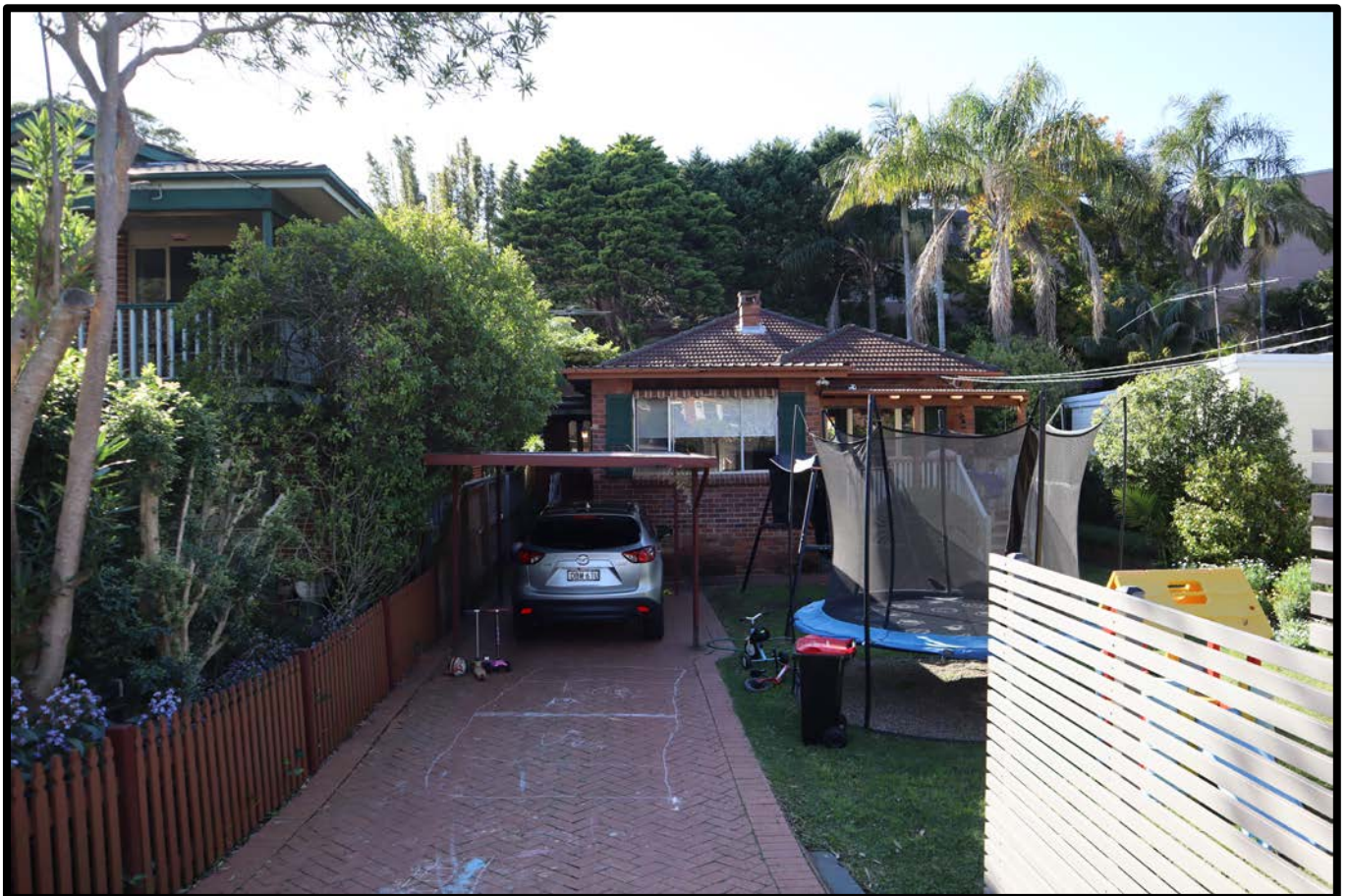




# STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS  
AT No. 6 KEMPBRIDGE AVENUE - SEAFORTH – NSW - 2092**



No. 6 KEMPBRIDGE AVENUE, SEAFORTH 2092  
*STREET VIEW*

THOMAS & VANESSA MILES  
JUNE 2020

# 01 INTRODUCTION

1.1 Property description

# 02 SITE AND LOCALITY

# 03 ADJOINING PROPERTY

# 04 DESCRIPTIONS OF PROPOSED WORKS

# 05 AREAS AND COMPLIANCE SUMMARY

5.1 Area and Compliance Summary Table

# 06 RESPONSES TO THE MANLY COUNCIL LOCAL ENVIRONMENTAL PLAN 2013

6.1 Principal Development Standards

6.1.1 Height of Buildings (LEP Clause 4.3)

6.1.2 Floor Space Ratio (LEP Clause 4.4)

6.2 Additional Local Provisions

6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

6.2.2 Earthworks (LEP Clause 6.2)

6.2.3 Flood Planning (LEP Clause 6.3)

6.2.4 Stormwater Management (LEP Clause 6.4)

6.2.5 Terrestrial Biodiversity (LEP Clause 6.5)

6.2.6 Landslide Risk (LEP Clause 6.8)

# 07 RESPONSES TO THE MANLY COUNCIL DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 8

7.1 Compliance table

# 08 CONCLUSION

# 01 INTRODUCTION

## 1.1 Property Description

The subject property is legally identified as Lot 59 within DP 12499 and is known as No. 6 Kempbridge Avenue, Seaforth. The site is zoned as R1 - General Residential pursuant to Manly LEP 2013. The site is not identified as containing items of environmental heritage nor is it located within the vicinity of any identified items. The site is not affected by any identified hazards other than being located within the Acid Sulfate Soils map and categorised as 'Class 5'.

# 02 SITE AND LOCALITY

The site legally identified as Lot 59 within DP 12499 and is known as No. 6 Kempbridge Avenue, Seaforth. The site is located on the eastern side of Kempbridge Avenue. The site has an area of 494.91m<sup>2</sup>. The site has a frontage of 12.192 meters to Kempbridge Avenue. The northern (side) boundary has a length of 40.596 metres, the eastern (rear) boundary has a length of 12.192 metres and the southern (side) boundary has a length of 40.735 metres.

The site slopes from east to west.

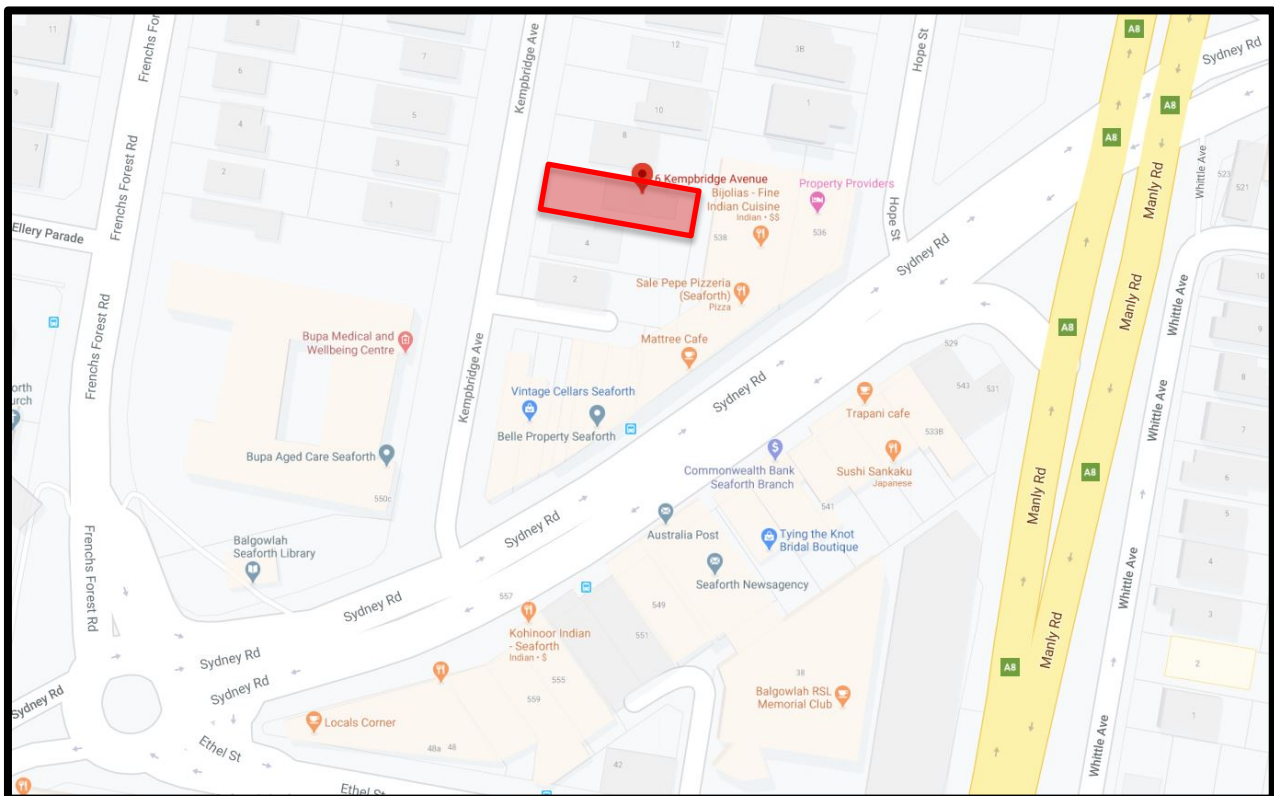


Figure 1: Location. (Google maps 2020).

The property currently accommodates a single storey brick residence with a tiled roof and a single carport. The existing dwelling consists of three bedrooms, one bathroom, a laundry, a living room and a kitchen with adjoining lounge and dining.

Other site works include a small deck at the front of the building, a side entry and a split level deck at the back.



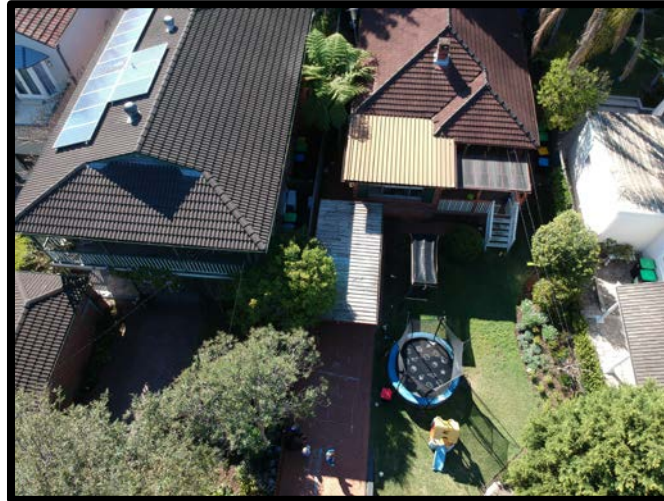


Figure 2: View of house from Aerial Perspective. (*Action Plans 2020.*)



Figure 3: Street view of No. 6 Kempbridge Avenue (*Action Plans 2020.*)

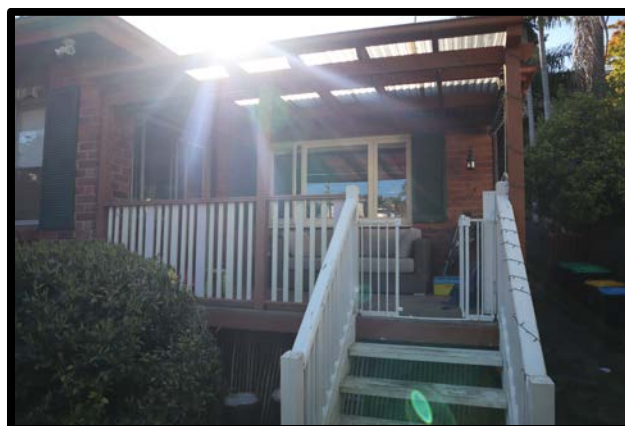


Figure 4: Front deck. (*Action Plans 2020.*)



Figure 5: View of rear deck from 'gravel garden'. (*Action Plans 2020.*)



Figure 6: View of rear deck from house. (*Action Plans 2020.*)

## 03 ADJOINING PROPERTY

The surrounding area is a mix of single and two storey residential dwellings, multi-unit complex and commercial retail premises.

The adjoining property to the south, 4 Kempbridge, is a single storey weatherboard residence with a tiled roof and vehicular access from Kempbridge. To the north, 8 Kempbridge Avenue is a double storey brick residence with a tiled roof and vehicular access from Kempbridge Avenue.



Figure 7: No. 4 Kempbridge Avenue (Google maps 2020.)



Figure 8: No. 8 Kempbridge Avenue. (Google maps 2020.)



## 04 DESCRIPTIONS OF PROPOSED WORKS

The proposal seeks consent for alterations and additions to the existing dwelling at No. 6 Kempbridge Avenue, Seaforth.

The proposed works include:

- First floor addition, creating 3 bedrooms, a bathroom and one master bedroom with ensuite and walk-in- wardrobe with a small balcony facing west.
- Extending the front entry to the west and east.
- Reduce the dwelling at the front, in line with old bedroom external wall and extending the deck within the old footprint.
- New set of timber stairs to come off the proposed extended deck, new roof above.
- Internal reconfiguration of ground floor layout, creating open plan living, dining and kitchen, laundry and separate WC, guest bedroom and secondary living area at the rear.
- Small extension at the rear, squaring off the building, creating internal stairs to first floor.
- New double carport and concrete driveway.
- Remedial work to the existing concrete slab at the rear along the northern boundary.
- New in-ground pool

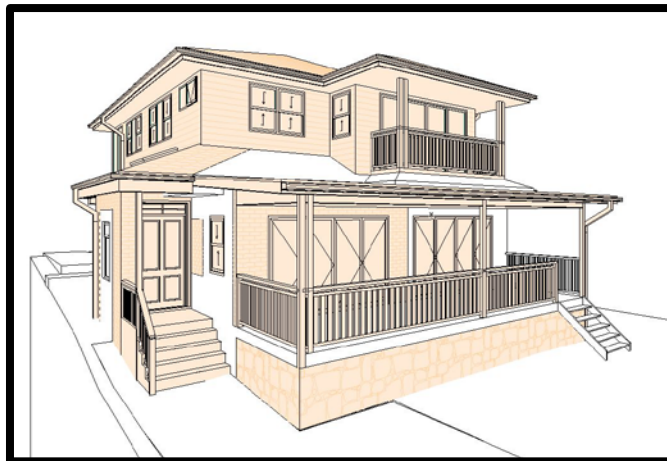


Figure 9: Proposed works as view from the front, in colour. (*Action Plans 2020.*)

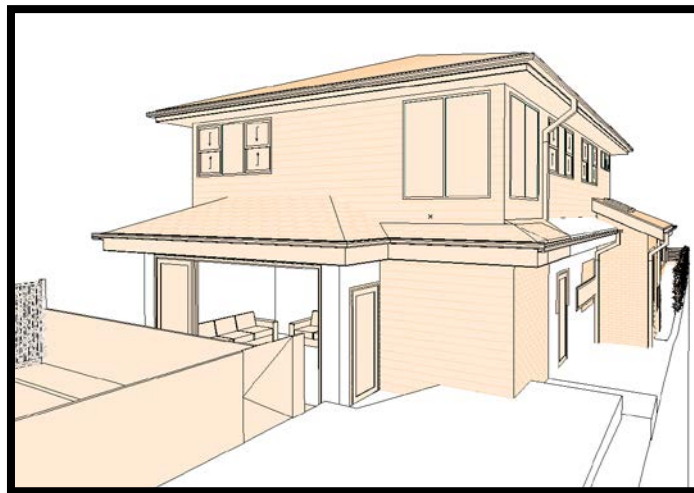


Figure 10: Proposed works at the rear of the site. (*Action Plans 2020.*)

## 05 AREAS AND COMPLIANCE SUMMARY

### 5.1 Area and Compliance Summary Table

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R1	Zone R1	unchanged
Site area	494.91m <sup>2</sup>	494.91m <sup>2</sup>	unchanged
Floor Space Ratio	0.50:1 (247.45m <sup>2</sup> )	0.21:1 (107m <sup>2</sup> )	0.37:1 (185.58m <sup>2</sup> )
Height of Buildings	8.5m	5.57m	8.123m
Number of stories	Not Identified	Single storey	Two storey
Max wall height	8m	3.82m	6.349m
Front building setback	8.645m	17.265m	19.827m
Rear building setback	8.0m	5.945m	unchanged
Side setback	N: 2.104m S: 2.116m Residential Density Area: D4 = 0.9m <3m high	N: 0.603m S: 2.238m	N: unchanged S: unchanged
Total open space (%) (as defined by Manly Council)	55% (272.20m <sup>2</sup> )	46.5% (230.41m <sup>2</sup> )	43% (212.86m <sup>2</sup> )
Principle private open space	18m <sup>2</sup>	83.61m <sup>2</sup>	73.81m <sup>2</sup>
Landscape area (%) (as defined by Manly Council)	35% (95.27m <sup>2</sup> ) of total open space	73.2% (199.33m <sup>2</sup> )	57.6% (156.84m <sup>2</sup> )
Number of car spaces provided	1	1 space	2 spaces

## 06 RESPONSES TO THE MANLY COUNCIL LOCAL ENVIRONMENTAL PLAN 2013

### STATUTORY PROVISIONS

#### Manly Local Environmental Plan 2013 (LEP)

##### Permissibility

The site is zoned R1 – General Residential pursuant to the land use table of The Manly Local Environmental Plan 2013. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

### 6.1 Principal Development Standards

#### 6.1.1. Height of Buildings (LEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The existing building has a height of 5.57 metres. The proposal increases the existing height of the building to 8.123m.



Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Manly LEP 2013.

**6.1.2. Floor Space Ratio (LEP Clause 4.4)**

The proposal increases the amount of floor space within the residence but with a proposed area of 185.58m<sup>2</sup> it falls well within the control established by Manly Council of 0.5:1 which equate to 247.45m<sup>2</sup> on this lot.

**6.2 Additional Local Provisions**

**6.2.1 Acid Sulphate Soils (LEP Clause 6.1)**

The site is mapped as being class 5 on the Acid Sulphate Soils map CL1\_001. The proposal does not involve works that would lower the water table. The proposal is consistent with the control objective as it does not disturb, expose or drain acid sulphate soils and does not cause environmental damage.

**6.2.2. Earthworks (LEP Clause 6.2)**

The proposed earthworks in the development are to allow for the footing for the small extensions at the entry and the rear respectively. Earthworks required for area of in-ground pool.

**6.2.3. Flood Planning (LEP Clause 6.3)**

The proposal will not significantly adversely affect the environment or cause avoidable erosion or siltation.

**6.2.4. Stormwater Management (LEP Clause 6.4)**

The proposal is designed to maximize the use of water permeable surfaces on the land and avoids any significant adverse impacts of stormwater runoff on adjoining properties.

**6.2.5 Terrestrial Biodiversity (LEP Clause 6.5)**

The site is not identified as "Biodiversity" on the Biodiversity map CL2\_001.

**6.2.6 Landslide Risk (LEP Clause 6.8)**

The site is not identified as "Landslide Risk" on the Landslide Risk Map Sheet CL1\_001.

# 07 RESPONSES TO THE MAINLY DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 8

## 7.1 Compliance table

DCP Control	Response	Complies
<b>Part 3 General Principles of Development</b>		
<b>3.1 Streetscapes and Townscapes</b>	The proposed addition is sympathetic to the existing dwelling and the materials and finishes are consistent with the existing dwelling. The additions result in an acceptable bulk with a height that is compatible with the existing dwelling and adjoining developments. The site is zoned R1 and does not result any significant impacts upon adjoining properties relating to sunlight, privacy or loss of views.	yes
3.1.1.3 Roofs and dormer windows	The proposed first floor roof complements the predominant form in the locality.	
<b>3.2. Heritage Considerations</b>	The site is not identified as containing items of heritage nor is it located within the vicinity of any identified items.	N/A
<b>3.3 Landscaping</b>	The proposal maintains existing vegetation and proposes new hedging. Even though the proposal results in a loss of 42.49m <sup>2</sup> of landscaped area, going from 199.33m <sup>2</sup> to 156.84m <sup>2</sup> . The proposal still well exceeds the numeric target of 95.27m <sup>2</sup> .	yes
<b>3.4 Amenity (views, overshadowing overlooking/privacy, noise)</b>		
3.4.1 Sunlight Access and Overshadowing	The proposal maintains reasonable solar access to the subject property and to adjoining dwellings. Refer to the Shadow Diagrams within the Architectural Plans DA15-DA17, included in the Development Application package. Sheet DA14 provides a materials finish board. The proposed materials will not result in excess glare or reflectivity nuisance.	yes
3.4.2 Privacy and Security	The proposal does not result in any significant loss of visual privacy to the adjoining properties.	yes
3.4.2.1 Window Design and Orientation (a & b)		
3.4.2.2 Balconies and Terraces	A balcony does make up part of the proposed works but does limit overlooking nearby properties and maintain privacy as it is located facing west.	yes
3.4.2.3 Casual Surveillance	The proposal maintains the existing casual surveillance.	yes
3.4.2.4 Acoustical Privacy (Noise Nuisance)	The proposal is not considered to generate additional noise that would be expected in a residential area.	yes
<b>3.5 Sustainability</b>	The proposal maintains reasonable solar access to the existing dwelling.	yes
3.5.1. Solar Access		
3.5.1.1 Building form, Design and Orientation		
3.5.3 Ventilation	Area of new windows represents more than 5% of floor area served.	yes

3.5.7 <i>Building Construction and Design</i> 3.5.7.1 <i>Environmentally Sound Building Materials</i>	The proposal makes use of renewable sources, and durable materials with low maintenance.	yes
3.5.7.2 <i>Thermal Mass</i>	The proposal will not result in any loss of heat to the existing building.	yes
3.5.7.3. <i>Glazing</i>	Proposal complies with BASIX requirements. Please refer to certificate included in Development Application.	yes
3.5.7.4 <i>Insulation</i>	New suspended floor has an R value of 0.60 (or R1.30 including construction). New external timber framed wall has an R value of 1.30 (or R1.70 including construction). New ceiling has an R value of 3 and the roof will be properly insulated.	yes
<b>3.7 Stormwater Management</b>	All collected stormwater within the proposal to drain to the existing drainage system.	yes
<b>3.8 Waste Management</b>	The proposal will comply with the conditional requirements on the consent relating to waste management, which will satisfy the objectives in Part 3.8 of Manly DCP	yes
3.8.1 <i>Waste and Recycling Storage areas</i>	The existing site contains storage for the required waste and recycling areas.	yes
3.8.2 <i>Demolition and Construction Waste Materials</i>	The proposed building materials will be stored on site during construction. The proposal is capable of complying with Council's conditional requirements relating to demolition and construction waste management. Building waste would be disposed at the nearest facility	yes
<b>3.10 Safety and Security</b>		
3.10.1 <i>Safety</i>	Development is safe and secure for residents and visitors. Proposal maintains vehicular access, which satisfies the criteria in Part 3.10.1 of Manly DCP.	yes
3.10.2 <i>Security (Casual Surveillance)</i>	The proposal will maintain the existing level of casual surveillance.	yes



<b>PART 4 Development Controls and Development Types</b>		
<b>4.1 Residential Development Controls</b>	The proposed alterations and additions to an existing dwelling are compatible with the objectives in Part 4.1 of Manly DCP. The building is an acceptable form of bulk and scale, which maintains low impact and remains integrated with the landform and landscape. The Proposal does not degrade amenity of adjoining properties or the streetscape.	yes
<b>4.1.1 Dwelling Density, Dwelling Size and Subdivision</b>	The proposal achieves compliance with the development standards for the proposed alteration and addition. The proposal is an appropriate form of development, which does not result in any significant adverse impacts upon adjoining properties or the streetscape. The proposal is consistent with the objectives in Part 4.1.1 of Manly DCP.	yes
4.1.1.1 Residential Density Density Area D4 1 unit per 300m <sup>2</sup> of site area	One existing dwelling. No change to density.	yes
<b>4.1.2 Heights of Building (Incorporating Wall heights, Number of storeys and Roof heights)</b> Max building height = 8.5m	The proposal increases the existing height of the building from 5.57m to 8.123m.	yes
4.1.2.1 Wall Height Max Wall Height 8m	The proposal does increase existing maximum wall height of 3.82m to 6.349m, which is still consistent with the objectives set in Part 4.1.2.1 of Manly DCP.	yes
4.1.2.2 Number of Storeys Max. 2 storeys	The proposal does change the number of stories from a single storey dwelling to a two storey residence.	yes
4.1.2.3 Roof Height Maximum height for pitched roof structures = 2.5m above wall height	The height of the new roof structure follows the existing ridge height which has a maximum of 2.1m above the wall height.	yes
<b>4.1.3 Floor Space Ratio (FSR)</b> Maximum 0.5:1 (247.45m <sup>2</sup> )	The proposed area encompasses 185.58m <sup>2</sup> which is well under the allowed amount.	yes
<b>4.1.4 Setbacks</b>		
4.1.4.1 Front setbacks Minimum Front Setback = 8.645m (Prevailing Building Line)	Existing Setback = 17.265m The proposal increases this to 19.827m	yes
4.1.4.2 Side Setbacks and Secondary Street frontages Max. side setback = 1/3 of wall height Residential Density Area: D4 = 0.9m <3m high  North = 2.104m  South = 2.116m	N: Existing setback = 0.603m The proposal does not change the existing side setback.  S: Existing setback = 2.238m The proposal does not change the existing side setback.	No  Yes
4.1.4.4 Rear Setbacks Min. rear setback = 8m	The existing rear setback is 5.945m. The proposal does not change the existing rear setbacks.	No
<b>4.1.5 Open Space and Landscaping</b>		
4.1.5.1 Minimum Residential Total Open Space Requirements Area OS3 Total Open Space = 55% (272.20m <sup>2</sup> )	Total Open Space Existing: 46.5% (230.41m <sup>2</sup> ) Total Open Space Proposed: 43% (212.86m <sup>2</sup> ) The proposal maintains and enhances the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.	No

4.1.5.2 <i>Landscaped Area</i> Minimum = 35% of Total Open Space (95.27m <sup>2</sup> )	Landscaped Area Existing: 73.2% (199.33m <sup>2</sup> ) Landscaped Area Proposed: 57.6% (156.84m <sup>2</sup> ) The proposal still meets the requirements for soft landscaped area.	yes
4.1.5.3 <i>Private Open Space</i> Minimum = 18m <sup>2</sup>	Existing Private Open Space Area = 83.61m <sup>2</sup> . Proposed Private Open Space Area = 73.81m <sup>2</sup> . The proposal still meets the requirements for Private Open Space area.	yes
<b>4.1.6 <i>Parking, Vehicular Access and Loading</i></b>	A new layback, driveway and carport is included with this proposal. All to meet council's specifications. Existing driveway to be removed and kerb side made good.	yes
<b>4.1.9 <i>Swimming Pools, Spas and Water Features</i></b>		
4.1.9.1 <i>Height above ground</i>	Proposed 70mm above natural ground level.	N/A
4.1.9.2 <i>Location and Setbacks</i>	Rear boundary setback 550mm to water's edge. Side boundary (South) setback 660mm to water's edge.	N/A
4.1.9.3 <i>Proportion of Total Open Space</i> Swimming pools and concourse areas must not comprise more than 30% of the Total Open Space.	Proposed pool and concourse area occupy 18% (38.49m <sup>2</sup> ) of the total open space.	N/A
4.1.9.4 <i>Other matters - sewer connections, pumps, structural certificates, rainwater tank and pool blankets</i>	Not applicable.	N/A

## 08 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to Manly Council for assessment and granting of development consent.