

# Statement of Environmental Effects

## 16 Waterview Street, Seaforth

### Site description

The site is known as 16 Waterview Street, Seaforth described as Lot 101, DP 610024. The site has an area of 682.20m<sup>2</sup> and the street frontage faces east. The site adjoins residential lots to the north, west and south.



Image 1. Aerial view of the development site. Image source Sixmaps.

## **The proposal**

It is proposed to:

- Construct a skillion roof structure.
- Construct masonry retaining walls and stairs.
- Renovate existing pool coping.
- Install new sliding doors and windows to existing dwelling.
- Install associated landscaping works.

## **Site analysis**

16 Waterview Street, Seaforth has a detached single dwelling residence. The dwelling is a two-storey rendered masonry building with a Colourbond roof and has the benefit of a double carport adjacent the front boundary accessed via a concrete crossover from Waterview Street.

The site has an east facing aspect with an overall fall from northwest to southeast of 5.3m. The site is elevated above the street on the south-eastern boundary by a 720mm high rendered masonry retaining wall and a sloping lawn that grades down over the nature strip to the kerb over 1.69m.

## **Previous and present uses**

The present and previous known uses of the site have been, and are for, a single residential dwelling. The adjoining allotments are also used for residential development. As a result, it is felt that the site is unlikely to be contaminated in any way from its known use nor would there be any need to test the site to confirm this belief.

## **Development standards & design guidelines**

The statutory and strategic planning controls that guide this proposal are:

- *Manly Local Environmental Plan 2013 (MLEP 2013)*
- *Manly Development Control Plan 2013 (MDCP 2013)*

The relevant sections of each are addressed on the following pages.





*Image 2. Existing swimming pool. Pool surrounds and fencing to be renovated.  
Screen planting to be retained.*



*Image 3. View from upper-level lawn terrace back to house.  
Deck, fencing and roof structure to be removed.*





*Image 4. View from pool deck to south showing existing retaining wall, pool fence and timber stairs.*





*Image 5. Location of proposed entertaining area showing screen planting on adjoining property. Deck, steps and retaining walls to be removed.*





*Image 6. Location of proposed Sliding door. Existing chimney, windows and decking to be removed. Screen planting on adjoining property shown.*





*Image 7. View from upper terrace facing south showing existing boundary screen planting to be retained, deck to be removed and Frangipani to be transplanted.*



*Image 8. View from upper terrace facing north showing existing boundary screen planting and mature palms to be retained.*

## **Manly Local Environmental Plan controls**

The planning maps contained in MLEP 2013 show the site is zoned R2 – Low Density Residential. There are no other environmental or heritage considerations.

### **Part 4 Principal development standards**

#### **4.3 height of buildings**

A new roof structure is proposed as part of the development. The roof has been sited 490mm above the gutter of the existing dwelling with a maximum height above existing ground levels of 3.42m, which falls well within the maximum permissible height of 8.5m as shown on the *Height of Buildings Map*. The proposed structure meets the control with positive compliance.

### **Part 6 Additional local provisions**

#### **6.2 Earthworks**

Earthworks have been proposed as part of this Development Application. These will be limited to retaining walls located at the rear of the site to create a more functional layout including a level entertaining area adjacent the existing dwelling house and more useable space around the existing pool. There will be no disruption of, or any detrimental effect on, existing vegetation, natural features, drainage patterns or soil stability in the locality of the development as a result of the excavation. Any excavated soil that cannot be used for fill on site will be disposed of at an establishment licenced to do so. There will be no adverse effect of the development on the existing and likely amenity of adjoining properties.

A Sedimentation Control Plan accompanies this Development Application. Refer to *L-01 Site Plan, Site Analysis & Erosion and Sedimentation Control Plan* prepared by Harrison's Landscaping for details.

#### **6.4 Stormwater management**

All new drainage systems will be connected to the existing stormwater system.

It is felt that the proposed development will have minimal impact upon urban stormwater, due to the relatively minor increase in impervious area of 21.28m<sup>2</sup> (4.98%).





*Image 9. View from upper terrace showing climbing plants trained over existing southern fence in location of proposed roof structure. Decking to be removed.*

## **Manly Development Control Plan controls**

The subject site falls under R2 – Low Density Residential. The relevant development controls are outlined below.

### **Part 3 General principles of development**

#### **3.3 Landscaping**

The subject site currently supports a mature landscape including Palms and screening hedges in the rear yard that will be maintained post-development. No trees or significant vegetation will be removed to facilitate the implementation of the proposed roof structure and landscape works.

Additional planting is proposed to supplement the existing including 3 new *Tristania laurina* trees as found in *Schedule 4 – Part B – Native Tree Selection* to meet the control with positive compliance. Refer to *L-03 Planting Plan* prepared by Harrisons Landscaping for details.

##### **3.3.2 preservation of trees or bushland vegetation**

There is an existing ground level deck to be removed as part of the approved works. It is noted that a small portion of this deck (2.25m<sup>2</sup>, 2.76% of canopy) is within the 5m radius of the neighbouring tree on the southwest corner of the site. However, there will be no excavation or change of levels associated with this demolition and it is felt that the removal of the supporting posts and deck structure will have a negligible impact.



A small area of tiling is proposed within 5m of exempt shrubs and palm trees at the northwest of the site. For the reasons outlined above it is felt that an Arborist's report will not be required for this application.

### **3.4 Amenity (views, overshadowing, overlooking / privacy, noise)**

It is felt that there will be no loss of amenity resulting from the proposed development, which is in the rear yard and not visible from the street or surrounding public areas. Any adverse impacts in terms of views, overshadowing, overlooking, privacy and noise have been limited by the considered design, existing topography and screen planting.

#### **3.4.1 Sunlight access and overshadowing**

A new roof structure is proposed on the subject site which will extend out from the western side of the dwelling house, north of the pool area on the adjoining property. The roof has been sited 490mm above the gutter on the existing dwelling with a maximum height above existing ground levels of 3.42m which falls well within the maximum permissible height of 8.5m as noted above in 4.3 *height of buildings* meeting the control with positive compliance. It is felt that there will be minimal loss of sunlight to the neighbouring properties due to existing shadows cast by mature screen planting on the southern property and the existing boundary fence with climbers trained over in this location. The fence height is similar to the final roof height. Refer to Images 6 and 9. Shadow diagrams have not been prepared to confirm this belief.

#### **3.4.2 Privacy and security**

##### **3.4.1.2 Window design and orientation.**

It is felt that there will be no impact on the privacy and security of adjoining properties by the proposed sliding door to the new entertaining area. The door will be in the location of 2 existing windows and will face west into the yard, away from the closest adjoining property on the south. It is felt that existing screen planting on the southern property and mature screen planting on the western boundary will mitigate any impact from the proposed door location.

##### **3.4.2.3 Acoustical Privacy (Noise Nuisance)**

It is felt that there will be minimal impact to the acoustic privacy of adjoining properties due to the siting of the proposed entertaining area on the south-west of the house which will be set below the existing ground level adjacent the pool area on the southern neighbour's boundary. It is noted that the existing equipment associated with the swimming pool is located on the northern boundary. It is proposed to move this equipment closer to the pool by 2.5m to the west and to house the equipment in an acoustically treated enclosure.

##### **3.4.3 Maintenance of views**

It is felt that the proposed works associated with this Development Application will not have an adverse impact on views. The proposed works are in the rear yard and will not be visible from the street or surrounding public areas. As noted above in 3.4



Amenity (views, overshadowing, overlooking / privacy, noise), it is felt that existing screen planting on the southern property and mature screen planting on the western boundary will mitigate any potential impact. Refer to Images 7, 8 & 9 above.

### 3.7 Stormwater management

As noted above in 6.4 *Stormwater Management* the proposed works will not increase the burden on Council's infrastructure, despite an increase in impervious area of 21.28m<sup>2</sup> (4.98%).

### 3.8 Waste Management

A Waste Management Plan accompanies this Development Application. Refer to *Site Plan / Site Analysis / Sedimentation Control Plan* as prepared by Harrison's Landscaping for details of waste sorting and storage locations during the construction phase.

### 3.9 Mechanical plant equipment

As noted above in 3.4.2.3 *Acoustical Privacy (Noise Nuisance)*, it is felt that there will be no additional impact to the acoustical privacy of adjoining properties. The equipment associated with the swimming pool is currently located on the northern boundary in a soundproof enclosure. It is proposed to move the equipment 2.5m west towards the pool. The relocated equipment will be housed in an acoustically treated enclosure.

## Part 4 Development controls and development types

### 4.1 Residential development controls

#### 4.1.5 Open space and landscaping

##### 4.1.5.1 Minimum residential total open space requirements

16 Waterview Street, Seaforth falls within Residential Development Control Area OS3 requiring a minimum open space of 55 percent of the site area with 35 percent of this open space to be landscaped area.

*L-01 Site Plan, Site Analysis & Erosion and Sedimentation Control Plan* prepared by Harrison's Landscaping details the open space figures. They are repeated below.

Site Area:	725.60m <sup>2</sup>	
Open Space required:	399.08m <sup>2</sup>	55%
Open Space existing:	427.80m <sup>2</sup>	58.96%
Open Space proposed:	427.69m <sup>2</sup>	58.94%
Pool component of open space max.:	128.31m <sup>2</sup>	30% of 427.69m <sup>2</sup>
Pool component of open space:	39.37m <sup>2</sup>	9.30%
Landscape Area required:	149.69m <sup>2</sup>	35% of 427.69m <sup>2</sup>
Landscape Area existing:	289.29m <sup>2</sup>	67.64%
Landscape Area proposed:	268.01m <sup>2</sup>	62.66%



As can be seen above, the proposal meets the open space requirement with positive compliance.

#### **4.1.5.2 Landscaped area**

As illustrated above the control for landscaped area has been met with positive compliance.

The subject site currently supports a mature landscape including Palms and screening hedges in the rear yard that will be maintained post-development. No trees or significant vegetation will be removed to facilitate the implementation of the proposed roof structure and landscape works.

Additional planting is proposed to supplement the existing including 3 new *Tristania laurina* trees as found in *Schedule 4 – Part B – Native Tree Selection* to meet the control with positive compliance. Refer to *L-03 Planting Plan* prepared by Harrison's Landscaping for details.

#### **4.1.8 Development on sloping sites**

On completion of Council's *Checklist for Preliminary Assessment of Site Conditions in Schedule 11 of MDCP2013* it is felt that a Geotechnical Report will not be required for this application.

#### **4.1.9 Swimming pools, spas and water features**

The existing swimming pool will be retained and rejuvenated with new finishes and fencing.

##### **4.1.9.3 Proportion of total open space**

As noted above in 4.1.5.1 *Minimum residential total open space requirements* the proposed swimming pool and associated walkways comprise 39.37m<sup>2</sup> (9.30%) of total open space meeting the control with positive compliance.

##### **4.1.10 Fencing**

New fencing has been proposed around the swimming pool. The fencing has been designed to be compliant with the Australian Standard AS1926.1-2012.

#### **4.4.5 Earthworks (excavation and filling)**

##### **4.4.5.1 General**

Earthworks have been proposed as part of this Development Application. As noted above in 6.2 *Earthworks*, works will be limited to retaining walls at the rear of the site to create a more functional layout including a level entertaining area adjacent the existing dwelling house and more useable space around the existing pool. There will be no disruption of, or any detrimental effect on, existing vegetation, natural features, drainage patterns or soil stability in the locality of the development from the excavation. There will be no adverse effect from the development on the existing and likely amenity of adjoining properties. A Sedimentation Control Plan accompanies this Development Application. Refer to *L-01 Site Plan, Site Analysis & Erosion and Sedimentation Control Plan* prepared by Harrison's Landscaping for details.

#### **4.4.5.2 Excavation**

Excavation is proposed as part of this Development Application. It is acknowledged that the excavation exceeds the maximum 1m requirement noted in the control adjacent the existing dwelling where the excavation reaches 1.56m. It is felt that the non-compliance should be deemed acceptable due to the small area of the site affected (6.07m<sup>2</sup>) and the considered approach of the design, which includes multiple stepped walls with spill-over planting to minimise the overall wall height and to reduce fall hazards. The works are offset 1.84m from the closest boundary and located at the rear of the property which is not visible from the street or public places. It is felt that a dilapidation report will not be necessary as the bulk of the earthworks are located centrally on the site, away from neighbouring buildings and infrastructure in an area that is not shown on the Manly Landslip Risk Map.

As noted above in 4.1.8 Development on sloping site following completion of Council's *Checklist for Preliminary Assessment of Site Conditions in Schedule 11 of MDCP2013* it is felt that a Geotechnical Report will not be required for this application.

#### **Conclusion**

It is acknowledged that there are non-compliances in the Development Application including relocation of the pool equipment near the northern boundary noted in *clause 3.9 Mechanical plant equipment*) and the depth of excavation in the rear yard noted in *clause 4.4.5 Earthworks (excavation and filling)*. However, it is felt that the proposed development presents a considered design in accordance with the spirit of Council's planning documents and that the improvement to the site functionality and creation of additional useable space will increase the value of the property and amenity of the site for the owners and their family.

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