

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO DWELLING

25 Redman Street, Seaforth



Navigate Planning

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) supports a development application for alterations and additions to an existing two-storey dwelling at Lot 14 DP 19273, at 25 Redman Street, Seaforth.

The alterations consist of a new 18.3m² balcony on the northern façade of the dwelling facing Macmillan Street. The balcony will be accessed from a family room with an existing window to be removed and replaced with glass sliding doors.

The development site is zoned R2 Low Density Residential under the Manly Local Environmental Plan 2013 (MLEP 2013). The use of the site as a dwelling house is permitted with consent in this zone.

The first floor of the dwelling was approved via Complying Development Certificate No. 200541/01 by Compass Building Certification.

The development is not “state significant development”, “regionally significant development”, “designated development” or “integrated development”.

This SEE addresses the environmental, social and economic impacts of the proposed development.

2 PROPOSED DEVELOPMENT

The development consists of:

1. Removing of a living room window in the northern elevation of the first floor of the dwelling and replacement with a glass sliding door.
2. Construction of an 18.3m² roofed balcony, 3m wide by 6.1m long. The roof of the balcony will have a gabled end facing Macmillan Street and the slope of the roof will be cut into the existing dwelling roof.

3 SITE ANALYSIS

The subject land contains a two-storey dwelling and a secondary dwelling (approved via CDC No. 200541/01). A double carport provides car parking accessed from Macmillan Street.

The site slopes gently down from west to east towards Redman Street. No native vegetation exists on the site, with open areas mostly consisting of lawn.

There are no defined watercourses on or in the vicinity of the site. The site does not contain a heritage item and is not in a heritage conservation area. The site is not located in the vicinity of a heritage item. The site is not in a foreshore area.

The site is serviced by reticulated water, sewer, electricity and telecommunication services.

4 COMPLIANCE WITH RELEVANT LEGISLATION

4.1 Environmental Planning and Assessment Act 1979 (NSW)

4.1.1 Section 4.5 – Designation of consent authority

Pursuant to clause 4.5 (d) of the *Environmental Planning and Assessment Act 1979* (EPA Act), the Northern Beaches Council is the consent authority.

4.1.2 Section 4.13 – Consultation and concurrence

Section 4.13 provides for an environmental planning instrument to identify where consultation or concurrence is required before determining a development application. There are no consultation or concurrence requirements for the development under any relevant environmental planning instrument.

4.1.3 Section 4.15 – Evaluation

The following matters are relevant to the proposal under section 4.15 of the EPA Act. Detailed assessment against each of these matters is provided in Section 5 of this SEE.

State Environmental Planning Policies

- *State Environmental Planning Policy No.55 – Remediation of Land*

Local Environmental Plans

- *Manly Local Environmental Plan 2013*

Draft Environmental Planning Instruments

Nil

Development Control Plans

- *Manly Development Control Plan*

Planning Agreements

Nil

Impacts on the built environment

The proposed alterations and additions involve the erection of a new balcony in the Macmillan Street frontage of the site. The proposed balcony will add articulation to the dwelling and the roof form is considered to be consistent with the character of the street. It is considered that the proposal will have a positive impact on the built environment.

Impacts on the natural environment

The proposed alterations and additions will have no significant impacts on the natural environment as there is no native vegetation to be removed to facilitate the works and minimal excavations for footings will be required.

Social and economic impacts

The proposal will have minimal social and economic impacts on the locality. The location of the balcony ensures no privacy or overshadowing impacts on adjoining properties and no view loss will result.

Suitability of the site

The site is suitable for the development as it can be undertaken with no impacts on adjoining properties in terms of privacy, overshadowing or view loss and negligible environmental impacts.

The Public Interest

The development is considered to be in the public interest as it improves the liveability of the existing dwelling in a manner that has negligible to no impacts on adjoining properties or the environment.

4.2 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) outlines the processes for biodiversity assessments, approvals and offsets where required. The BC Act also defines biodiversity values, and these are shown as the purple areas on the Biodiversity Values Map.

The subject land is not identified on the Biodiversity Values Map and the proposed development does not involve the removal of native vegetation. A BDAR is therefore not required for the development.

Notwithstanding the above, consideration must be given to potential direct and indirect impacts on threatened ecological communities as a result of the development. It is considered that the proposal will have no significant impact on threatened ecological communities. The development is also unlikely to have indirect impacts on any native vegetation in the local area. Therefore, a test of significance under Section 7.3 of the BC Act is not required.

4.3 National Parks and Wildlife Act 1974

Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) states that it is an offence to harm or desecrate an Aboriginal object unless authorised by an Aboriginal heritage impact permit.

The proposed works are located directly adjacent to an existing dwelling where the ground has been significantly disturbed by previous construction and landscaping activities. It is therefore considered that no further detailed Aboriginal archaeological assessment is warranted for the development.

However, in the undertaking of all physical works on site, if any Aboriginal objects are uncovered, work shall cease and the relevant Agency shall be notified.

5 COMPLIANCE WITH PLANNING CONTROLS

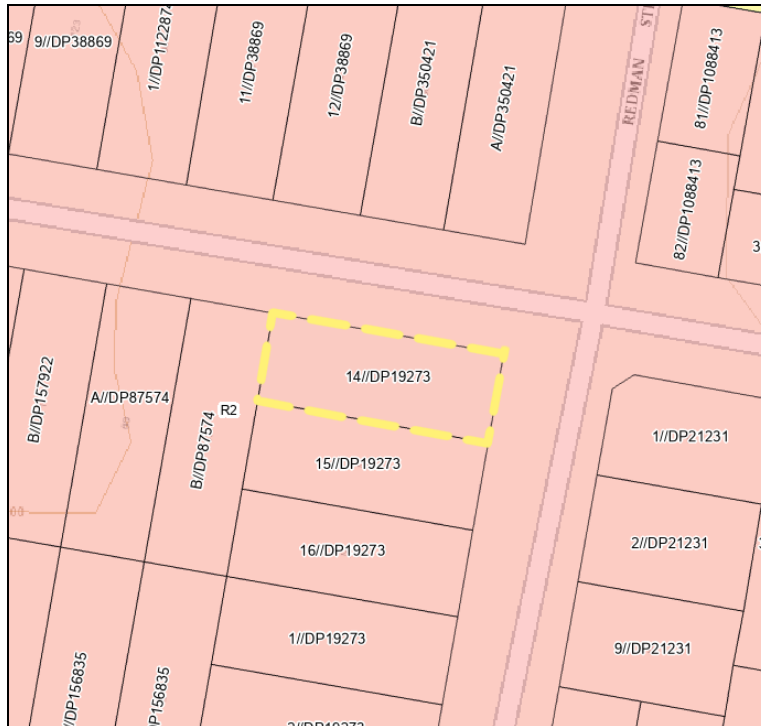
5.1 State Environmental Planning Policy No 55 – Remediation of Land

The site has a history of residential use. No detailed contamination assessment of the land is considered warranted for the proposal, which seeks to continue residential activities within existing developed or disturbed areas. The site is considered suitable for the proposed use.

5.2 Manly Local Environmental Plan 2013

5.2.1 Zoning and zone objectives

The development is proposed on land included within the R2 Low Density Residential zone under the *Manly Local Environmental Plan 2013* (MLEP 2013), as shown on the map below.



Source: NSW eplanning Spatial Viewer

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The development is consistent with the objectives of the R2 zone. The development relates to housing in a low-density environment in a manner that is permissible under the MLEP 2013 and generally consistent with the provisions of the Manly Development Control Plan.

5.2.2 Land Use Permissibility

The proposed development is alterations and additions to a “dwelling house” as defined under MLEP 2013. The definition of dwelling house is as follows:

dwelling house means a building containing only one dwelling.

Dwelling houses are permitted with consent in the R2 zone.

5.2.3 Clause 4.1 – Minimum Subdivision Lot Size

The land has a minimum lot size of 500m². No subdivision is proposed.

5.2.4 *Clause 4.3 – Height of Buildings*

The land has a maximum building height of 8.5m. The existing dwelling has a height from existing ground level of 7.4m. The proposal balcony roof will sit slightly lower than the existing roof ridge and therefore complies.

5.2.5 *Clause 4.4 – Floor space ratio*

The land has a floor space ratio (FSR) of 0.45:1. The proposed balcony is not included in the calculation of floor space ratio as it is not gross floor area. The proposal therefore does not change the existing floor space ratio of the site.

5.2.6 *Clause 5.21 – Flood Planning*

The subject land is not known to be subject to flooding or overland flow.

5.2.7 *Clause 6.1 – Acid Sulfate Soils*

The subject land is not mapped as containing acid sulfate soils.

5.2.8 *Clause 6.2 – Earthworks*

The proposal will involve minimal earthworks for balcony footings. The extent of earthworks is minor and will have no impact on drainage patterns.

5.2.9 *Clause 6.4 – Stormwater Management*

Stormwater from the balcony roof will be directed to the existing roof guttering and downpipes which is discharged to the Council's street system. The additional roofed area is relatively small and will not result in significant additional runoff from the site.

5.2.10 *Clause 6.5 – Terrestrial Biodiversity*

The subject land is not mapped as containing terrestrial biodiversity.

5.2.11 *Clause 6.6 – Riparian Land and Watercourses*

The subject land is not mapped as containing riparian land or a watercourse.

5.2.12 *Clause 6.7 - Wetlands*

The subject land is not mapped as containing wetlands.

5.2.13 *Clause 6.8 – Landslide Risk*

The subject land is not mapped as having a landslide risk.

5.2.14 *Clause 6.9 – Foreshore Scenic Protection Land*

The subject land is not mapped as being within a foreshore scenic protection area.

5.2.15 *Clause 6.12 – Essential Services*

The existing dwelling is connected to all essential services. Stormwater from the new roof area will be connected into the existing stormwater drainage system.

5.3 Manly Development Control Plan

The following provisions of the *Manly Development Control Plan* are relevant to the development:

DCP Provision	Compliance Statement
3.1.1 Streetscape (Residential Areas)	
3.1.1.1 Complementary Design and Visual Improvement	<p>The design of the balcony and its roof, with a gabled end, is consistent with the character of the street. The proposal adds articulation and shading to the northern façade of the dwelling facing Macmillan Street.</p> <p>The proposed balcony reduces the setback for a small length of the Macmillan Street frontage to 2.3m. The proposed balcony adds articulation to the northern façade of the dwelling and ensures that adequate space remains available in the whole of the setback area for open space and landscaping. As balcony structures are open, it is considered that the proposal will not result in a development that dominates the streetscape. The proposal is not in a foreshore area.</p>
3.1.1.3 Roofs and Dormer Windows	The proposed balcony roof will be cut into the existing roof of the dwelling with a slightly lower ridge height. The gabled front end will complement the streetscape. The roof addition will not impact on views of any adjoining property.
3.3.1 Landscaping Design	No new landscaping is proposed as part of this development application.
3.4.1 Sunlight Access and Overshadowing	As the proposed balcony is located on the northern façade of the existing dwelling, no additional overshadowing of adjoining properties will result. The materials to be used will not cause glare or reflectivity.
3.4.2 Privacy and Security	With the proposed balcony facing Macmillan Street, there will be no loss of visual or acoustic privacy for any adjoining properties. Privacy screens are not proposed or required.
3.4.3 Maintenance of Views	The proposed balcony will not obstruct views from any adjoining properties.
3.4.4 Other Nuisance (Odours, Fumes etc)	The proposal will not give rise to any other nuisances.
3.5.1 Solar Access	The proposed balcony is on the north facing façade of the existing dwelling. The balcony roof will provide shading to the proposed glass sliding doors of the upstairs living room.
3.5.3 Ventilation	The replacement of a living room window with glass sliding doors to the balcony will improve ventilation of the upper floor of the dwelling.

3.5.5 Landscaping	No new landscaping is proposed as a part of the development application.
3.5.7 Building Construction and Design	The provisions in this section relate primarily to the energy efficiency of building materials. These provisions are not applicable to the proposed development, other than with regards to the replacement of a living room window with glass sliding doors which increases the amount of north-facing glazing.
3.6 Accessibility	The proposed development does not affect the accessibility of the existing dwelling.
3.7 Stormwater Management	Stormwater from the new roof area will be connected into the existing stormwater drainage system.
3.8 Waste Management	Minimal waste will be generated by the proposed development. Any waste will be disposed of at a licensed waste disposal facility.
3.9 Mechanical Plant Equipment	No mechanical plant equipment is proposed as part of the development.
3.10 Safety and Security	The proposed balcony will increase natural surveillance of the street.
4.1.1 Dwelling Density, Dwelling Size and Subdivision	The proposed development does not change the existing dwelling density or the size of the existing dwelling. No subdivision is proposed.
4.1.2 Height of Buildings	The existing dwelling complies with the height development standard in the LEP and the proposed balcony roof will not exceed the existing dwelling height.
4.1.3 Floor Space Ratio (FSR)	As the proposed balcony is open, it is not considered gross floor area and therefore the development does not change the existing floor space ratio on the site.
4.1.4 Setbacks (front, side and rear) and Building Separation	
4.1.4.1 Street Front setbacks	No change is proposed to the existing street front setback (to Redman Street).
4.1.4.2 Side setbacks and secondary street frontages	<p>The northern façade of the dwelling has a wall height of 5.885m. The minimum setback to Macmillan Street is therefore 1.96m. The proposed balcony has a setback to the Macmillan Street frontage of 2.3m and therefore complies.</p> <p>However, as the subject land is a corner lot and Macmillan Street is the secondary street frontage, the prevailing building line must be used. For properties along the southern side of Macmillan Street, the prevailing building line is approximately 7 to 8m. The existing dwelling on the subject land has a 5.35m setback and the carport on the subject land has a zero</p>

	<p>setback to Macmillan Street. Along the northern side of Macmillan Street, there is no consistent building line, with a number of garages having a zero to 1m setback.</p> <p>Given:</p> <ul style="list-style-type: none"> a) the existing dwelling already has a lesser setback than the prevailing building line along the southern side of Macmillan Street, b) there is no consistent building line along the northern side of Macmillan Street, c) the proposed balcony has a greater setback than the existing carport on the site and a number of garages in the vicinity of the site, d) the proposed balcony adds articulation to the northern façade of the dwelling, and e) an adequate setback is maintained for landscaping, <p>the proposal is considered acceptable in relation to the setback to the secondary street frontage.</p>
4.1.4.4 Rear Setbacks	No change is proposed to the existing rear setback.
4.1.4.5 Foreshore Building Lines and Foreshore Area	The subject land is not in a foreshore area.
4.1.4.6 Setback for development adjacent to LEP Zones RE1, RE2, E1 and E2	The subject land does not adjoin land zoned RE1, RE2, E1 or E2.
4.1.5.1 Minimum Residential Total Open Space Requirements	The proposal does not change the existing provision of open space provided on site. The ground level beneath the proposed balcony will be retained as open space.
4.1.5.2 Landscaped Area	The proposal does not change the existing provision of landscaped area provided on site. The ground level beneath the proposed balcony will be retained as landscaped area.
4.1.5.3 Private Open Space	The proposed balcony adds to the amount of private open space for the dwelling.
4.1.7 First Floor and Roof Additions	The proposed balcony is an addition to the first floor of the dwelling. The design of the balcony roof, with a gabled end, is consistent with the character of the street.
4.4.5 Earthworks (Excavation and Filling)	The proposal will involve minimal earthworks for balcony footings. The extent of earthworks is minor and will have no impact on drainage patterns.

6 CONCLUSION

The proposed alterations and additions to the dwelling at 25 Redman Street, Seaforth are considered appropriate to improve the liveability of the dwelling and the articulation of the dwelling in a manner that has minimal to no external impacts.

The proposed development is permissible under the Manly Local Environmental Plan 2013 and complies with all relevant development standards. The proposal is also generally consistent with the objectives and guidelines of the Manly Development Control Plan.

The proposal is an appropriate development of the subject land and will have minimal environmental or amenity impacts. There is no impediment to the granting of development consent subject to conditions.

APPENDIX 1 – DEVELOPMENT PLAN SET

