non-statutory plan relating to the subject site and the proposed development is Manly Development Control Plan 2013.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.3 Manly Local Environmental Plan 2013

The development complies with the provisions of Manly Local Environmental Plan 2013 (MLEP 2013).

Zoning and permissibility

The site is located in Zone C3: Environmental Management.

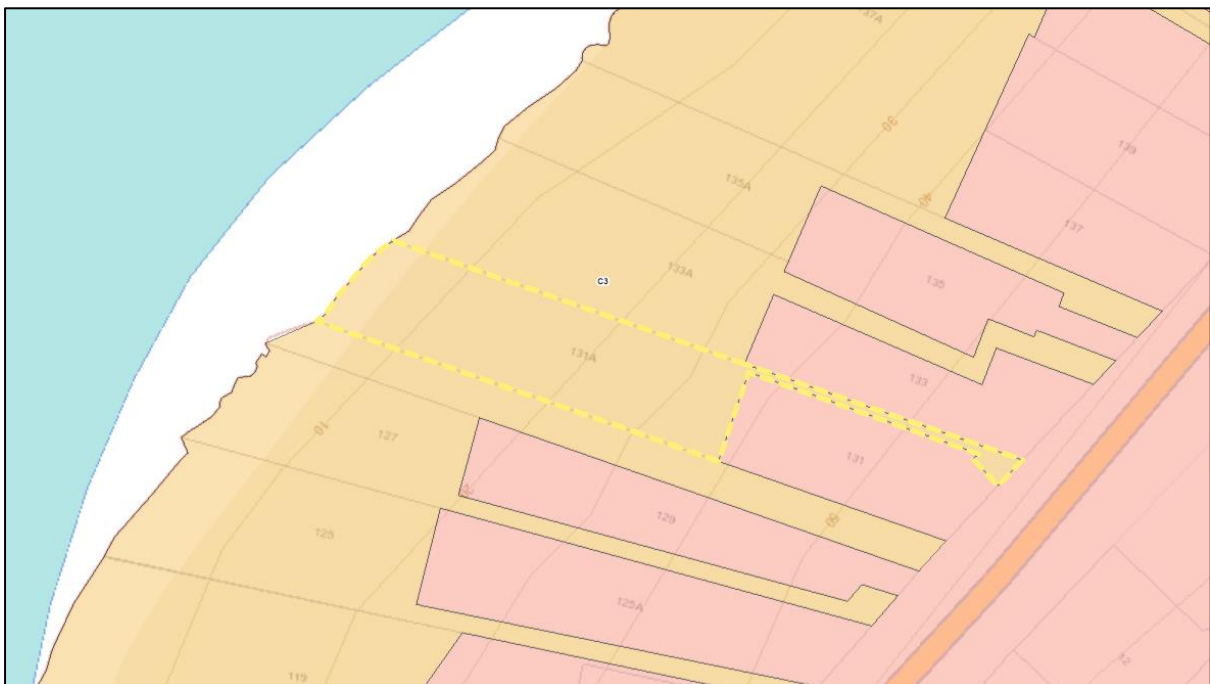


Figure 4: Subject site as viewed from Seaforth Crescent (NSW Spatial Planning Viewer 2025)

The development is identified to be a *dwelling house*, which is permitted with consent in the C3: Environmental Management zone.

The objectives of the zone are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To protect tree canopies and provide for low impact residential uses that does not dominate the natural scenic qualities of the foreshore.*
- *To ensure that development does not negatively impact on nearby foreshores, significant geological features and bushland, including loss of natural vegetation.*
- *To encourage revegetation and rehabilitation of the immediate foreshore, where appropriate, and minimise the impact of hard surfaces and associated pollutants in stormwater runoff on the ecological characteristics of the locality, including water quality.*
- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

Comment

The proposed development is not anticipated to impact threatened flora or fauna and mitigation measures will ensure the reduction of any potential impacts to native vegetation. The development is in keeping with the prevalent bulk, scale, and height of adjoining developments. The proposal retains a significant amount of the established tree canopy. The proposed development is not considered to dominate the natural scenic qualities of the foreshore but rather integrate into the coastal character of the area.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is 9.67 metres

Clause 4.3A Special height provisions

The site is identified within the “Special height provisions” area on the *Height of Buildings Map*. The clause states the following—

- (1) *The objective of this clause is to maintain public views to Sydney Harbour from street level on local roads above steeply sloping sites on certain land.*
- (2) *Despite clause 4.3 (2), the height of a building on a lot identified as “Special height provisions” on the Height of Buildings Map must not exceed the height of the highest point of the road*

adjoining the centre point of the lot boundary that adjoins the road that is the frontage to that lot.



Figure 5: Subject site as viewed from Seaforth Crescent (NSW Spatial Planning Viewer 2025)

Comments

The proposed development is significantly lower than the highest point of the road at Seaforth Crescent. The RL shown on the survey plans to the closest point of the road is 62.73-62.89 RL. The development itself at the highest point of the roof ridge is situated at an RL of 34.72.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.4:1. The proposal has a floor space ratio of 0.20:1.

Clause 5.10 Heritage Conservation

The site is located south-east of heritage item 'Harbour Foreshores I1' listed under Schedule 5, Part 1 – Environmental Heritage of the Manly Local Environmental Plan 2013. It is not within a heritage conservation area. Due to the separation distance, the proposed alterations, including the inclinator, will not adversely impact the natural or built elements of the heritage item.

6.5 Terrestrial Biodiversity

The site is identified in the *Terrestrial Biodiversity Map*. The objectives of the clause are as follows.

- (1) *The objective of this clause is to maintain terrestrial biodiversity by—*
 - (a) *protecting native fauna and flora, and*
 - (b) *protecting the ecological processes necessary for their continued existence, and*
 - (c) *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Comment

The proposed development involves a minor impact to 0.05ha of vegetation communities including 0.001ha of Sydney Coastal Sandstone Forest and 0.003ha of Planted Native and Exotic Garden Vegetation. The removal of vegetation is not anticipated to detrimentally threaten the flora and fauna on-site. Impact mitigation measures will be implemented to reduce the impacts to native vegetation and fauna as per the Flora and Fauna Assessment Report prepared by Narla Environmental Pty Ltd on October 2024.



Figure 8: Terrestrial Biodiversity Map (NSW Spatial Planning Viewer 2025)

6.9 Foreshore scenic protection area

The land is shown as a "Foreshore Scenic Protection Aera" on the *Foreshore Scenic Protection Area Map*. The objectives of the clause are as follows.

- (1) *The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.*

Comments

The proposed development is situated on the low side of the street and would not impact the views to and from the Sydney Harbour, the Pacific Ocean and the foreshore in Manly.

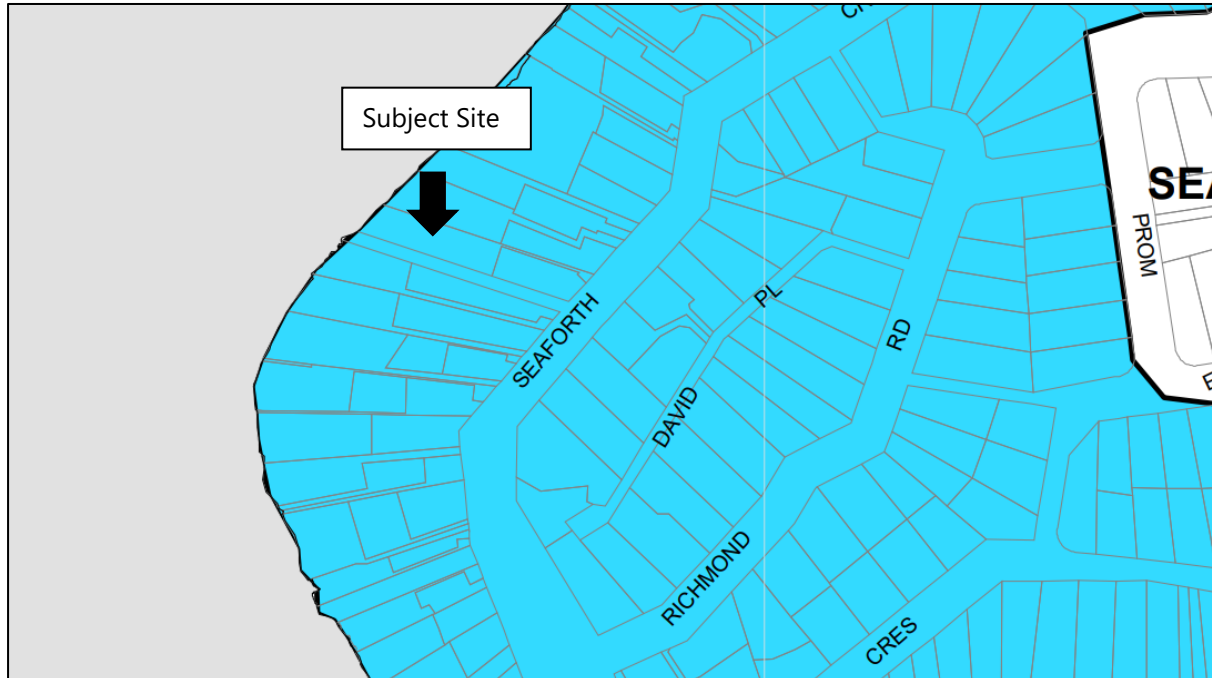


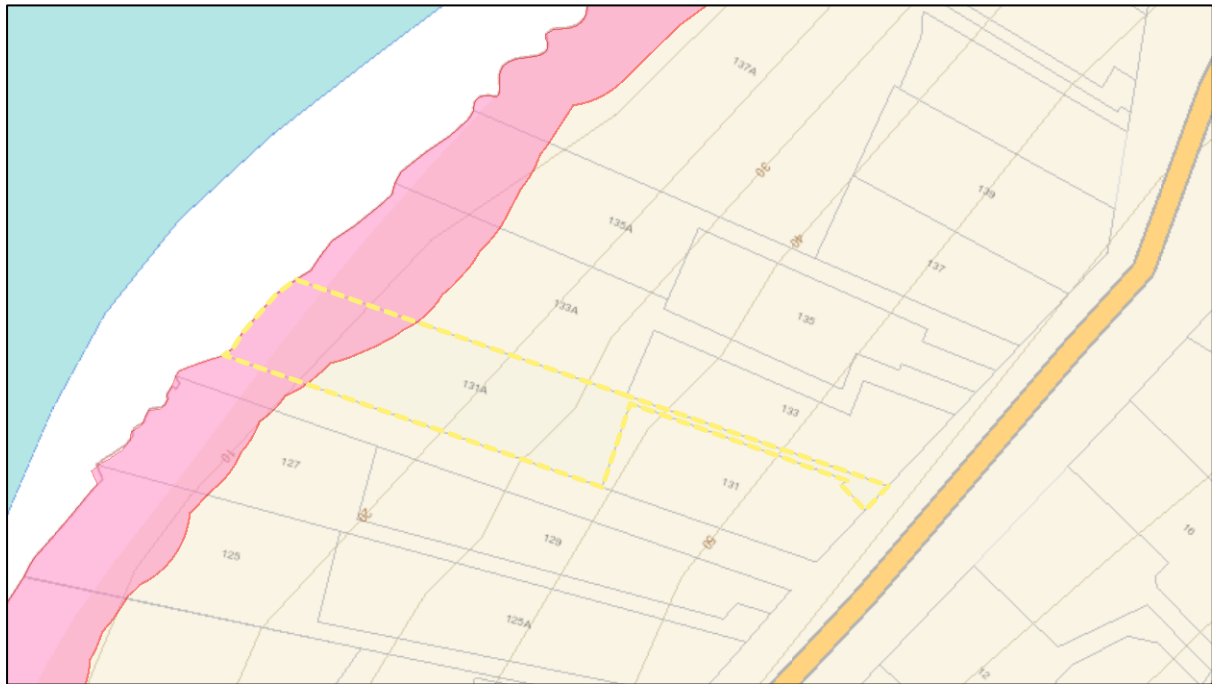
Figure 9: Foreshore Scenic Protection Area Map (Manly Local Environmental Plan 2013)

6.10 Limited development on foreshore area

The site features a foreshore building line at the rear of the site. The objective of this clause is as follows—

- (1) *The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.*
- (2) *Development consent must not be granted to development on land in the foreshore area except for the following purposes—*
 - (a) *the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,*
 - (b) *the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,*
 - (c) *boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

Comment



4.1.4 Manly Development Control Plan 2013

Control		Comment	Compliance
Part 3			
3 General Principles of Development			
3.1 Streetscapes and Townscapes			
3.1.1.3 Roofs and Dormer Windows			
a)	Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.	The roof form complements the existing dwelling. The proposed roof form is to be seamlessly integrated with the existing building.	Compliant

Control		Comment	Compliance
b)	Roofs should be designed to avoid or minimise view loss and reflectivity.	The proposed development does not significantly alter the height of the building its existing height and would be unlikely to result in view loss. The roof is to be constructed of low-reflective materials	Compliant
3.2 Heritage Considerations			
3.2.1 Consideration of Heritage Significance			
a)	In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.	In addition to the consideration to the LEP, the relevant section of the MDCP 2013 has been assessed in regards to the effect on heritage significance below.	Compliant.
b)	Proposed development in the vicinity of a heritage item or conservation area must ensure that: i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place; ii) the heritage values or character of the locality are retained or enhanced; and iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.	The proposed development is well separated from the heritage item, avoiding any impact on its curtilage. The inclinator is minor in scale and will not adversely affect the visual character or features of the adjacent heritage item. The heritage values and local character will be preserved, given the limited scope of works. The development will be sensitively integrated through the use of appropriate colours and material finishes.	Compliant
c)	The impact on the setting of a heritage item or conservation area is to be minimised by: i) providing an adequate area around the building to allow interpretation of the heritage item;	The significant distance between the proposed works and the heritage item allows each to be interpreted independently. No excavation is proposed near the heritage item, ensuring there is no	Compliant

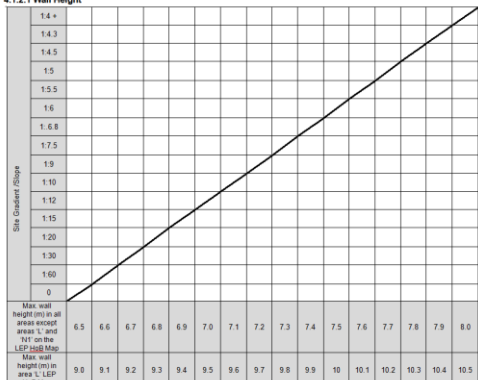
Control		Comment	Compliance
	<p>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>iii) protecting (where possible) and allowing the interpretation of any archaeological features; and</p> <p>iv) retaining and respecting significant views to and from the heritage item.</p>	risk to potential archaeological relics. The works will also have no impact on views to or from the heritage item.	
3.4 Amenity (Views, Overshadowing, Overlooking / Privacy, Noise)			
3.4.1.1 Overshadowing Adjoining Open Space			
a)	New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June); or	The proposed development does not involve a significant increase to height and is unlikely to adversely affect solar access.	Compliant
b)	Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.		
3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties			
a)	for adjacent buildings with an east-west orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June);	The adjacent building with an east-west orientation at No. 131 Seaforth Crescent will maintain its solar access considering that the building is located further east from the proposed development.	Compliant
b)	for adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);	There are no adjacent buildings with a north-south orientation.	Compliant
c)	for all adjacent buildings (with either orientation) no reduction in solar access is permitted to any window where existing	The proposed development does not involve a significant increase to height and is unlikely to adversely affect solar access.	Compliant

Control		Comment	Compliance
	windows enjoy less than the minimum number of sunlight hours specified above.		
3.4.1.3 Overshadowing Solar Collector Systems			
-	A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.	According to arial imagery and the survey, no solar collectors are located on neighbouring properties.	Compliant
3.3.1.3 Overshadowing Clothes Drying Areas			
-	A minimum of 6 hours solar access be retained to suitable clothes drying area.	A minimum of 6 hours of solar access will be retained to suitable clothes drying areas.	Compliant
3.4.2 Privacy and Security			
3.4.2.1 Window Design and Orientation			
a)	Use narrow, translucent or obscured glass windows to maximise privacy where necessary.	There are no windows that would directly look into the adjoining neighbours' windows located at 133A Seaforth Crescent, Seaforth.	Compliant
b)	When building close to boundaries, windows must be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.	Windows are off-set from adjacent buildings restricting the direct viewing onto other properties.	Compliant
3.4.2.2 Balconies and Terraces			
a)	Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.	Privacy screening can be conditioned to the satisfaction of Council. The level of the balcony is located above the dwelling at 133A Seaforth, Crescent and would not result in detrimental impacts to visual privacy.	Compliant
3.4.3 Maintenance of Views			
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.	The development builds upon the existing building footprint. The roof form is slightly rearranged, this would not result in determinantal impacts to view loss.	Compliant

Control		Comment	Compliance
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.	The views between and over buildings would be substantially the same before and after the development. The side setback is 900mm from the northern boundary and is unlikely to result in substantial view loss.	Compliant
3.5 Sustainability – (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)			
3.5.1 Solar Access			
3.5.1.1 Building Form, Design and Orientation			
-	The building and site layout is to maximise northern orientation to optimise solar access. Achieving passive solar energy efficiency is an important consideration in design, but it must be balanced with responding to desired streetscape character; promoting amenity for both the proposed development and neighbouring properties (including views, overshadowing and noise considerations), retaining trees and responding to topography.	The building and its site layout will remain consistent with its current configuration.	Compliant
3.5.1.2 Solar Shading Devices			
a)	The design of buildings may reduce summer sun penetration to north, east and west facing walls of buildings incorporated by the use of external solar shading devices, such as; awnings, external venetians, balconies, pergolas, eaves, overhangs, sails and the like.	A BASIX Certificate accompanies the application.	Compliant
b)	The minimum projection width for north facing overhangs, or shading devices, should be a width equivalent to at least 45 percent of the height of the shaded opening, measured from the bottom of the glass, to be shaded.	A BASIX Certificate accompanies the application.	Compliant
3.5.3 Ventilation			
3.5.2.1 Building Design and Orientation to prevailing wind			

Control		Comment	Compliance
a)	Buildings are to be orientated to benefit from cooling summer breezes (generally easterly/north easterly in Manly) where possible.	The building orientation will remain as existing and benefit from the cooling summer breezes.	Compliant
b)	Buildings are to provide for cross ventilation by locating windows and openings in line with both each other and the prevailing breezes.	Cross ventilation is suitably achieved for the proposal.	Compliant
3.5.3.2 Location and area of openings			
3.7 Stormwater Management			
a)	In support of the purposes of LEP clause 6.4(3), all developments must comply with Northern Beaches Council's 'Water Management for Development Policy';	The application is accompanied by a set of Stormwater Plans designed by D.T Civil on the 04.11.24.	Compliant
3.8 Waste Management			
-	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	The application is accompanied by a Waste Management Plan.	Compliant
Part 4			
4 Development Controls and Development Types			
4.1 Residential Development Controls			
4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)			
a)	<u>LEP Zones where numeric height controls in this DCP apply</u> Height controls under paragraph 4.1.2 of this plan apply to development in LEP Zones R1, R2, R3, E3 and E4. This part of the DCP does not apply to development of other lands subject to the LEP Height of Building standard identified on the LEP Height of Building Map. See also paragraph 4.2 of this plan in relation to height controls and considerations in the LEP Business Zones.	The site is not located within the specified zones under this provision.	Compliant

Control	Comment	Compliance
<p>b) <u>Exceptions to Height</u></p> <p>Where an existing building exceeds the maximum height controls in this plan or the height of building standards in the LEP, any alterations and/or additions to the building must not increase the overall height of the existing building. See also paragraph 4.1.7.2 Habitable Rooms in the Roof Structure.</p>	<p>The site is not located within the specified zones under this provision.</p>	<p>Compliant</p>
4.1.2.1 Wall height		
<p>a) Within the LEP Height of Buildings development standard, the maximum external wall height is calculated based on the slope of the land under the proposed wall. Figures 26, 27 and 28 provide guidelines for determining the maximum height of external walls based on the particular slope of the land along the length of these proposed walls. The maximum wall height control will also vary from one building, elevation or part elevation to another depending on the slope of land on which the wall is sited. Within the range of maximum wall heights at Figures 26 and 28, the permitted wall height increases as the slope of the land increases up to a gradient of 1 in 4, at which point the permitted maximum wall height is capped according to Figure 26.</p> <p><small>Figure 26 - Wall Height in relation to the LEP Height of Buildings Map Suburban on the LEP Height of Buildings Map - Maximum Wall Height on flat land (no gradient) Area 1 on H&B Map (15m) 15m Area 10' on H&B Map (15m) 15m All other areas on H&B map 8.5m *Note: Council's Wall Height control applies to the subzones within LEP Zones R1, R2, R3, E3 and E4.</small></p>	<p>The site is not located in Area 'I' of the Height of Buildings Map. The site features a site gradient well in excess of 1:4 and would require a maximum wall height of 8 metres.</p> <p>At no point of the development does the wall height reach an excess of 8 metres.</p>	<p>Compliant</p>
<p>b) For the purpose of determining maximum wall height, the slope of the land is calculated at natural ground level along the full length of the proposed wall expressed as a ratio that is applied in Figure 27 - Interpretation of Wall Height based on Slope. The slope of land on which the wall is sited will differ from one</p>	<p>The existing wall height of the development is commensurate to that of the adjoining dwellings.</p>	<p>Compliant</p>

Control	Comment	Compliance																																		
<p>building to another and from one elevation of that building to another elevation and will be used in Figure 28 below to determine the maximum wall height in each case.</p> <p>4.1.2.1 Wall Height</p>  <table><tr><th>Max. wall height (m) in all areas except areas 'L' and 'N1' on the LEP Height Map</th><td>6.5</td><td>6.6</td><td>6.7</td><td>6.8</td><td>6.9</td><td>7.0</td><td>7.1</td><td>7.2</td><td>7.3</td><td>7.4</td><td>7.5</td><td>7.6</td><td>7.7</td><td>7.8</td><td>7.9</td><td>8.0</td></tr><tr><th>Max. wall height (m) in areas 'L' and 'N1' on the LEP Height Map</th><td>9.0</td><td>9.1</td><td>9.2</td><td>9.3</td><td>9.4</td><td>9.5</td><td>9.6</td><td>9.7</td><td>9.8</td><td>9.9</td><td>10</td><td>10.1</td><td>10.2</td><td>10.3</td><td>10.4</td><td>10.5</td></tr></table>	Max. wall height (m) in all areas except areas 'L' and 'N1' on the LEP Height Map	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	Max. wall height (m) in areas 'L' and 'N1' on the LEP Height Map	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10	10.1	10.2	10.3	10.4	10.5		
Max. wall height (m) in all areas except areas 'L' and 'N1' on the LEP Height Map	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0																				
Max. wall height (m) in areas 'L' and 'N1' on the LEP Height Map	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10	10.1	10.2	10.3	10.4	10.5																				
4.1.2.2 Number of Storeys																																				
a)	Buildings must not exceed 2 storeys, except on land in areas 'L' and 'N1' on the LEP Height of Building Map and notwithstanding the wall and roof height controls in this plan.	The building is located in Area 'I' of the Height of Building Map. The proposed development will be of a height of three (3) storeys. The proposal warrants a merit assessment considering the significant slope of the site.	-																																	
b)	Buildings on land in areas 'L' and 'N1' on the LEP Height of Building Map Buildings must not exceed 3 storeys notwithstanding the wall and roof height controls in this plan.	The building is not located on land in area 'L' or 'N1' of the MLEP 2013.	Compliant																																	
c)	Variation to the maximum number of storeys may be considered: i) where specific physical site constraints warrant an exception to this requirement. In these circumstances the development must still fully comply with other numeric height controls and development standards; and ii) to allow an additional understorey where that storey satisfies the meaning of basements in the LEP.	The significant slope of the site warrants an exception to the requirement. The proposed development slightly extends beyond the existing ridge height of the dwelling. Whilst, the height is exceeded, this is due to the fact that the site features a slope of 37 degrees. The variation in the number of storeys is considered acceptable as this accommodates a lower ground floor level and	Merit Assessment																																	


Control		Comment	Compliance
		does not significantly increase the height of the building.	
4.1.2.3 Roof Height			
a)	Pitched roof structures must be no higher than 2.5m above the actual wall height *, calculated in accordance with Figure 29.	Pitched roof structures are no higher than 2.5 metres above the wall height.	Compliant
c)	The maximum roof pitch must be generally no steeper than 35 degrees. A roof with a steeper pitch will be calculated as part of the wall height. In this regard the wall height controls at paragraph 4.1.2.1 of this plan will apply to the combined wall height and the height of the roof steeper than 35 degrees.	The roof pitch is no steeper than 35 degrees.	Compliant
4.1.3.3 Exceptions to FSR for Open Balconies			
-	<p>In calculating the Gross Floor Area under the LEP dictionary meaning for the purpose of calculating FSR, balconies that are enclosed will not be excluded from the LEP definition of Gross Floor Area i.e. will be included in FSR when the balcony is:</p> <p>i) enclosed to the extent that it is part of the building envelope as defined by the Building Code of Australia; and</p> <p>ii) considered by Council to have the character of a habitable room.</p> <p>Note: In this regard it is noted that the LEP only excludes balconies from the Gross Floor Area when the outer walls are less than 1.4m high.</p>	<p>The balcony located on level 1 is not enclosed and is correctly excluded from the FSR calculation.</p> <p>The outer walls of the balcony are less than 1.4 metres in height.</p>	Compliant
4.4 Setbacks			
4.1.4.1 Street Front Setbacks			
a)	Street Front setbacks must relate to the front building line of neighbouring properties and	The allotment features a battle-axe lot configuration. A street front	Compliant

Control		Comment	Compliance
	the prevailing building lines in the immediate vicinity.	setback cannot be applied in this instance.	
b)	Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.	The allotment features a battle-axe lot configuration. A street front setback cannot be applied in this instance.	Compliant
c)	Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.	The allotment features a battle-axe lot configuration. A street front setback cannot be applied in this instance.	Compliant
d)	Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.	The allotment features a battle-axe lot configuration. A street front setback cannot be applied in this instance.	-
4.1.4.2 Side setbacks and secondary street frontages			
a)	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.	The existing side setback of the dwelling is increased to 900mm from approximately 700mm and is considered acceptable in this regard.	Compliant
b)	Projections into the side setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, and the like, if it can demonstrate there will be no adverse impact on adjoining properties including loss of privacy from a deck or balcony.	The proposed balcony features a 900mm distance from the side boundary.	Compliant

Control		Comment	Compliance
c)	All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;	The dwelling does not directly face the side boundary. The new windows are to achieve at least a 3 metre distance from the side boundary.	Compliant
e)	Side setbacks must provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties. See also paragraph 4.1.4.3.b.vi.of this plan.	The side setbacks would provide sufficient access to the side of the property and include an inclinor for acceptable access from the front to the rear of the site.	Compliant
4.1.4.3 Variations to Side Setback in Residential Density Areas D3 to D9 (see paragraph 4.1.1 of this plan)			
a)	<p>Council may consider an exception to the side setback control to enable windows at 90 degrees to the boundary to provide some flexibility in the siting and design of buildings which assist in satisfying setback objectives relating to privacy subject to the following:</p> <p>i) The average distance to the boundary over the length of the wall is to be no less than the required setback control. In relation to the average distance to boundary, the area of building protruding into the minimum setback must be no greater than the area of land at the side boundary that is setback more than what is required by the minimum setback line.</p> <p>ii) The wall protruding into the minimum setback must not provide windows facing the side boundary.</p> <p>iii) The subject side elevation must provide a window(s) at some 90 degrees to the boundary.</p>	The proposed development features a suitable side setback.	Compliant

Control		Comment	Compliance
b)	<p>Walls located within 0.9m of any one of the side boundaries may be considered but must:</p> <ul style="list-style-type: none"> i) contain no windows; * ii) be constructed to one side boundary only; iii) limit height to 3m; * iv) limit length to 35 percent of the adjoining site boundary; ** v) submit a standard of finish and materials for external surfaces which complement the external architectural finishes of adjacent properties and/or the townscape character; vi) obtain a right-of-way to provide access for maintenance; and vii) satisfy the objectives for setback in this plan and the applicant can demonstrate no disadvantage to the adjacent allotment through increased overshadowing, or loss of view and no impediment to property maintenance. <p>*Note: Any wall over 3m high must comply with the setback requirements irrespective of whether the wall contains windows or not.</p> <p>**Note: In relation to semi-detached dwellings the variation to side boundaries for the purpose of this paragraph is the common wall and further variations to side setback under this paragraph do not apply.</p>	There are no walls proposed within 900mm of the boundaries.	Compliant
4.1.4.4 Rear Setbacks			
a)	The distance between any part of a building and the rear boundary must not be less than 8m.	The distance between the part of the building and the rear boundary is well in excess of 8 metres.	Compliant
b)	Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained. See also paragraph 3.3 Landscaping.	The rear setback is largely maintained and preserved in terms of vegetation, tree and other landscaping.	Compliant

Control		Comment	Compliance
c)	On sloping sites, particularly where new development is uphill and in sensitive foreshore locations, consideration must be given to the likely impacts of overshadowing, visual privacy and view loss.	The proposed development does not involve a significant increase to height and is unlikely to adversely affect solar access.	Compliant
d)	Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss.	The rear setback is largely maintained and does not extend upon the prevalent rear buildings line of No. 133A Seaforth Crescent.	Compliant
4.1.4.5 Foreshore Building Lines and Foreshore Area			
a)	Any exception proposed to the foreshore building lines under LEP clause 4.6 must consider the particular site terrain, the setback of adjoining development and Council's existing or future proposed foreshore walkway. Any exception sought for foreshore land that is reclaimed must also consider the position of the mean high watermark on adjoining properties.	The proposed inclinator within the foreshore area is considered acceptable as it is a form of access from the front to the rear of the site. The development is of minor scale and bulk. The inclinator will generally be stationed at the top of portion of the site and concealed from the foreshore area.	Compliant
b)	Development on any property with a foreshore building line may be required to be setback a further distance from the mean high water mark than required by the LEP Foreshore Building Line Map to satisfy the objectives of the LEP in instances where the proposed height of building on the foreshore frontage is greater than 15m. The minimum foreshore setback for development in this instance is to be no less than the maximum wall height at the foreshore frontage.	The proposed inclinator can be setback further from the mean high-water mark at the discretion of Council. The proposed inclinator is considered to be suitably setback from the mean high water mark.	Compliant
c)	Development of land that is permitted in the foreshore area is to be designed to complement the natural or established landscaped character of the waterfront and must not be used for accommodation.	The proposed development within the foreshore building line cannot be used for accommodation.	Compliant
4.1.5 Open Space and Landscaping			

Control		Comment	Compliance
4.1.5.1 Minimum Residential Total Open Space Requirements			
a)	<p>Open Space must be provided on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground.</p> <p>The minimum total open space requirement is determined as a percentage of the site area in Figure 34 and applies to residential accommodation and other permissible development in the LEP Zones R1, R2, R3, E3 & E4 and residential development in any other zone excluding shop top housing in LEP Zone B1 Neighbourhood Centre (see paragraph 4.2.8.3) and Zone B2 Local Centre.</p> 	<p>The site is located within Area 'OS4' which would require at least 60% of the site area to be total open space.</p> <p>The proposal achieves a total open space of 76.7% and complies with the numerical requirements.</p>	Compliant
4.1.5.2 Landscaped Area			
a)	<p>Landscaped Area must be provided on site in accordance with above Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space above Ground Level. The minimum landscaped area requirement is a percentage of the actual* total open space onsite.</p> <p>*Note: 'Actual' space refers here to proposed (or existing where no change proposed), rather than the minimum requirement for open space in this plan.</p>	<p>The site is located within Area 'OS4' which would require at least 40% of the open space to be landscaped area.</p> <p>The proposal achieves a landscaped area of 76.7% and complies with the numerical requirements.</p>	Compliant
4.1.5.3 Private Open Space			
a)	<p>Principal private open space is to be provided in accordance with the following minimum specifications:</p> <p>i) Minimum area of principal private open space for a dwelling house is 18sqm; and</p>	<p>The private open space is enhanced and is in excess of the minimum area.</p>	Compliant

Control		Comment	Compliance
	ii) Minimum area of principal private open space for residential accommodation with more than 1 dwelling on the site is 12sqm for each dwelling.		
4.1.7 First Floor and Roof Additions			
a)	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.	The alterations to the dwelling will have no impact upon the streetscape considering the topography of the land which conceals the development on the low-side of the street.	Compliant
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.	The design of the development responds to the slope of the site.	Compliant
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 development is generally stepped in accordance with the topography of the site.	Compliant
4.1.8 Development on Sloping Sites			
When is a Site Stability (Geotechnical Survey) Report required?			
	A Site Stability Report is required with a DA when the proposed development involves: i) any land identified on the LEP Landslide Risk Map. DAs for development on land identified on the LEP Landslide Risk Map must consider certain matters under LEP clause 6.8; ii) any excavation greater than 1m below natural ground level for a basement or basement car parking area;	The site is located within Area 'G1' as identified by the Manly Map C – Potential Geotechnical Landslip Hazard Areas. The application is accompanied by a Preliminary Geotechnical Site Stability Report prepared by Rapid Geo.	Compliant

Control		Comment	Compliance
	<p>iii) building works (load bearing) on land contained in geotechnical area 'G1' in the Potential Geotechnical Landslip Hazard Map at Schedule 1 to this plan; or</p> <p>iv) building works (load bearing) on other land not contained in geotechnical area 'G1', i.e. areas 'G2', 'G3' and 'G4' where a Preliminary Assessment of Site Conditions (Landslip) determines the need for a Site Stability Report, or where otherwise required by Council.</p>		
Considerations required in Geotechnical area 'G1'			
a)	<p><u>Site Stability Report required in geotechnical Area 'G1'</u></p> <p>DAs for load bearing building works to be carried out on land or in the vicinity of land in geotechnical area 'G1' on the Potential Geotechnical Landslip Hazard Map (see Schedule 1 to this plan) must be accompanied by a Site Stability Report.</p>	The application is accompanied by a Preliminary Geotechnical Site Stability Report prepared by Rapid Geo.	Compliant
Part 5			
5.4 Environmentally Scenic Protection Area			
5.4.1 Foreshore Scenic Protection Area			
5.4.1.1 Additional Matters for consideration			
a)	<p>Further to matters prescribed in the LEP, the development in the Foreshore Scenic Protection Area must also:</p> <p>i) minimise the contrast between the built environment and the natural environment;</p> <p>ii) maintain the visual dominance of the natural environment;</p> <p>iii) maximise the retention of existing vegetation including tree canopies, street trees, wildlife corridors and habitat;</p>	The application is accompanied by a Preliminary Geotechnical Site Stability Report prepared by Rapid Geo.	Compliant

Control	Comment	Compliance
iv)not cause any change, visually, structurally or otherwise, to the existing natural rocky harbour foreshore areas; v)locate rooflines below the tree canopy; vi)consider any effect of the proposal when viewed from the harbour / ocean to ridgelines, tree lines and other natural features; and vii)use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing natural environment in the locality.		

4.1.5 Draft Planning Instruments

Northern Beaches Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not significantly impact upon native vegetation, soil conditions, foreshore environmental or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity.

The private outdoor area is maintained and enhanced with the proposed development. The development involves the removal of several trees. An Arboricultural Impact Assessment forms part of the application to address tree impacts.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the alterations and additions to an existing dwelling house. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the C3: Environmental Management zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The site cannot accommodate parking. The battle-axe allotment features an accessway adjacent to the northern boundary. An inclinator is proposed as part of the development to ensure acceptable levels of access to and from the front and rear of the site.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to potential geotechnical landslip hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. A Preliminary Geotechnical Site Stability Report has been prepared by Rapid Geo on the January to address any and all potential impacts.

According to the Geotechnical Site Stability Assessment, the following statement has been made:

"In summary, the proposed development is considered to constitute a tolerable risk to life and a low risk to property, provided that good hill slope engineering practices are adopted and recommendations presented in this report are followed."

The proposal is considered satisfactory in this regard.



Figure 11: Manly Map C – Potential Geotechnical Landslip Hazard Areas (Northern Beaches Mapping 2025)

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a residential development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 131A Seaforth Crescent, Seaforth. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 131A Seaforth Crescent, Seaforth as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.

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