



25 ACACIA ROAD SEAFORTH

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO THE EXISTING
DETACHED DWELLING**



Report prepared for
U+ I Building Studio
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1.0 Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to an existing detached dwelling, at 25 Acacia Road, Seaforth. The proposed development is for a new rear deck and covered walkway between garage and dwelling.

The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Survey Plan prepared by C& A Surveyors NSW P/L
- ◆ DA Plans prepared by U+I Building Studio
- ◆ BASIX Certificate

- 1.3 The proposed development is consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The subject site is located on the eastern side of Acacia Road, approximately 25 metres south of its intersection with Boronia Lane and Magnolia Lane. It is legally described as Lot 10 DP 1112545 and is known as 25 Acacia Road.
- 2.2 It is an irregular shaped lot with boundaries of 14.14 metres (West – Acacia Road frontage), 19.475 metres (east rear boundary), 40.915 metres (south) and 39.905 metres (north).
- 2.3 The lot has an area of 660.5m² and is currently occupied by a two storey brick dwelling, with a metal roof. The site slopes to the west (towards the Acacia Road frontage).
- 2.4 The property is surrounded by detached dwellings in all directions. The site is located in close proximity to Wakehurst Parkway and Seaforth shopping Village is to the south east. Middle Harbour lies to the west of the site.



Figure 1. The site and its immediate surrounds

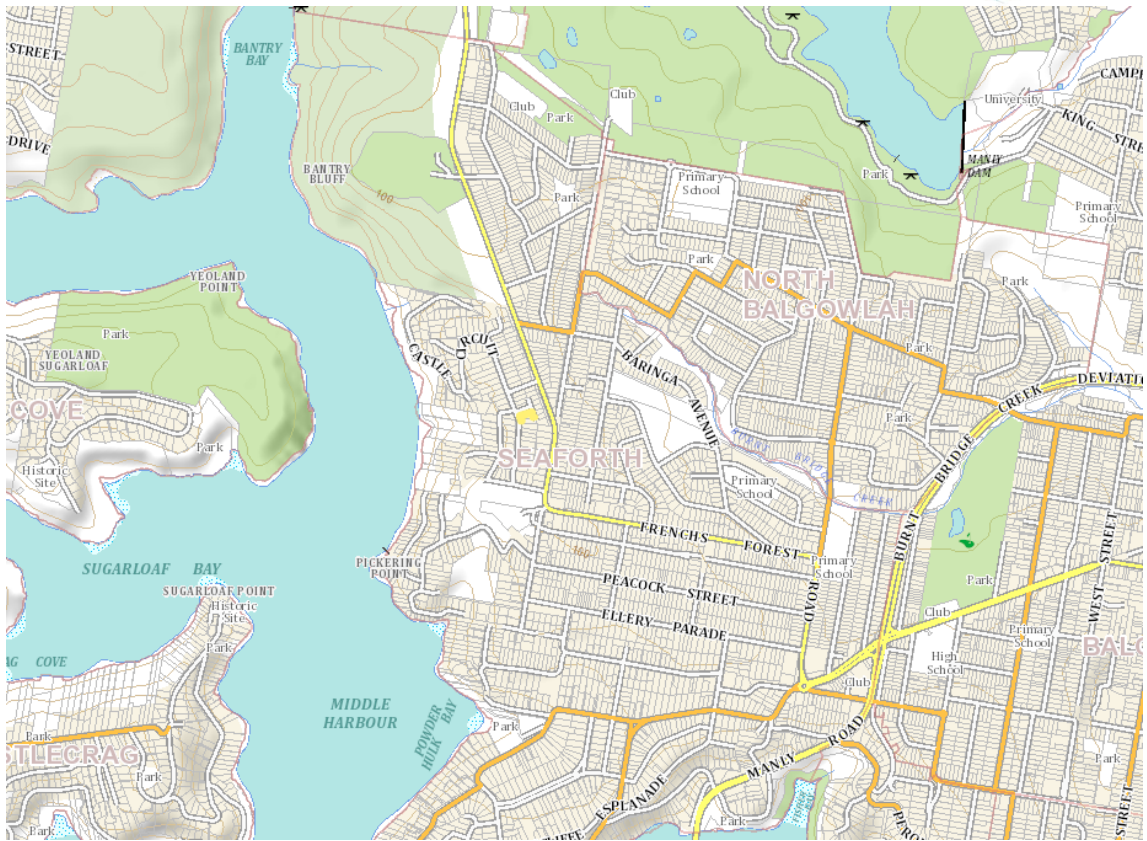


Figure 2. The site within the locality

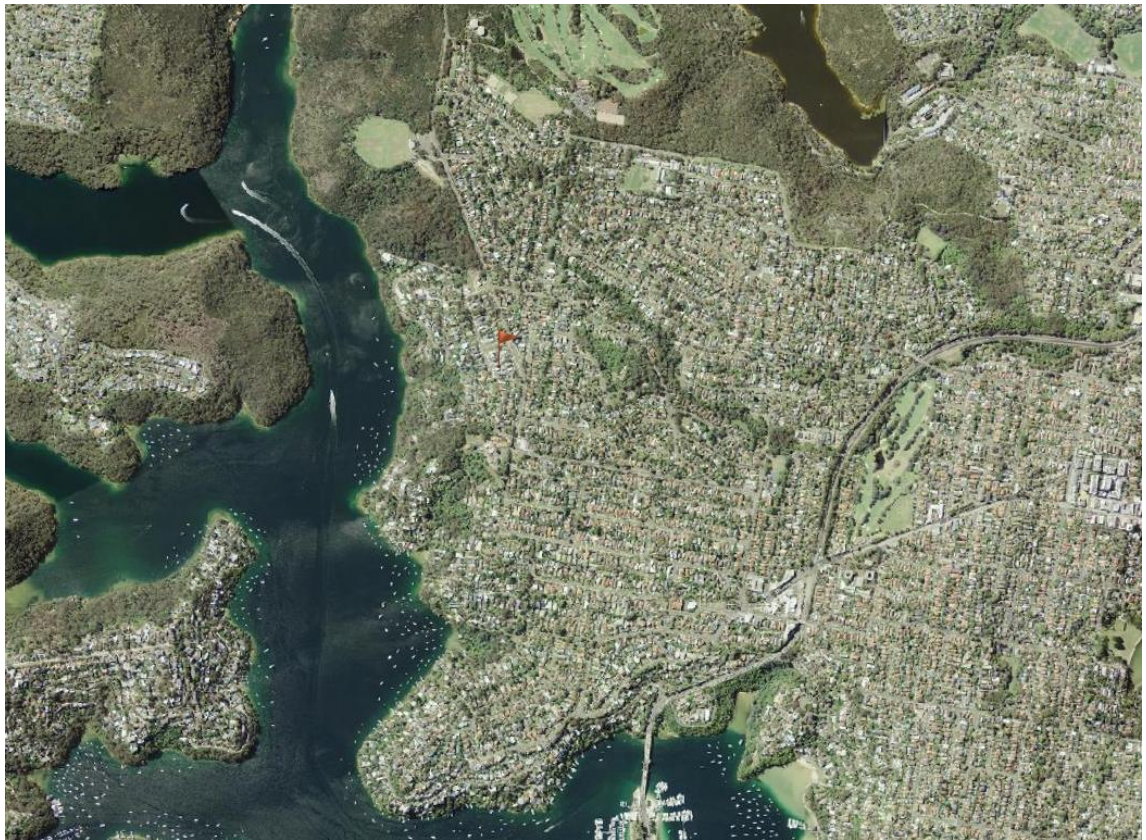


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling viewed from Acacia Road



Figure 5. Rear of existing dwelling viewed from pool level



Figure 6. The property frontage and location of proposed garage and carport, looking north west.



Figure 7. The Northern side boundary, looking East.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions, to the existing dwelling including a new first floor deck area at the rear of the site.

The development has been designed to ensure it remains consistent with the existing streetscape and the adjacent dwellings. The proposal is consistent with Council controls and ensures privacy is maintained for both neighbours and the subject site.

- 4.2 The alterations and additions will be made up as follows:

Ground Floor

- Demolish lower part of existing steps to the garden (southern side),
- Extend the existing sandstone wall towards the south,
- New glass roof to existing pergola,
- New glass roof over pathway to northern side for covered access from garage to side door

First Floor

- Demolish part of the existing pergola to allow for the construction of a new deck off the rear of the dwelling connecting with the pool,
- New outdoor kitchen on deck with privacy screen and adjustable louvred roof

- 4.3 The minimal alterations are proposed to allow for covered entry to the dwelling and for access to the pool. These alterations will ensure safe and dry entry to the home. It will also allow for safer use of the pool with vision to the pool available from a living area which is highly desirable for a young family. It is noted that the existing dwelling already has doors on the upper level where the deck and pool connection are proposed.

- 4.4 No changes to the existing floor layout of the dwelling are proposed.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native vegetation.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy No. 55 – Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Manly Local Environmental Plan 2013

The relevant clauses of the Manly Local Environmental Plan 2013 are addressed below.

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013 and dwellings are permitted with development consent in Zone R2.



Figure 8. Extract from Manly LEP 2013 zoning map

Demolition

Demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 500m². The subject site comprises a compliant area of 660.5m² and no subdivision is proposed.

Building Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The roof of the new deck area is proposed at the compliant building height of 5.88 metres. The glass roof at rear is 2.9 metres. The roof over the new awning is 3.8 metres.

Floor Space Ratio

The site is mapped with a maximum FSR of 0.45:1, this equates to a maximum permitted floor area of 297.225m² for the site area of 660.4m².

The development proposes an unchanged, compliant floor area of 0.32:1 as approved in DA84/11 by Manly Council.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to any heritage items.

Acid Sulfate Soils

Not applicable.

Earthworks

Minimal earthworks are proposed for support poles for the deck. Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site, which drains to Acacia Road.

Essential Services

All essential services are existing on the site.

5.3 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

3. General Principles of Development

3.1 Streetscapes and Townscapes

The subject site has frontage to and is visible from Acacia Road. Acacia Road is characterised by one and two storey detached residential dwellings.

The proposed additions have been designed to remain consistent with the character of the area, through design, architectural features and complimentary materials and colour choices.

Garbage Areas

The existing dwelling has a compliant bin storage area which will be retained.

Complementary Design and Visual Improvement

The proposed development remains consistent with the character and streetscape in the locality. The works will be constructed of materials consistent with the residential use and are located to the rear of the site. Full details are provided in the attached materials and finishes schedule.

Front Fences and Gates

No work is proposed to the front of the property.

Roofs and Dormer Windows

A 5° roof pitch is proposed for the glass and aluminium roof for the rear patio replacing the existing pergola.

No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The development proposes no change to the existing garage.

3.2 Heritage Considerations

The subject site is not a heritage item, located in a heritage conservation area and is not located in proximity to a heritage item.

3.3 Landscaping

Landscaping in the rear yard will be retained and improved by the rebuilding of the steps and the connection of the outdoor living area to the pool for the enjoyment of the residents.

3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

3.4.1.1 Overshadowing adjoining private open space

The DCP requires that new development not eliminate more than 1/3 of existing sunlight to the private open space of adjacent properties from 9am and 3pm on 21 June. The proposed works are very minimal in nature and sit at a lower level than the first floor of the neighbouring site to the south. The location of trees between the two sites and the location of windows on the northern elevation of the neighbour will also ensure that impacts are limited and appropriate. Shadow diagrams provided with the application clearly demonstrate a negligible impact.

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

The subject site and adjoining lots have an east-west orientation, as such the DCP requires a minimum 2 hours solar access be maintained to the glazing in living rooms between 9am and 3pm on 21 June.

The development will result in only a very minor increase in shadowing to the rear/side yard the southern neighbour, retaining compliant solar access to the glazing in living rooms.

3.4.1.3 Overshadowing Solar Collector Systems

The proposed development will not overshadow neighbouring solar collector systems.

3.4.1.4 Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

3.4.1.5 Excessive Glare or Reflectivity Nuisance

All external materials and finishes will be constructed of non-reflective materials in keeping with this clause.

3.4.2 Privacy and Security

Privacy will be retained for neighbours with existing side setbacks retained and privacy screening to be installed on the deck.

The ground floor is visually separated from the neighbouring properties by the existing side boundary fencing, landscaping and site topography.

3.4.2.3 Acoustical Privacy (Noise Nuisance)

The development is appropriate and will not result in noise levels inappropriate to a residential area. Access to the pool is already provided by steps on this side of the site and the revised access will have a negligible impact. The site is not located in close proximity to a noise generating activity.

3.4.3 Maintenance of Views

A site visit has been undertaken and it is considered there will be no view loss impacts as a result of the proposal.

3.5 Sustainability

A compliant BASIX Certificate is provided with the attached plan set.

3.7 Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site, which drains to Acacia Road.

3.8 Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

3.10 Safety and Security

The dwelling maintains clear property boundaries and visual surveillance of the street. Covered entry from the garage to the dwelling will be a positive addition for site safety.

Part 4 Development Controls and Development Types

4.1 Residential Development Controls

4.1.1 Dwelling Density, Dwelling Size and Subdivision

No change is proposed to the existing density which comprises of a detached residential dwelling.

4.1.2 Height of Buildings (incorporating wall height, number of storeys and roof height)

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum height of 5.88 metres.

The DCP permits a maximum of 2 stories and basement on the subject site. The development remains compliant.

The new roof proposes a compliant 5 degree pitch.

Wall heights will be unchanged.

4.1.3 Floor Space Ratio (FSR)

Floor space ratio will be unchanged.

4.1.4 Setback (front, side and rear) and Building Separation

4.1.4.1 Street Front setbacks

The front setback is unchanged and compliant.

4.1.4.2 Side setbacks and secondary street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site which equates to 1.96 metres (south where the deck roof has a height of 5.88 metres). The new deck proposes a setback of 2.1 – 2.65 metres, which is fully compliant.

This equates to 1.2 metres (south where the deck roof has a height of 3.8 metres). The covered awning proposes a setback of 385mm. It is acknowledged that this is noncompliant. It is considered a reasonable solution for the site in this instance as the structure is open and transparent. It serves the purpose of providing a covered entry into the dwelling. There is no detriment to the neighbour through the inclusion of the small, covered walkway. The works are to be constructed in materials which will comply with BCA requirements.

4.1.4.4 Rear Setback

A minimum rear setback of 8 metres is required on the site. The development proposes a compliant rear setback of 11.9 metres to the rear deck.

4.1.5 Open Space and Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements

The subject site is located in Open Space Area OS3, as such the DCP requires a total of 55% of the site to be open space with a minimum 35% of that open space to be landscaped area and a maximum 25% of open space located above ground.

This equates to a minimum 363.2m² of open space for the site area of 660.4m² and a minimum of 144m² of landscaped area and a maximum of 90.8m² of open space above ground level.

The site has an existing total open space area of 56.9% and the development proposes a total open space area of 61.3%, a compliant landscaped area of 54.4%. The landscape works are accordingly fully compliant.

4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The DCP requires 2 car parking spaces for dwellings. The existing dwelling has a 2 car garage.

4.1.10 Fencing

No change is proposed to the front of the property.

4.4.2 Alterations and Additions

The proposal is consistent with the DCP definition of alterations and additions.

4.4.5 Earthworks (Excavation and Filling)

Minimal earthworks are proposed to allow for the construction of the new deck (support poles).

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

5.4 Environmentally Sensitive Lands

The subject site is not mapped as environmentally sensitive land.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Manly LEP 2013 and the Manly DCP 2013.

	Standard	Proposed	Compliance
Manly LEP 2013			
Lot Size	660.4m ²	No change	Yes
Building Height	8.5 metres	5.88 metres	Yes
Floor Space Ratio	0.45:1	No change	Yes
Manly DCP			
Solar Access	Not eliminate more than 1/3 sunlight to POS and maintain 2 hours sunlight to living room glazing of adjoining properties between 9am and 3pm on June 21.	Assessment within SEE	Yes
Residential Density/ Dwelling Size	1 dwelling per 500m ²	1 dwelling	Yes
Wall Height	7.2 metres	No change	Yes
Front Boundary Setback	Prevailing building line or 6m	No change	Yes
Side Boundary Setbacks	1/3 wall height 1.96m (south)	2.1 – 2.65 metres	Yes
	1.2 metres (north)	385mm	No
Rear Boundary Setbacks	8 metres	11.9 metres	Yes
Total Open Space	Total Open Space – 55%	404.5m ² or 61.3%	Yes
Landscaped Open Space	Landscaped Area 35% of Open Space	220m ² or 54.4%	Yes
Above Ground	Above Ground – maximum 25% of Total Open Space	N/A	N/A
Principal Private Open Space	18m ²	>18m ²	Yes
Car Parking	2 spaces	2 spaces	Yes

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Manly LEP and DCP.

The development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The subject site is not constrained by natural hazards.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposed development fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed alterations and additions.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing detached dwelling at 25 Acacia Road, Seaforth is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.