

# ACTION PLANS

## STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS  
AT No. 7 AINSLEE PLACE - SEAFORTH – NSW - 2092



STREET VEIW  
No. 7 AINSLEE PLACE, SEAFORTH NSW 2092  
NAME VIEW

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August 2019

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# 01 INTRODUCTION

## 1.1 Property Description

The subject property is legally identified as Lot 20 within DP 1044080 and is known as No. 7 Ainslee Place, Seaforth. The site is zoned as R2 Low Density Residential pursuant to Manly LEP 2013. The site is not identified as containing items of environmental heritage however is it located within bushfire prone land – 100m – 30m vegetation buffer of any identified items.

# 02 SITE AND LOCALITY

The site legally identified as Lot 20 within DP 1044080 and is known as No. 7 Ainslee Place, Seaforth. The site is located on the Northern side of Ainslee Place. The site has an area of 512.6m<sup>2</sup>. The site has a frontage of 18.815 meters to Ainslee Place. The western (side) boundary has a length of 27.215 metres, the southern (side) boundary has a length of 18.855 metres and the eastern (side) boundary has a length of 27.215 metres.

The site slopes from the south west corner to the north east corner.



Figure 1: Location. (Google maps 2016).

The property currently accommodates a 1 & 2 storey rendered house with a tiled roof and a single garage. The existing dwelling consists of four bedrooms, one bathroom, an ensuite, a Water closet, a laundry, a dining room and an open kitchen with adjoining living and family with a separate dining room off.

Other site works include tiled entry area, concrete driveway and timber deck. At the rear retaining walls, and lawn area at different levels.



Figure 2: View of house from Aerial Perspective. (Action Plans 2019).



Figure 3: Street view of No. 7 Ainslee Place (Action Plans 2019.)



Figure 4: Driveway. (Action Plans 2019.)

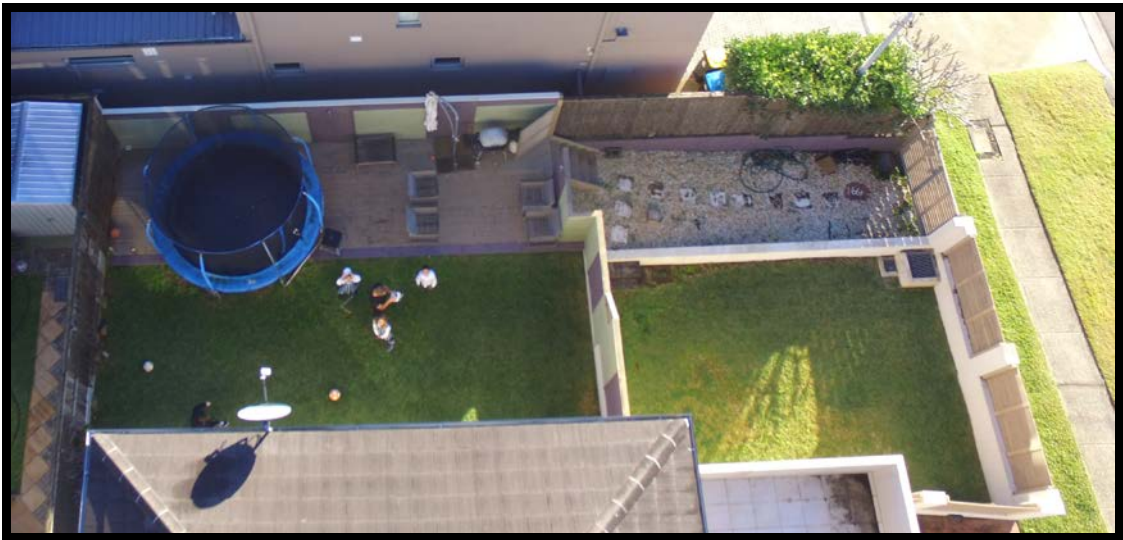


Figure 5: View of backyard. (Action Plans 2019.)

## 03 ADJOINING PROPERTY

The surrounding area predominantly consists of one & two storey residential dwellings.

The adjoining property to the west, 6 Ainslee Place, is a 1 & 2 storey rendered and brick residence with a pitched tiled roof and vehicular access from Ainslee Place. To the North, 51 Fromelles Avenue is a 1 & 2 storey rendered residence with a tiled roof and vehicular access Fromelles Avenue.



Figure 7: No. 6 Ainslee Place (*Action Plans 2019.*)



Figure 8: No. 51 Fromelles Avenue. (*Action Plans 2019.*)

# 04 DESCRIPTIONS OF PROPOSED WORKS

The proposal seeks consent for alterations and additions to the existing dwelling at No. 7 Ainslee Place, Seaforth.

The proposed works include:

## Ground floor level:

- New covered tiled Deck off the family room off the rear.
- New Landscaping.
- Remove the existing deck adjoining the northern boundary & replace with lawn.

## First floor level:

- Enclosure part of the existing balcony increasing the master bedroom.
- New east facing windows.
- New French doors into balcony.
- New down pipe from balcony tying into existing on site storm water system.

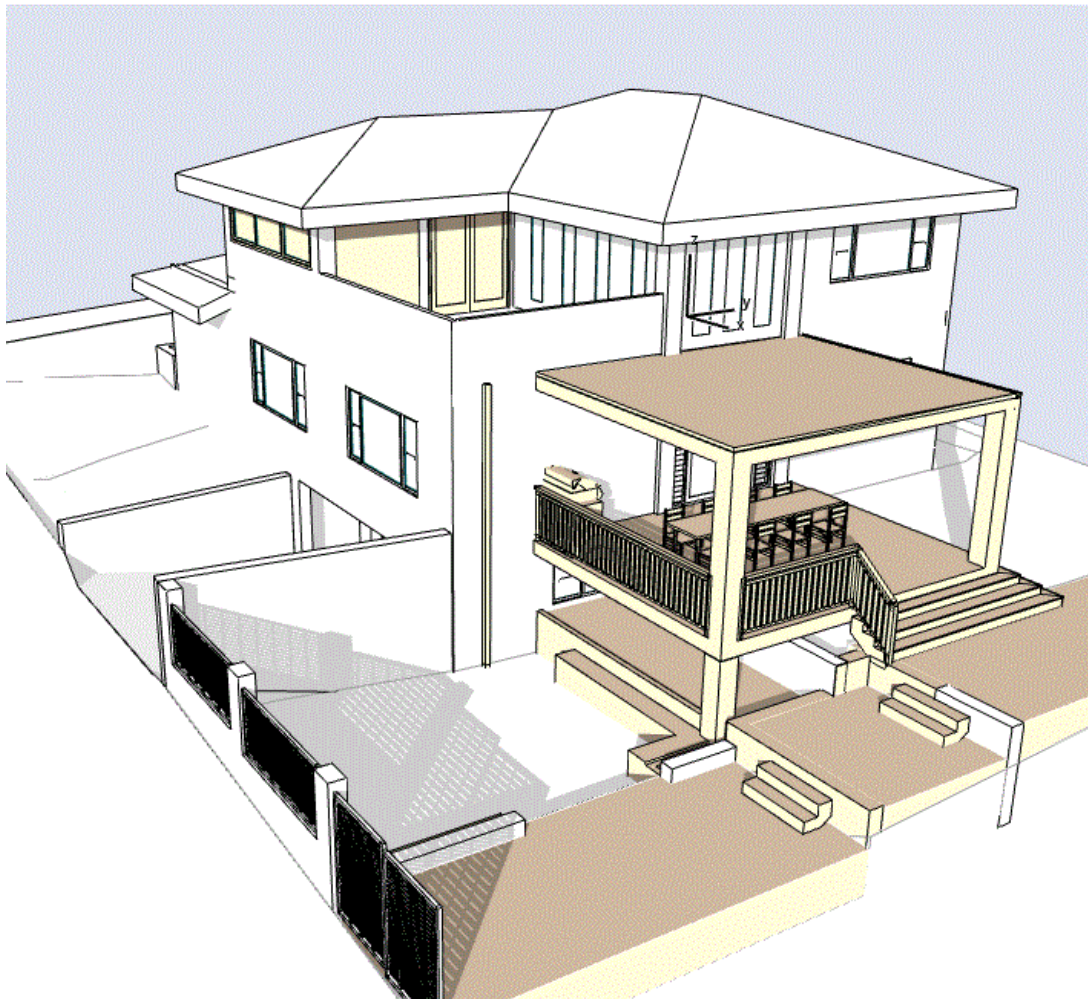


Figure 9: Proposed deck at the off the rear. (*Action Plans 2016.*)

# 05 AREAS AND COMPLIANCE SUMMARY

## 5.1 Area and Compliance Summary Table

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	unchanged
Site area	500m <sup>2</sup>	512.6m <sup>2</sup>	unchanged
Floor Space Ratio	0.45:1 (230.67m <sup>2</sup> )	212.59m <sup>2</sup>	222.27m <sup>2</sup>
Height of Buildings	8.5m	10.008m	unchanged
Number of stories	Two stories	Two storey	unchanged
Max wall height	8m	N/A	unchanged
Front building setback	Prevailing Building line or 6m	5.940m	unchanged
Side building setback	0.9m	7.946m	unchanged
Side setback	1/3 Wall height	E: 4.875m	unchanged
	1/3 Wall height	W: 2.323m	unchanged
Total open space (%) (as defined by Manly Council)	55%(281.93m <sup>2</sup> )	64.5% (330.96m <sup>2</sup> )	unchanged
Principle private open space	18m <sup>2</sup>	40.18m <sup>2</sup>	38.17m <sup>2</sup>
Landscaped open space (%) (as defined by Manly Council)	35% (98.675m <sup>2</sup> ) of total open space	197.5m <sup>2</sup>	194.12m <sup>2</sup>
Number of car spaces provided	N/A	1 space	unchanged

# 06 RESPONSES TO THE MANLY COUNCIL LOCAL ENVIRONMENTAL PLAN 2013

## STATUTORY PROVISIONS

### Manly Local Environmental Plan 2013 (LEP)

#### Permissibility

The site is zoned R2 – Low Density 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 10.008 metres. The proposal does not alter the existing height of the building to.



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 floor space amount of floor space within the residence but with a proposed area of 222.27m<sup>2</sup> it falls well within the control established by Manly Council of 0.45:1 which equate to 230.67m<sup>2</sup> on this lot.

**6.2 Additional Local Provisions**

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

The site is not identified as "Acid Sulphate Soils" on the Acid Sulphate Soils Map Sheet CL1\_001.

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

Minimal earthworks are proposed in the development.

**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 MANLY DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 8

## 7.1 Compliance table

<b>DCP Control</b>	<b>Response</b>	<b>Complies</b>
<b>Part 3 General Principles of Development</b>		
<b>3.1 Streetscapes and Townscapes</b>	The proposed additions are 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 R2 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		
<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. Even though the proposal results in loss of 3.38m <sup>2</sup> of landscaped area, going from 197.5m <sup>2</sup> to 194.12m <sup>2</sup> . The proposal still well exceeds the numeric target.	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 DA13-DA15, included in the Development Application package. Sheet DA12 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/deck does make up part of the proposed works but does limit overlooking nearby properties and maintain privacy.	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> 3.5.7.2 <i>Thermal Mass</i>	The proposal makes use of renewable sources, and durable materials with low maintenance.	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>		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 D5 1 unit per 500m <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 does not alter the existing height of the building from 10.008m.	no
4.1.2.1 Wall Height Max Wall Height 8m	The proposal does not alter the existing wall height.	yes
4.1.2.2 Number of Storeys Max. 2 storeys	The proposal does not change the number of stories.	yes
4.1.2.3 Roof Height Maximum height for pitched roof structures = 2.5m above wall height	The Proposal does not alter the existing roof structure.	yes
<b>4.1.3 Floor Space Ratio (FSR)</b> Maximum 0.4:1 (230.67m <sup>2</sup> )	The proposed area encompasses 222.27m <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 = Building line or 6m	Existing setback = 5.940m The proposal does not change the existing side setback.	yes
4.1.4.2 Side Setbacks and Secondary Street frontages Max. side setback = 1/3 of wall height  East = 1/3 of wall height	Existing setback = 4.875m The proposal does not change the existing side setback.	Yes
West = 1/3 of wall height	Existing setback = 2.323m The proposal does not change the existing side setback.	Yes
Secondary Street Frontage 0.9m	Existing setback = 7.946m The proposal does not change the existing side setback	Yes
4.1.4.4 Rear Setbacks Min. rear setback = 8m	N/A	N/A

<b>4.1.5 Open Space and Landscaping</b>		
4.1.5.1 Minimum Residential Total Open Space Requirements Area OS4 Total Open Space = 55% (281.93m <sup>2</sup> )	Total Open Space Existing: 64.5%(330.96m <sup>2</sup> ) Total Open Space Proposed is unchanged. The proposal maintains and enhances the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.	yes
4.1.5.2 Landscaped Area Minimum = 35% of Total Open Space (98.675m <sup>2</sup> )	Landscaped Area Existing: 70% (197.5m <sup>2</sup> ) Landscaped Area Proposed: 68.8% (194.12m <sup>2</sup> ) The proposal still meets the requirements for soft landscaped area.	yes
4.1.5.3 Private Open Space Minimum = 18m <sup>2</sup>	Existing Private Open Space Area = 40.18m <sup>2</sup> . Proposed Private Open Space Area = 38.17m <sup>2</sup> . The proposal still meets the requirements for Private Open Space area.	yes
<b>4.1.6 Parking, Vehicular Access and Loading</b>	The existing car parking arrangement is not altered as part of this application. One existing parking space on site.	yes
<b>4.1.9 Swimming Pools, Spas and Water Features</b>	N/A	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.