



STATEMENT OF ENVIRONMENTAL EFFECTS

68 Kirkwood Street, Seaforth

Alterations and additions to the existing two-storey dwelling to include a new front room and a carport and driveway to the front boundary

Submitted to Manly Council
On Behalf of Scott Mort

April 2021

p 02 9310 4979 ■ m 0412 622 643

e anthony@abcplan.com.au ■ f ABC Planning Pty Ltd

Shop 4, 500 Elizabeth Street, SURRY HILLS NSW 2010 ■ ABN 99 090 382 488

CONTENTS

1. INTRODUCTION.....	4
2. SITE ANALYSIS	9
2.1. SITE LOCATION AND CONTEXT	9
3 SURROUNDING DEVELOPMENT.....	14
3.1 NORTH.....	14
3.2 EAST.....	15
3.3 SOUTH.....	16
3.4 WEST	18
4 PROPOSAL.....	19
5 ASSESSMENT UNDER RELEVANT CONTROLS.....	20
5.1 LEP AND DCP COMPLIANCE SUMMARY	20
5.2 SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	21
5.3 MANLY LEP 2013	22
5.3.1 ZONING.....	22
5.3.2 BUILDING HEIGHT	23
5.3.3 FLOOR SPACE RATIO	24
5.3.4 HERITAGE CONSERVATION	25
5.4 MANLY DCP 2013.....	26
5.4.1 GENERAL PROVISIONS.....	26
6 SECTION 4.15 CONSIDERATIONS.....	31
7 CONCLUSION.....	33

Figures

Figure 1: The proposed extension as highlighted in red, aligning with bedroom 4 and harmonising the built form fronting the Kirkwood streetscape	4
Figure 2: The existing layout and use of the subject sites rear yard	5
Figure 3: 66 Kirkwood Street Figure 4: 66 Kirkwood Street	6
Figure 5: 60 Kirkwood Street Figure 6: 1 Judith Street (directly opposite the site)	6
Figure 7: 15 Kirkwood Street Figure 8: 19 Kirkwood Street.....	6
Figure 9: 21 Kirkwood Street.....	7
Figure 10: Architectural excerpt indicating front openings of the proposed carport from the north elevation	7
Figure 11: Architectural excerpt indicating the side openings of the proposed carport from the north elevation.....	7
Figure 12: Site location and context.....	9
Figure 13: Aerial Photo	9
Figure 14: Existing two-storey dwelling as viewed from the front boundary.....	10
Figure 15: Existing two-storey dwelling as viewed from the primary streetscape of Kirkwood Street.....	10
Figure 16: Existing landscaped front setback area of the subject site	11
Figure 17: Rear yard of the existing dwelling	11
Figure 18: Existing swimming pool to the rear yard of the subject site	12
Figure 19: Two-storey dwelling of the subject site as viewed from Judith Street	12
Figure 20: Existing driveway access via Judith Street	13
Figure 21: Single-storey dwelling north of the subject site to the corner of Kirkwood Street and Judith Street (72 Kirkwood Street).....	14
Figure 22: 72 Kirkwood as viewed from Judith Street	14
Figure 23: Single-storey dwelling to the east of the subject site to the corner of Judith Street and Kirkwood Street (1 Judith Street).....	15
Figure 24: Corner intersection of Judith Street and Kirkwood Street	15
Figure 25: Two-storey contemporary dwelling immediately adjoining the subject site to the south (66 Kirkwood Street).....	16
Figure 26: Single-storey dwelling at 64 Kirkwood Street with existing carport to the front setback area	16
Figure 27: Contemporary two-storey dwelling at 62 Kirkwood Street.....	17
Figure 28: Single-storey dwelling at 60 Kirkwood Street with existing carport to the front setback area	17
Figure 29: Single-storey dwelling adjoining the subject site to the rear to the corner of Wakehurst Pkwy and Judith Street (131 Wakehurst Pkwy).....	18
Figure 30: Western streetscape of Judith Street	18
Figure 31: Zoning Map	22
Figure 32: Building Height Map.....	23
Figure 33: FSR Map	24
Figure 34: Heritage Map	25
Figure 35: Shadow diagram excerpt indicating the existing shadows in comparison with the additional shadow cast by the proposed carport and extension.....	28

Tables

Table 1: Manly LEP 2013 and DCP 2013 - Compliance Table	20
Table 2: Manly DCP 2013, Part 3: Generic Development Principles - Compliance Table	26

1. INTRODUCTION

ABC Planning Pty Ltd has been engaged to prepare this Statement of Environmental Effects to accompany the Development Application for alterations and additions to the existing two-storey detached dwelling at 68 Kirkwood Street, Seaforth.

This statement should be read in conjunction with the architectural drawings prepared by Design Tribe Projects, dated 9 November 2020.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under the relevant Planning Controls, including the provisions of *Section 4.15 of the Environmental Planning and Assessment Act, 1979*.

The proposed minor works are permissible under the Manly Local Environmental Plan (LEP) 2013. The subject site is zoned R2 Low Density residential. It remains consistent with the zone objectives, noting that the alterations proposed do not alter the existing height and FSR of the dwelling beyond that complying.

Hence, the proposed alterations and additions are permissible in the zone, benefiting the subject site's internal function and amenity. The proposed alterations and additions are listed as follows:

- Single storey extension;
- New front path to link to the front door to the carport;
- Carport;
- New 1.5m high front fence;
- New crossover driveway to Kirkwood Street;
- Reinstatement of 1 x car parking space to Judith Street;
- New pedestrian and vehicular gates; and
- Removal of existing street tree.

The proposed new front room to the north-eastern corner seeks to increase the dwelling's amenity by providing additional internal space. The proposed front room aligns with the remainder of the existing front façade. Thus, it will not cause negative visual impacts to the Kirkwood Street streetscape, given the bulk and scale is compatible with the remainder of the surrounding low scale dwellings.

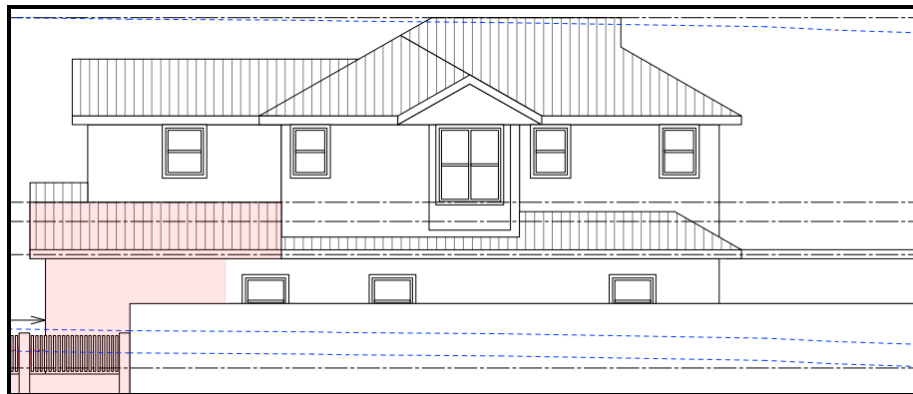


Figure 1: The proposed extension as highlighted in red, aligning with bedroom 4 and harmonising the built form fronting the Kirkwood streetscape

The proposed extension further enhances the built form of the dwelling by harmonising the front façade. The extension is minimal (4.04m in length and 2.97m in width), maintains adequate side and front setbacks, and provides an open space layout as per DCP provisions.

The extension will not reduce amenity to neighbouring dwellings and the streetscape, noting privacy impacts are reduced with one proposed opening directed to the streetscape and solar access retained considering the extensions corner location to Judith Street and Kirkwood Street.

The proposed carport structure is considered acceptable and a better alternative in its proposed location to the front boundary of Kirkwood than the secondary street access of Judith Street. The existing driveway layback at Judith Street permits entry to the rear yard of the subject site. **Figure 2** indicates the existing use and function of the rear yard:

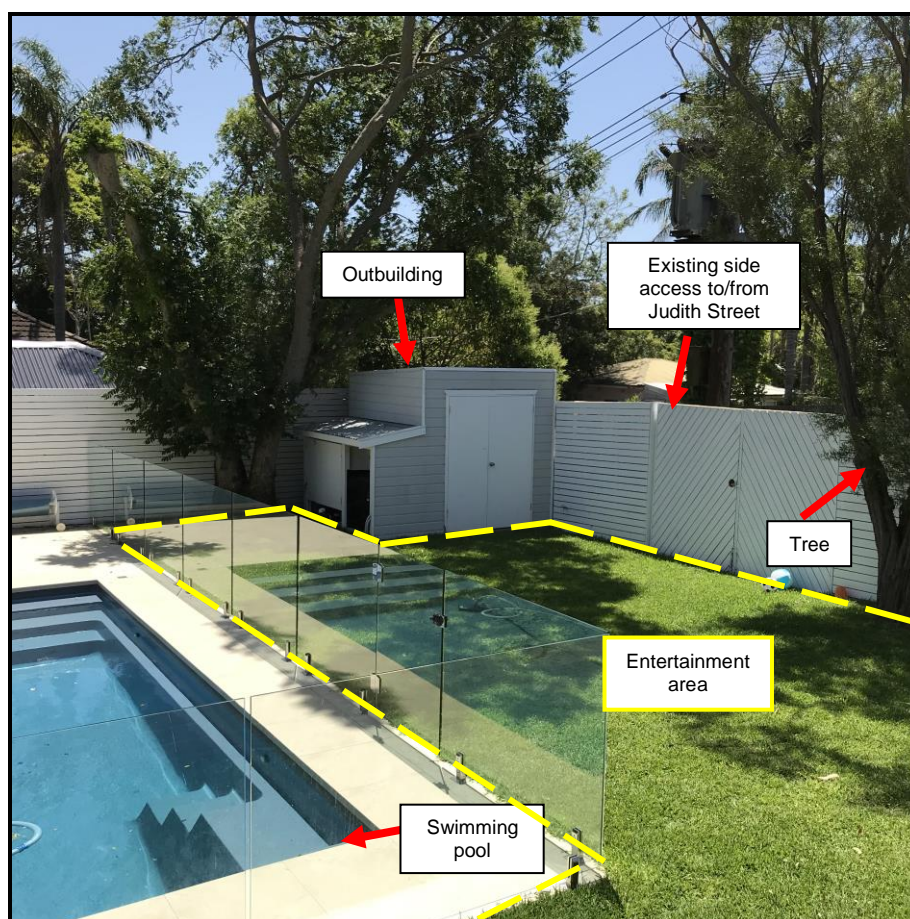


Figure 2: The existing layout and use of the subject sites rear yard

As depicted in **Figure 2**, the rear yard serves as a recreational private open space and landscaped area. The existing grass area adjacent to the side access gate is utilised for entertainment, and thus, the existing driveway layback is not used for vehicle parking. As a result, the residents of the subject site inconveniently park their vehicle within the surrounding street networks.

Furthermore, utilising the rear yard as vehicle parking space would diminish and encroach on the dwelling's usable private open space. The ingress/egress manoeuvring of a vehicle would pose a risk to the proximity of the swimming pool and the children who occupy and use the area.

Therefore, the proposed location to the front boundary is considered appropriate and a safer alternative than that existing at Judith Street, taking into account the street's busy nature and the regular traffic congestion flowing through Wakehurst Pkwy.

As displayed in the following images, numerous dwellings in the Kirkwood streetscape include a carport to the front boundary, suggesting the carport is in line with the character of the streetscape:



Figure 3: 64 Kirkwood Street



Figure 4: 64 Kirkwood Street



Figure 5: 60 Kirkwood Street



Figure 6: 1 Judith Street (directly opposite the site)

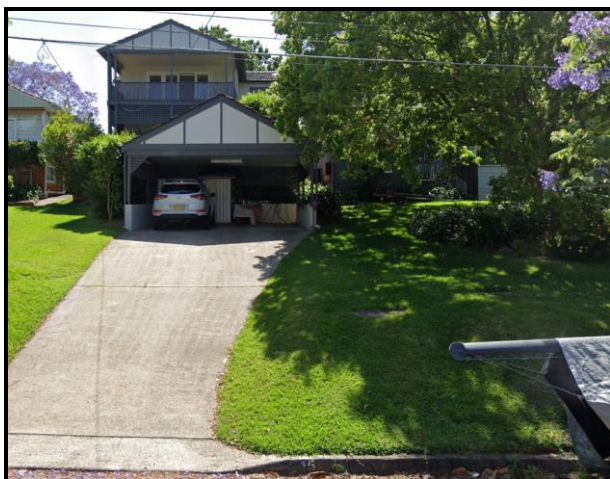


Figure 7: 15 Kirkwood Street



Figure 8: 19 Kirkwood Street



Figure 9: 21 Kirkwood Street

The proposed carport is designed to blend with the existing subject site by utilising timber posts with a tiled roof, matching the existing dwelling and hence, not dominating the street frontage. As displayed in the below architectural excerpt, the carport is 8.7m x 4.15m and is open on both sides and the front, complying with the requirements of the Manly DCP.

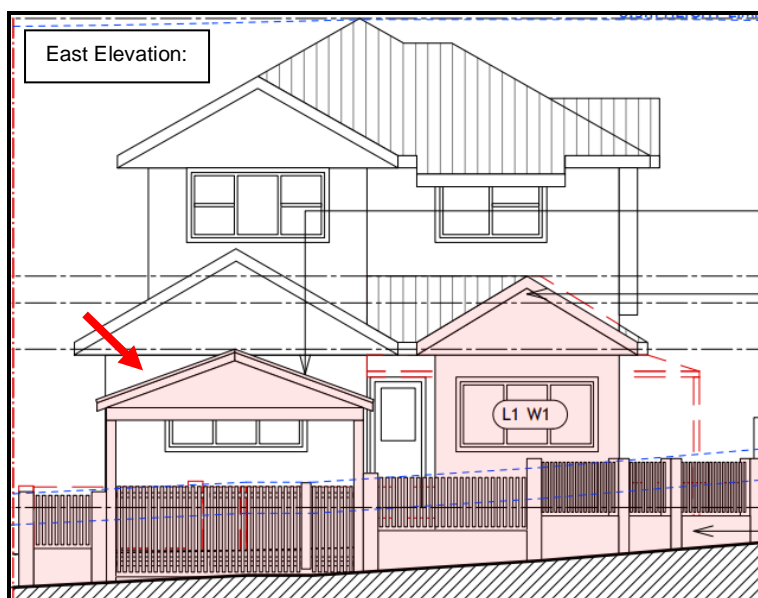


Figure 10: Architectural excerpt indicating front openings of the proposed carport from the north elevation

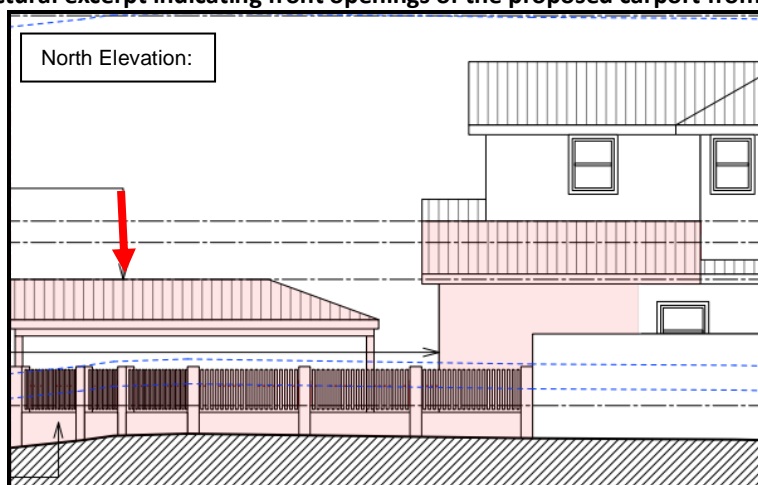


Figure 11: Architectural excerpt indicating the side openings of the proposed carport from the north elevation

The proposed carport to the front boundary implements a driveway crossover, deleting one (1) street parking space. The existing layback to Judith Street may be reinstated by Council considering its underutilisation as rear vehicle parking, increasing available street parking and amenity to Judith Street.

Furthermore, the proposed carport will not reduce more than one-third of existing sunlight access to the adjoining southern neighbour, as indicated in the shadow plans. Therefore, no amenity impacts on the streetscape are imposed as a consequence.

Accordingly, considering the aforementioned internal amenity the proposal provides to the subject site, and the lack of detrimental impacts to the southern neighbours and the streetscape, the proposal is considered appropriate and is submitted to Council for favourable consideration.

2. SITE ANALYSIS

This section provides a detailed description of the existing site and surrounding development.

2.1. Site Location and Context

The subject site, Lot 103 in DP 11162, is known as 68 Kirkwood Street Seaforth. The site is rectangular in shape, has a primary street frontage to Kirkwood Street and secondary vehicle access to Judith Street. The subject site has a total site area of 517.4m and is occupied by a 2-storey residential dwelling. The dwelling is not heritage listed, nor does it lie within a heritage conservation area. Refer to **Figure 12** and **Figure 13** for a location map and an aerial map of the subject site.

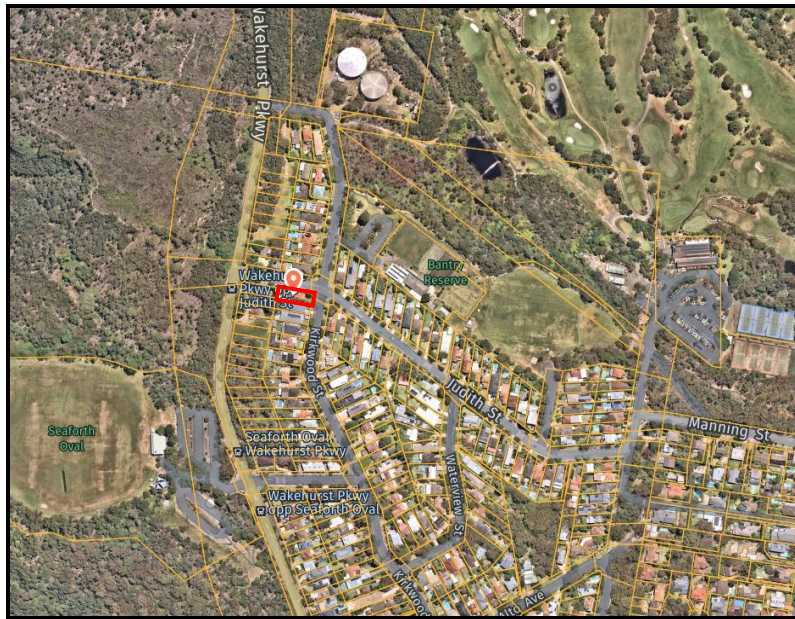


Figure 12: Site location and context



Figure 13: Aerial Photo

2.2. Existing Development

The subject site contains a two-storey residential dwelling. Secondary entry from the rear part of the site with driveway access permitted from Judith Street. A swimming pool exists at the rear yard, while no significant trees exist on the site.

Refer to the figures below for photos of the existing development on the subject site.



Figure 14: Existing two-storey dwelling as viewed from the front boundary



Figure 15: Existing two-storey dwelling as viewed from the primary streetscape of Kirkwood Street



Figure 16: Existing landscaped front setback area of the subject site



Figure 17: Rear yard of the existing dwelling



Figure 18: Existing swimming pool to the rear yard of the subject site



Figure 19: Two-storey dwelling of the subject site as viewed from Judith Street



Figure 20: Existing driveway access via Judith Street

3 Surrounding Development

Kirkwood Street's locality is characterised by predominately single-storey and 2-storey dwellings of older and contemporary style housing. Refer to the photos below of development surrounding the subject site.

3.1 North



Figure 21: Single-storey dwelling north of the subject site to the corner of Kirkwood Street and Judith Street (72 Kirkwood Street)



Figure 22: 72 Kirkwood as viewed from Judith Street

3.2 East



Figure 23: Single-storey dwelling to the east of the subject site to the corner of Judith Street and Kirkwood Street (1 Judith Street)

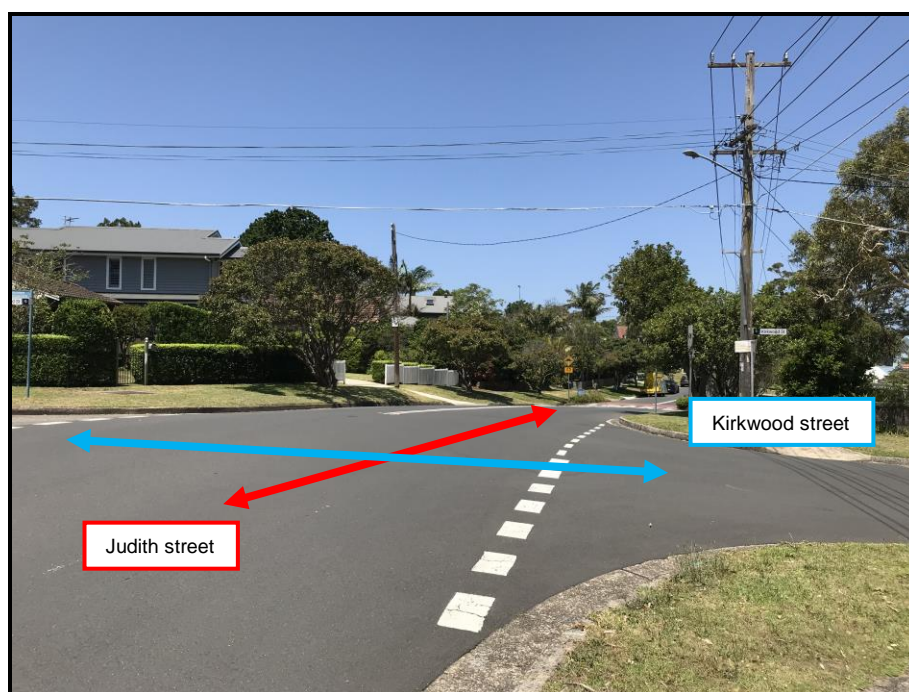


Figure 24: Corner intersection of Judith Street and Kirkwood Street

3.3 South



Figure 25: Two-storey contemporary dwelling immediately adjoining the subject site to the south (66 Kirkwood Street)



Figure 26: Single-storey dwelling at 64 Kirkwood Street with existing carport to the front setback area



Figure 27: Contemporary two-storey dwelling at 62 Kirkwood Street



Figure 28: Single-storey dwelling at 60 Kirkwood Street with existing carport to the front setback area

3.4 West



Figure 29: Single-storey dwelling adjoining the subject site to the rear to the corner of Wakehurst Pkwy and Judith Street (131 Wakehurst Pkwy)



Figure 30: Western streetscape of Judith Street

4 PROPOSAL

The proposal seeks alterations and additions to the existing two-storey dwelling at 68 Kirkwood Street, Seaforth.

The proposal will result in the following:

- Single storey extension to align with the existing front facade;
- New front path to link to the front door to the carport;
- Carport to align with other carports of adjoining dwellings in the streetscape;
- New 1.5m high front fence;
- New driveway crossover to Kirkwood Street;
- Reinstatement of 1 x car park space to Judith Street;
- New pedestrian and vehicular gates; and
- Removal of existing street tree.

Architectural drawings prepared by Design Tribe Projects, dated 9 November 2020, illustrate the proposed development.

5 ASSESSMENT UNDER RELEVANT CONTROLS

The following planning instruments are relevant to the proposed development:

- SEPP 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- Manly LEP 2013; and
- Manly DCP 2013.

5.1 LEP AND DCP COMPLIANCE SUMMARY

Table 1 below provides a snapshot of compliance of the proposed alterations and additions with the LEP and DCP controls. The following sections expand on the items identified below.

Table 1: Manly LEP 2013 and DCP 2013 - Compliance Table

Item	Control	Proposed	Complies
Manly LEP 2013			
Zoning	R2 Low Density Residential	Alterations and additions to the existing 2-storey dwelling	Yes
Height	8.5m	Existing: 8.65m (Unchanged)	Yes
FSR	0.45:1 (207m ²)	0.36:1 (187.5m) Existing: 0.34:1 (177.2m ²)	Yes
Manly DCP 2013 – General Principals of development			
Streetscape		Consistent with Principle	
Landscaping Design		Consistent with Principle	
Landscape/Tree Preservation		Consistent with Principle	
Sunlight Access and Overshadowing		Consistent with Principle	
Privacy and Security		Consistent with Principle	
Maintenance of Views		Consistent with Principle	
Safety and Security		Consistent with Principle	
Manly DCP 2013 – Development Controls			
Front setback	Consistent with neighbouring properties or 6m	<ul style="list-style-type: none"> • 8.71m • 0m from the proposed carport 	Partially complies
Side Setback	1/3 height of adjacent external wall: <ul style="list-style-type: none"> • 1m to ground floor • 2m to first floor 	<i>Judith Street:</i> <ul style="list-style-type: none"> • 2.44m <i>Southern neighbour:</i> <ul style="list-style-type: none"> • 1.5m to the ground floor, • 2.1m to the first floor Setbacks are unaffected and therefore remain as currently existing.	Yes (unchanged)

Item	Control	Proposed	Complies
Rear Setback	8m	18.9m	Yes (unchanged)
Total Open Space	At least 55% of site area (284.6m ²)	Existing: 65.4% (338.4m ²) Proposed: 52.9% (273.6m²)	Merit Assessment
Landscaped Area	At least 35% of open space (99.6m ²)	Existing: 59.8% (202.5m ²) Proposed: 62.6% (171.2m²)	Yes
Parking, Vehicle Access and Loading	Max width: 6.2m	4.15m	Yes
Fencing	1.5m (at least 30% of fence open over 1m)	1.5m high front fence proposed to the primary streetscape. The fence includes brickwork piers with open timber permitting 30% transparency above 1m.	Yes

* Calculations prepared by Design Tribe Projects

5.2 SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the proposed development and aims to encourage sustainable residential development.

A BASIX Assessment Report is submitted with this application which incorporates appropriate measures to reduce artificial heating, lighting and cooling means whilst also reducing water consumption.

5.3 Manly LEP 2013

5.3.1 Zoning

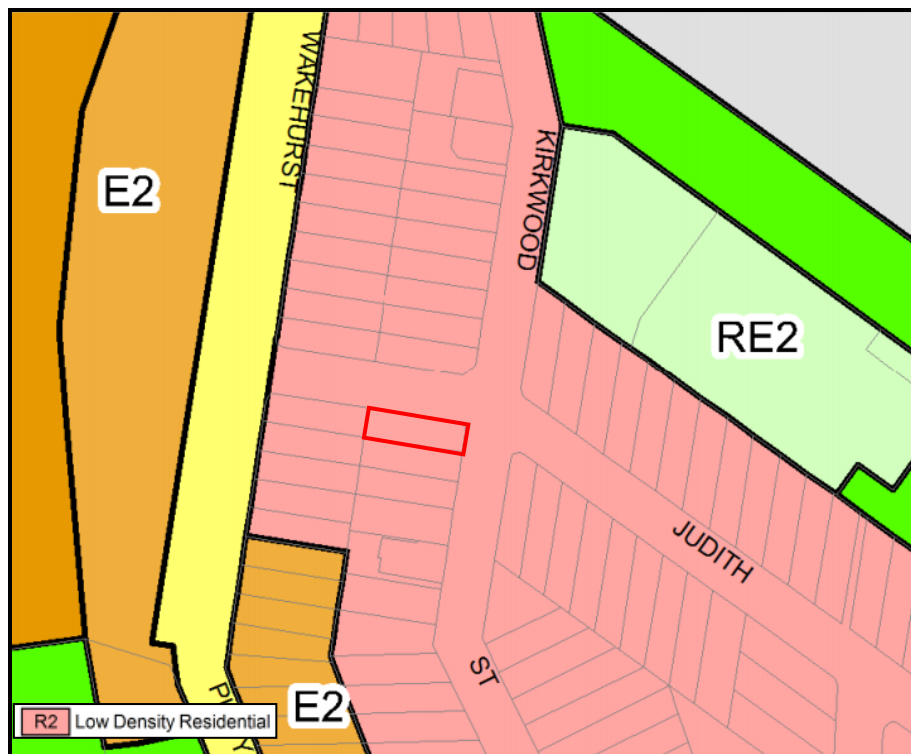


Figure 31: Zoning Map

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Assessment: The proposed alterations and additions are permissible in the R2 Low Density Residential zone. The proposed room extension and carport aligns with the zone's objectives, i.e. provide for the community's housing needs within a low-density environment.

5.3.2 Building Height



Figure 32: Building Height Map

- (1) The objectives of this clause are as follows—
- (a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,
 - (b) to control the bulk and scale of buildings,
 - (c) to minimise disruption to the following—
 - (i) views to nearby residential development from public spaces (including the harbour and foreshores),
 - (ii) views from nearby residential development to public spaces (including the harbour and foreshores),
 - (iii) views between public spaces (including the harbour and foreshores),
 - (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,
 - (e) to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.

Assessment: The proposed room extension and carport is sited to the ground floor of the two-storey dwelling and, therefore, will not increase the existing height.

5.3.3 Floor Space Ratio



Figure 33: FSR Map

(1) The objectives of this clause are as follows—

- (a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,
- (b) to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,
- (c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,
- (d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,
- (e) to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.

Assessment: The permissible FSR applicable to the subject site is 0.45:1 (207 m²), while the existing FSR is 0.34:1 (177.2 m²). The proposed alterations and additions increase the FSR to 0.36:1 (187.5m²).

The proposed increase in FSR remains compliant with the standard and presents a bulk and scale compatible within the Kirkwood Street streetscape.

5.3.4 Heritage Conservation

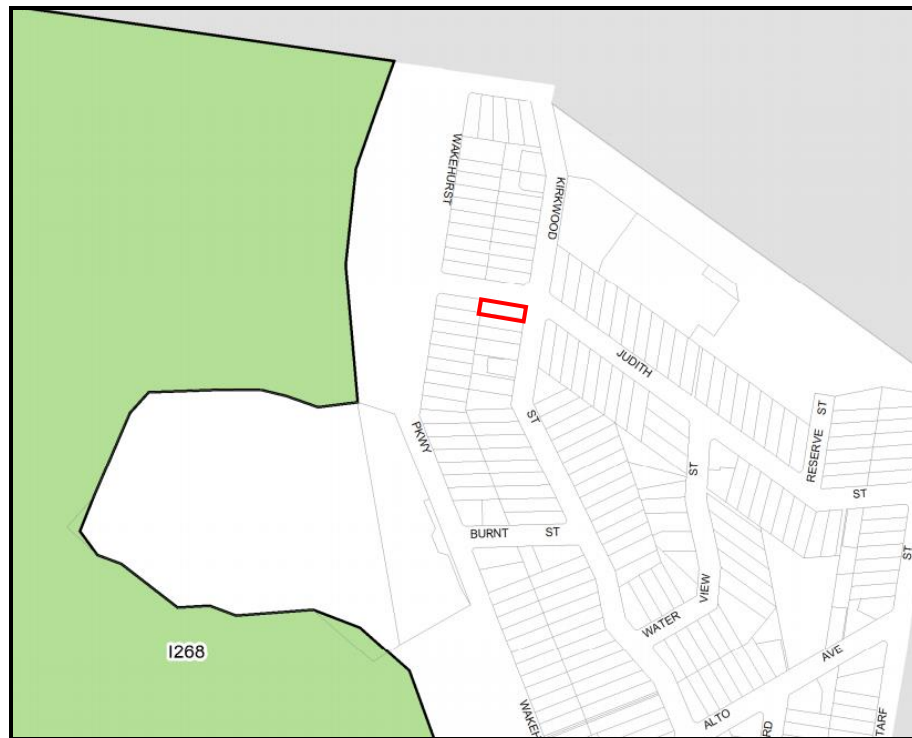


Figure 34: Heritage Map

- (1) **Objectives** The objectives of this clause are as follows—
- (a) to conserve the environmental heritage of Manly,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Assessment: The subject site is not heritage listed, nor is it within a heritage conservation area, as illustrated in **Figure 34**.

5.4 Manly DCP 2013

5.4.1 General Provisions

The table below sets out the General Provisions of the Manly DCP 2013 that apply to the subject site and proposed development.

Table 2: Manly DCP 2013, Part 3: Generic Development Principles - Compliance Table

Objectives	Response
3.1 Streetscapes and Townscapes	
<p><u>Streetscape</u></p> <p><u>Objective 1:</u> To minimise any negative visual impact of walls, fences and carparking on the street frontage.</p> <p><u>Objective 2:</u> To ensure development generally viewed from the street compliments the identified streetscape.</p> <p><u>Objective 3:</u> To encourage soft landscape alternatives when front fences and walls may not be appropriate.</p>	<p>Complies</p> <p>The proposed alterations and additions utilise external materials and finishes relative to the subject site's existing materials and surrounding dwellings to mitigate negative visual impact to the Kirkwood streetscape.</p> <p>The proposed fence will be re-constructed with materials that match the streetscape, while the proposed carport will be constructed with timber posts and a tiled roof to match the existing subject site. The new single-storey weatherboard extension will include a tiled roof to match the existing one.</p>
3.2 Heritage Considerations	
<p><u>Objective 1:</u> To retain and conserve environmental heritage and cultural significance of Manly including:</p> <ul style="list-style-type: none"> significant fabric, setting, relics and view associated with heritage items and conservation areas; the foreshore, including its setting and associated views; and potential archaeological sites, places of Aboriginal significance and places of natural significance. <p><u>Objective 2:</u> To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.</p> <p><u>Objective 3:</u> To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance</p>	<p>Not Applicable</p>

<p>of those items.</p> <p>Objective 4: To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.</p> <p>Objective 5: To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.</p>	
3.3 Landscaping	
<p>Objective 1: To encourage appropriate tree planting and maintenance of existing vegetation.</p> <p>Objective 2: To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.</p>	<p style="text-align: center;">Complies</p> <p>The subject site will retain adequate open space and landscaping area, reflecting the proposed alterations and additions' appropriate and compliant nature.</p> <p>The proposed driveway will require the removal of an existing street tree. This is considered appropriate given the tree is not identified as a significant tree nor has any heritage significance. The current tree is in poor condition; hence a new tree may be planted in replacement if required by Council. Refer to the Arboricultural Impact Assessment report prepared by Arborlogix, dated 19 November 2020.</p>
3.4 Amenity (Views, Overshadowing, Overshadowing/Privacy, Noise)	
<p>Objective 1: To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.</p> <p>Objective 2: To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.</p>	<p style="text-align: center;">Complies</p> <p>The proposed alterations and additions are sensitively designed to mitigate and minimise impact to adjoining dwellings concerning privacy, solar access, views and security. As referred to in the below shadow diagram excerpt, the proposed carport will not significantly overshadow the neighbouring southern dwelling's open space area. While current shadow impacts exist, this results from the inevitable orientation of No. 66 Kirkwood Street to the south of the site.</p> <p>The proposed extension will enable passive surveillance of the streetscape and therefore retain the safety and security of Kirkwood Streetscape. As such, the proposed alterations and additions will not decrease the amenity of the streetscape. Rather, the proposal seeks to improve the subject site's internal and external function and amenity as displayed by its lack of negative impact.</p>

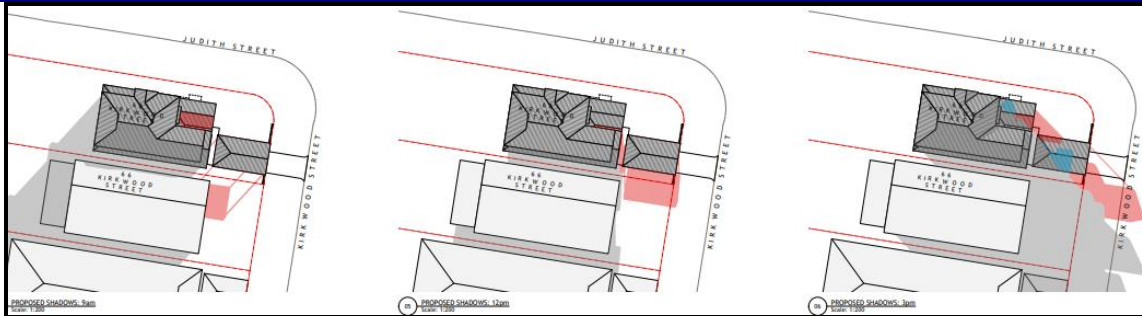


Figure 35: Shadow diagram excerpt indicating the existing shadows in comparison with the additional shadow cast by the proposed carport and extension

3.5 Sustainability

Objective 1: To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term.

Objective 2: To encourage the retention and adaptation of existing dwellings including a preference for adaptive reuse of buildings rather than total demolition. Where retention and adaption is not possible, Council encourages the use of building materials and techniques that are energy efficient, non-harmful and environmentally sustainable.

Objective 3: To minimise waste generated by development and embodied in the building materials and processes through demolition.

Objective 4: To encourage the use of recycled materials in landscape construction works.

Objective 5: To encourage the establishment of vegetable gardens and the planting of fruit trees.

Objective 6: To encourage energy efficient building design, construction and practices, that reduce energy consumption (primarily for heating and cooling), reduce the use of non-renewable fossil fuels, minimise air pollution, greenhouse gas emissions and reduce energy bills.

Objective 7: To require that residential site planning and building design optimise solar access to land and buildings.

Objective 8: To site and design development to optimise energy conservation and sustainability in accordance with BASIX legislation and encourage development to exceed requirement particularly to ensure energy efficient use of energy for internal heating and cooling.

Objective 9: To site and design development to optimise energy

Complies

The proposed extension includes an opening in the form of a window to the eastern elevation, aligning with the window of Bedroom 4 and providing cross ventilation to the existing dwelling. Refer to the BASIX Certificate submitted with this proposal.

<p>conservation (in accordance with the energy hierarchy) and sustainability to which BASIX does not apply.</p> <p><u>Objective 10:</u> To ensure non-residential development involving a gross total floor area of greater than 500 sqm set and meet criteria for energy efficiency/conservation through an Energy Performance Report.</p> <p><u>Objective 11:</u> To ensure non-residential development complies with the Building Code of Australia energy efficiency provisions.</p>	
3.6 Accessibility	
<p><u>Objective 1:</u> To ensure equitable access within all new developments and ensure that any refurbishments to existing buildings provide improved levels of access and facilities for people with disabilities.</p> <p><u>Objective 2:</u> To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.</p> <p><u>Objective 3:</u> To highlight consideration of access issues early in the development design process.</p> <p><u>Objective 4:</u> To continue improving understanding and awareness of access issues for people with disabilities through a commitment to implementation of best practice.</p> <p><u>Objective 5:</u> To ensure that the public domain, including public domain in new developments provides connectivity, legibility, flexibility and consistency to allow for equitable and safe access for all people.</p>	Not Applicable
3.7 Stormwater Management	
<p><u>Objective 1:</u> To manage urban stormwater within its natural catchments and within the development site without degrading water quality of the catchments or cause erosion and sedimentation.</p> <p><u>Objective 2:</u> To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding and stormwater inundation.</p> <p><u>Objective 3:</u> To promote ground infiltration of stormwater where there will be no negative (environmental) impacts and to encourage on-site stormwater detention, collection and recycling.</p> <p><u>Objective 4:</u> To make adequate arrangements for the ongoing maintenance of stormwater facilities.</p>	<p>Complies</p> <p>Refer to the Stormwater Drainage Plan and Design Certificate, prepared by Hyten Engineering, dated 10 November 2020 submitted with this proposal.</p>
3.8 Waste Management	
<p><u>Objective 1:</u> To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</p> <p><u>Objective 2:</u> Encourage environmentally protective waste</p>	<p>Complies</p> <p>The waste from the proposed works will be managed appropriately. The architectural plans</p>

<p>management practices on construction and demolition sites which include:</p> <ul style="list-style-type: none"> • Sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities; • adoption of design standards that complement waste collection and management services offered by Council and private service providers; • building designs and demolition and construction management techniques which maximises avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and • appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area. <p><u>Objective 3:</u> Encourage the ongoing minimisation and management of waste handling in the future use of premises.</p> <p><u>Objective 4:</u> To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.</p> <p><u>Objective 5:</u> To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.</p> <p><u>Objective 6:</u> To minimise any adverse environmental impacts associated with the storage and collection of waste.</p> <p><u>Objective 7:</u> To discourage illegal dumping.</p>	<p>submitted with this application identify an area to the front boundary line as temporary storage for waste and construction materials.</p> <p>All waste will be discarded accordingly to mitigate the impact to the surrounding and adjoining neighbours. Refer to the Waste Management Plan submitted with this proposal.</p>
3.9 Mechanical Plant Equipment	
	Not Applicable
3.10 Safety and Security	
<p><u>Objective 1:</u> To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.</p> <p><u>Objective 2:</u> To ensure that the design process for all development integrate principles of 'Safety in Design' to eliminate or minimise risk to safety and security.</p> <p><u>Objective 3:</u> To contribute to the safety and security of the public domain.</p>	<p>Complies</p> <p>The proposed alterations and additions do not reduce the safety and security of the public domain. An additional opening from the proposed room extension permits additional causal surveillance of the streetscape irrespective of impacting the privacy of neighbouring dwellings.</p>

6 SECTION 4.15 CONSIDERATIONS

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This assessment has taken into account the following provisions:

STATUTORY POLICY AND COMPLIANCE – s.4.15 (1)(a)

The proposal has been assessed in relation to all relevant LEPs and DCPs above in the *Statement of Environmental Effects*.

The LEP which is relevant to the proposal is:

Manly LEP 2013

Comment: The proposed alterations and additions is permissible in the R2 Low Density zone and is considered to be consistent with the objectives of the Zone.

The relevant development control plan is:

Manly DCP 2013

Comment: This Statement of Environmental Effects has addressed each of the relevant provisions of the DCP and it is considered that the proposal satisfies the objectives and performance criteria of the DCP

NATURAL, BUILT ENVIRONMENT, SOCIAL AND ECONOMIC IMPACTS - s.4.15(b)

Throughout the period of construction, all measures will be taken to ensure that any noise, dust, and vibration will be kept to a minimum. All construction works will comply with the Building Code of Australia and any other relevant legislation for the duration of the works.

Upon completion of the proposal, the day-to-day operations of the development are unlikely to cause undue impact in relation to noise, pollution, drainage and pedestrian / vehicular traffic flows.

The proposal will not result in the loss of views or outlook from any surrounding public or private place.

There are no wilderness areas on the site while no endangered fauna have been identified on or around the site.

The proposal does not involve the removal of any significant trees or vegetation on the site.

The proposed development is considered appropriate and will not be responsible for any adverse environmental impacts in relation to loss of privacy, loss of view, noise, or traffic and parking impacts.

The proposed development will not be detrimental to the social and economic environment in the locality.

SUITABILITY OF THE SITE FOR DEVELOPMENT – s.4.15(c)

The size and shape of the site is suitable for the proposed development, and the proposal does not create any adverse bulk or scale impacts. The proposal will not result in any loss of amenity to neighbouring properties.

SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT – s.4.15(d)

It is acknowledged that the consent authority must consider and assess all submissions made regarding this development application.

THE PUBLIC INTEREST – s.4.15(e)

Amenity impacts have been minimised, and the proposal is considered to be a positive contribution to the built and natural environment in this part of Seaforth.

7 CONCLUSION

This Statement of Environmental Effects has demonstrated that the proposed single-storey extension and carport associated with the two-storey dwelling house at 68 Kirkwood Street, Seaforth represents a desirable outcome for the site and the locality.

The proposed works are permissible under the Manly Local Environmental Plan 2013 and the R2 Low Density Residential zone. The proposal does not increase the approved height, while the proposed FSR of 0.36:1 is well below that permissible. Therefore, the alterations and additions produce a built form consistent with the bulk and two-storey scale of development permissible in the zone.

Importantly, the proposal also reasonably maintains amenity to surrounding dwellings. As such, the proposed carport and extension will not diminish the existing visual and acoustic privacy and solar access of adjoining neighbouring dwellings. Noting, the carport and extension scale do not dominate the dwelling and will not result in a negative visual outcome within the streetscape.

The proposed works comply with the provisions of the Manly DCP and do not detract from the residential character of the streetscape. The carport's proposed location is considered appropriate and a better outcome for the site, increasing internal amenity and safe parking space area.

Furthermore, the proposed alterations and additions do not detract from the minimum landscaping area requirements of the DCP, further indicating the proposal's appropriateness.

Accordingly, considering the above and given the lack of detrimental impacts resulting from the proposed works, the proposal is considered appropriate and is submitted to Council for favourable consideration