

# **Statement of Environmental Effects**

Prepared by:



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**LGA:** Northern Beaches Council

**Project:** Proposed Garage Alterations

**Address:** 50 MacMillan St Seaforth

**Lot: 3 DP: 6210**

Zoning: R2 – Low density residential

## **PROPOSED DEVELOPMENT**

Alterations to the existing garage for boat storage & loft storage

## **EXISTING SITE CHARACTERISTICS AND SUITABILITY**

### **Location**

The subject site is bounded by two streets, being Frenches forest Rd, a main road & MacMillan St, which is a much more quiet & a culter sac street.

The original site frontage was Frenches Forest Rd, but is now addressed as MacMillan St.

### **Topography**

Generally, the site is level from side to side, but falls from MacMillan St, down by approx. 2.5 metres to the Frenches Forest Rd frontage

### **Size and Shape of Allotment**

The site is rectangular in shape & is approx 12 metres wide and 48 metres in length, with a resulting area of 587.59 m<sup>2</sup>

### **Zoning**

The property is zoned R2 Low Density residential as per Manly Local Environmental Plan 2013 Zoning Maps. The objective of the current LEP is to provide residential use. The proposal endeavours to maintain the spirit and objectives of council's current development control plan, thereby providing a high quality proposed residential development.

## ASSESSMENT CRITERIA

The development meets the objectives & complies with the following planning instruments:

- State Environmental Planning Policy SEPP 2008
- Manly LEP 2013
- Manly Development Control Plan 2013 – Part 4.1 Residential Development

Also, it complies with the Building Code of Australia (BCA) / NCC 2022

### Compliance with LEP & DCP

	<b>REQUIRMENT</b>	<b>PROPOSED</b>	<b>COMPLY</b>
<b><u>Setbacks</u></b>	<b>Side:</b>	<b>0.90 m</b>	<b>No</b>
	<b>Rear:</b>	<b>0.90 m</b>	<b>Yes</b>
<b><u>Height</u></b>	<b>6.0 m</b>	<b>@ Ridge 5.33 m</b>	<b>Yes</b>
<b><u>FSR</u></b>	<b>0.45:1 = 55%</b>	<b>181.86 m<sup>2</sup> = 31%</b>	<b>Yes</b>
<b><u>Site Coverage</u></b>	<b>50%</b>	<b>35%</b>	<b>Yes</b>
<b><u>Car Spaces</u></b>	<b>2 x spaces</b>	<b>2 x spaces</b>	<b>Yes</b>

## AMENITY & PRIVACY

The proposed development will not result in any loss of privacy to the neighbours. There are no balconies that overlook any of the neighbour's private open space.

The high level windows prevent any privacy issues for the neighbours & are mainly there for light & ventilation to the storage area

### Views

There will be no significant loss of views for the 2 adjoining dwellings, as the proposed garage alterations are located at the rear of the allotment & the adjoining dwellings are located at the front end of there respective allotments.

Effective incorporation of landscaping and the design of the proposed alterations, ensure that the garage not only complies with the environmental planning controls but is visually pleasing and a great enhancement to the streetscape & overall design of the street landscape.

### Wind Effect and Noise

Considering the scale of the proposed development, and consistency with the surrounding development, it is not anticipated that the alterations will cause any adverse wind effects beyond the existing conditions.

## **Car Parking**

The garage will have parking for 2 vehicles & open loft space for boat storage. There is also driveway space in front of the garage, which can accommodate an extra vehicle.

## **SOIL & WATER**

The development requires no cut & fill

The site has water & other services readily available

The proposal has allowed for the effective management of stormwater. The development will provide for discharge to the existing street gutter outlet provided

The site is not effected by any flooding issues or zones.

## **SURROUNDING NATURAL & BUILT ENVIRONMENT**

The site is surrounded within the street, by new similar style new & existing garages

There site mainly has turf cover to the land with garden beds & small tree landscaping

The site is not close to any E2 conservation area's or Biodiversity area's in the local area

## **WASTE**

The development includes a very small amount of demolition.

There will be a skip bin on-site to handle the waste during the build, that will all be recycled

## **CONCLUSION**

The proposal complies with the objectives and elements of the Manly DCP 2013.

No undesirable environmental impact or any loss of neighbourhood amenity will derive from the proposed works.

The proposal will have minimal impact on the surrounding neighbourhood and the improvements on the site will be in keeping with the existing streetscape

The objectives of our development have been achieved with minimal impact on adjacent residents and neighbours while maintaining the existing amenity of the area. The resulting effect of development will be visually pleasing & add current and modern design to the streetscape and not adversely impact on the Council's objectives and requirements.

We therefore, kindly request Council to favourably receive this application.