



## STATEMENT OF ENVIRONMENTAL EFFECTS

### ALTERATIONS AND ADDITIONS

2/1 Lister Avenue, Seaforth 2092

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## 1. INTRODUCTION

This statement of environmental effects accompanies details prepared by R + R Building Design Pty Ltd. This document outlines the subject site and surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. Every effort has been made to comply with planning controls for this development whilst maintaining its visual aesthetics without any detrimental effect to its surrounds. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of local council.

## 2. PROPERTY DESCRIPTION

The subject property is described as 2/1 Lister Avenue Seaforth 2092 as Lot 2 SP 25959. The property identifies as:

- MDCP Schedule 1-Map A- Residential Density Areas- 1 Unit/500m<sup>2</sup> of the Site Area.
- MDCP Schedule 1 Map B- Residential Open Space Areas- OS3
- Manly LEP2013- Land Zoned R2 Low Density Residential

The property is sited as a single level residence to the rear of a strata block, The property in its current form is a three bedroom dwelling. The property sites a long pedestrian path to the residence coming from a single carport which is built to boundary. it is with a garage to the rear North-West boundary. The ground floor currently accommodates three bedroom's a living space, dining, kitchen, and bathroom with an internal laundry. The home is of brick veneer with tiled roof construction.

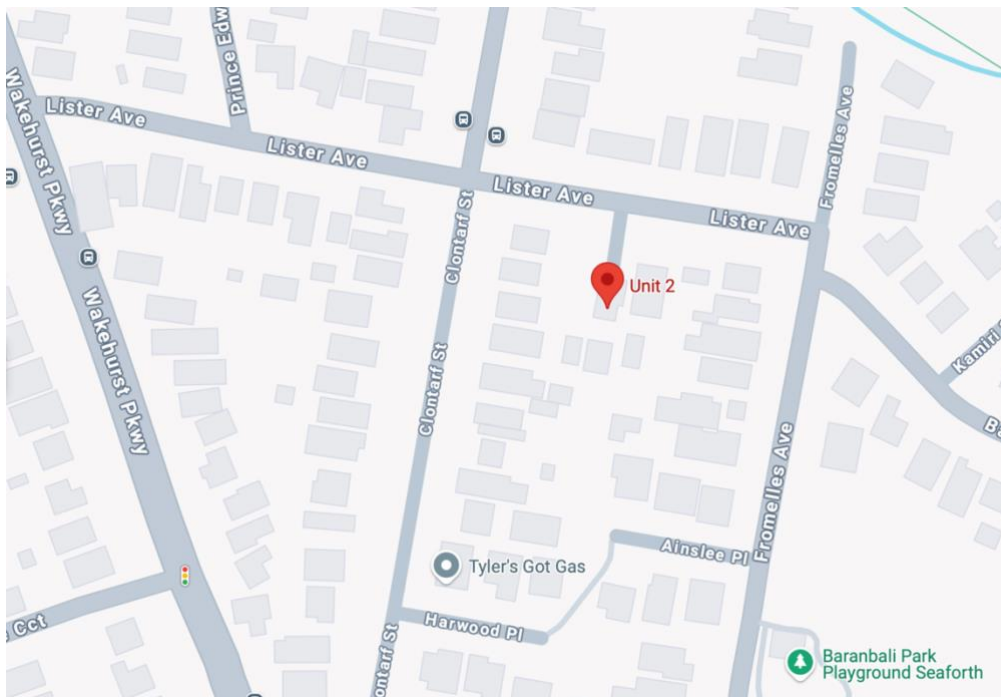
## 3. SITE DESCRIPTION

The site is zoned R2 Low Density Residential-Manly LEP2013. The site is centrally located along the Southern side of the road known as Lister Avenue. The site is approximately 859m<sup>2</sup>, as this is strata block with two dwellings. It is split with lot 1 being slightly larger at 53.5% of the lot or 459m<sup>2</sup>, while lot 2 (the subject site) is 46.5% or 400m<sup>2</sup>. The site is fairly level with a slope towards the street at approximately 2.29m from the rear of the property to the boundary adjoining lot 1.

BUILDING  
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Subject site from Six Maps- Known as 2/1 Lister Avenue Seaforth 2092



Subject site from Google Maps- Known as 2/1 Lister Avenue Seaforth 2092

Statement of Environmental Effects- 2/1 Lister Avenue Seaforth 2092





View of subject site known as 2/1 Lister Avenue Seaforth 2092 from street frontage



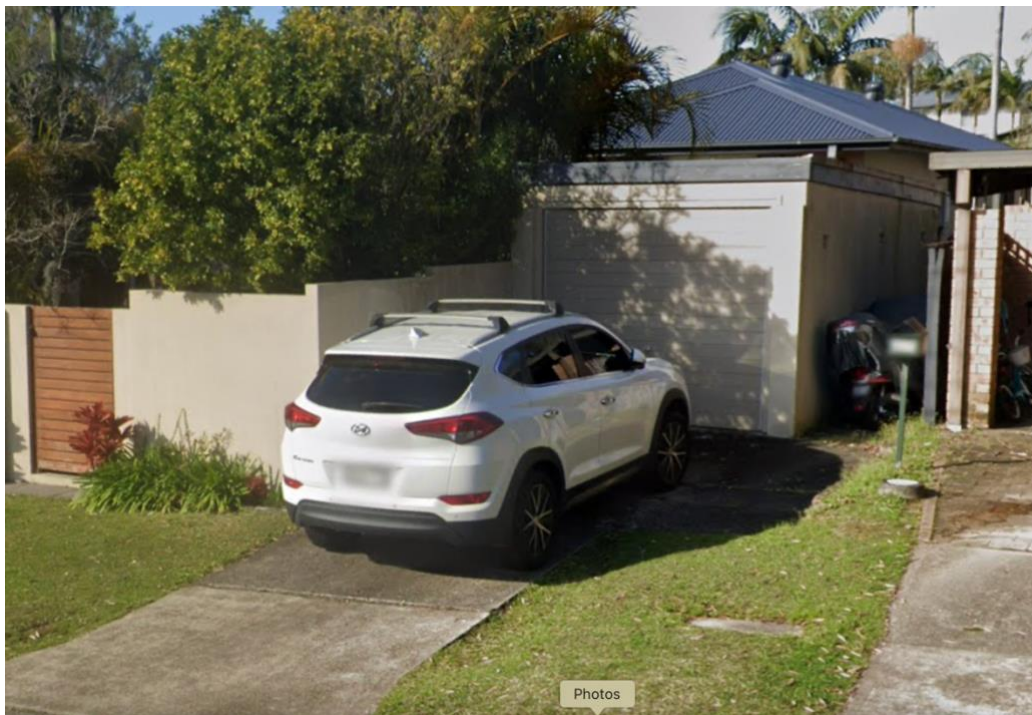
View of existing carport and footpath to be demolished



BUILDING  
R&R  
DESIGN

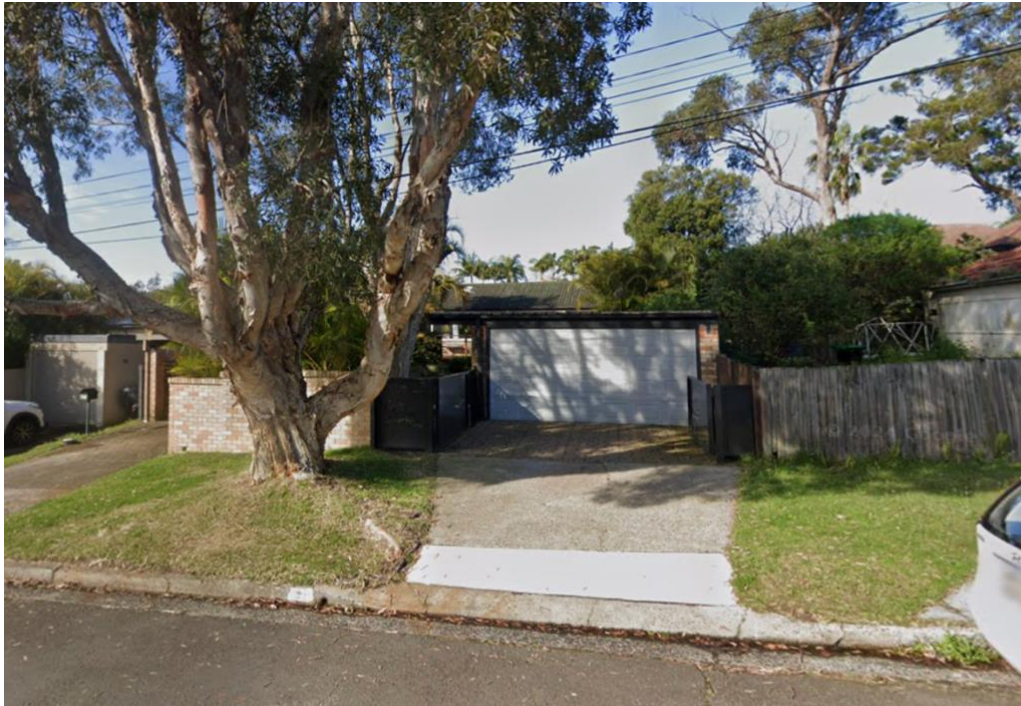


View of subject front façade and location of new path and Plunge pool



View of Adjoining property known as 1a Lister Avenue Seaforth 2092

Statement of Environmental Effects- 2/1 Lister Avenue Seaforth 2092



View of Adjoining property known as 1/1 Lister Avenue Seaforth 2092

#### 4. SURROUNDING AREA

Seaforth is a relatively suburban development area with a main shopping precinct running along Sydney Road towards Manly. This precinct is made up of restaurants, Cafes, art galleries and other commercial developments with the Stockland's Shopping Centre within proximity. The Seaforth residential area is primarily multi storey dwellings. Seaforth is within the Northern beaches council where homes are provided outlooks into bushland as well as panoramic ocean views in some residences. The subject property is adjoining six other dwellings majority of which are two storey residences on average size allotments. Lister Avenue is within walking distance to Seaforth Oval, Balgowlah North Public School and Balgowlah Bowling Club.



## 5. PROPOSED WORKS

### Ground Floor

- The proposed works at ground floor include the demolition of the existing kitchen, bathroom and laundry to allow for a new layout.
- Several internal walls are to be removed, and some new walls built to allow for a more open-plan layout to the kitchen, living and dining.
- In the current configuration the entry is straight into the living room, so the applicants seek to include a defined entry with the new staircase to the first floor off this space.
- All new windows and doors are proposed, the new doors will open onto the proposed external space allowing for indoor/outdoor connectivity.
- The existing dwelling sits further towards the rear boundary; therefore, the front and Eastern side boundary are the main open space. To the North-eastern front corner of the property a plunge pool is proposed it will be semi-above ground. The remaining section of lawn area to the Northern front yard is to be levelled with new retaining walls replacing the old. This will allow for a level lawn coming straight from the main living area.
- To the Eastern side boundary of the dwelling a new covered terraced area is proposed to replace the dilapidated pergola.
- The existing bathroom and laundry spaces will be reconfigured but remain in the same location.

### First Floor

- At first floor the proposal seeks to include three bedrooms, new main bathroom and linen cupboard. The main bedroom is to include an ensuite, walk in robe and a new balcony that overlooks the subject sites entry path.
- The exterior is to be clad in vertical cladding with a low maintenance modern façade which compliments many dwellings within the vicinity.

The proposed works are keeping within councils open streetscape and will not be detrimental to the adjoining properties amenities, and we therefore seek council approval.





## 6. AREA AND COMPLIANCE TABLE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R <sup>2</sup>	Zone R <sup>2</sup>	Unchanged
Site area	500m <sup>2</sup>	400/859m <sup>2</sup>	Unchanged
Frontage	10m	15.24m	Unchanged
Number of Storeys	2	1	2
Maximum Building Height	8.5m	4.5m	6.89m
Front building setback	6.5m	3.7m	Unchanged
Rear building setback	6.0m	1.24m	Unchanged
Min. side boundary setback (West) Ground floor	0.924m <sup>(1/3 Adjacent wall height 2.77m)</sup>	1.52m	Unchanged
Min. side boundary setback (East) Ground floor	0.92m <sup>(1/3 Adjacent wall height 2.77m)</sup>	6.3m	2.53m <sup>(1/3 Adjacent wall height 6.98m)</sup>
Total Open Space	220.0m <sup>2</sup> (55%) of site area	154.51m <sup>2</sup> (38.63%)	156.50m <sup>2</sup> (39.13%)
Landscaped Open Space	77.0m <sup>2</sup> (35%) of total open space	67.31m <sup>2</sup> (30.60%)	102.65m <sup>2</sup> (46.66%)
Private Open Space	18m <sup>2</sup>	118.43m <sup>2</sup>	166.41m <sup>2</sup>

## 7. PLANNING ASSESSMENT

- ❖ State Environmental Planning Policy
- ❖ Manly Local Environmental Plan 2013
- ❖ Response to Manly Development Control Plan

### STATE ENVIRONMENTAL PLANNING POLICY

The following principles are relevant to the consideration of the application:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)





- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

### Manly Local Environmental Plan 2013

#### 2.1 Land use zones

The subject allotment is Zoned R2 Medium density which allows for the type of development proposed under the application.

#### 4.3 Height of Buildings

The proposed development is for a first-floor addition, the current maximum height control for the subject site is 8.5m. The proposed addition will sit at 6.89m above natural ground level and therefore is compliant to the control.

#### 4.4 Floor Space Ratio

The Subject site has a floor space ratio of 0.45:1. The proposed Works have a floor space of 161.73m<sup>2</sup> whilst the maximum would be 180.0 m<sup>2</sup> therefore the proposed works comply.

#### 6.4 Stormwater Management

All Stormwater is to connect to existing stormwater drainage that connects to street front curb and will therefore not impact on neighbouring downhill properties.



## RESPONSE TO MANLY DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 14

Existing Site Area=m2		
DCP COMPLIANCE TABLE		
Development control	Proposed	Complies
<b>Part 3</b>		
<b>3.1- Streetscapes and Townscapes-</b>		
3.1.1- Streetscape ( <i>residential areas</i> )	The subject site has a very narrow front boundary due to the layout of the Strata block. The subject site has a small frontage of 4.05m which connects to a full-length brick front fence. The applicant seeks to have a lockable entry where they can safely store their outdoor recreational equipment. The proposal seeks to include a front garage door and hinged door to the side. Both are to be of open slat screening.	Yes
3.1.2- Streetscape Improvement in LEP zone B6 Enterprise Corridor	NA	NA
3.1.3- Townscape (Local and neighbourhood Centres)	NA	NA
<b>3.2- Heritage Considerations-</b>		
3.2.1-Consideration of Heritage Significance	NA	NA
3.2.2-Alterations or Additions to Heritage Items or Conservation Areas	NA	NA
3.2.3-Fences for Heritage Items and Conservation Areas	NA	NA
3.2.4- Setbacks of Garages and Carports for Heritage Items and Conservation Areas	NA	NA
3.2.5-Exceptions to Parking Requirements and FSR Development Standards for Heritage Developments	NA	NA
<b>3.3- Landscaping-</b>		
3.3.1- Landscaping Design	The proposal seeks to include more soft landscaping than existing. The applicant seeks to include a new plunge pool and level lawn area for outdoor recreational use. In its current form the yard area is undulating and does not provide for a modern family lifestyle with minimal connectivity to the yard from the dwelling. The proposal will result in 102.65m <sup>2</sup> (46.66%) well over the required 35%.	Yes
3.3.2- Preservation of trees or bushland vegetation	The proposed works are not within proximity to any protected trees and therefore will not cause any detrimental impact to any trees within the local surrounds.	Yes



3.3.3- Footpath tree planting	NA	NA
<b>3.4- Amenity-</b> ( <i>views, overshadowing, overlooking/ privacy, noise</i> )		
3.4.1- Sunlight access and overshadowing	Minimal overshadowing has been created due to the design and positioning of the additions-See accompanying shadow diagrams.	<b>Yes</b>
3.4.2- Privacy and Security	Whilst the proposal is for a first-floor addition, The windows to first floor have been thoughtfully placed to ensure no overlooking of the adjoining properties private open space. The proposed balcony has been setback to ensure its views are over the subject site with privacy screens proposed to the Eastern side boundary protecting the subject site and adjoining properties privacy. All windows and doors at ground floor will be screened by hedging plants to the perimeter.	<b>Yes</b>
3.4.3- Maintenance of views	The subject site and adjoining properties do not benefit from any significant views and therefore will not be impacted on views loss.	<b>Yes</b>
3.4.4- Other Nuisance ( <i>Odour, fumes etc.</i> )	NA	NA
<b>3.5- Sustainability-</b> ( <i>Greenhouse energy efficiency, thermal performance, and Water Sensitive Urban Design</i> )		
3.5.1- Solar Access	The proposal seeks to include a first-floor addition to the existing dwelling, therefore shadow diagrams accompany this application. It is noted that all adjoining properties are afforded a significant amount of natural light throughout the 21 <sup>st</sup> of June. While we have built within the rear setback it is noted that we are following the existing footprint.	<b>Yes</b>
3.5.2- Energy Sources and Systems	NA	NA
3.5.3- Ventilation	Large Format glazing has been proposed to allow for cross ventilation through the main living of the house and bedrooms.	<b>Yes</b>
3.5.4- Energy Efficient Appliances, Demand Reduction and Efficient Lighting ( <i>Non-residential buildings</i> )	NA	NA
3.5.5- Landscaping	The proposal seeks to demolish and remove sections of garden and replace with more perimeter retaining walls. The occupants seek to create their own low maintenance gardens to suit an Australian coastal theme.	<b>Yes</b>
3.5.6- Energy Efficiency/conservation requirements for non-residential developments	NA	NA





3.5.7- Building Construction and Design	The proposed design is of a modern style using materials that are durable ensuring they are low maintenance. The occupants are after a low maintenance dwelling and therefore careful consideration was taken to ensure materials selected would match this criterion.	Yes
3.6- Accessibility-	NA	NA
3.7- Stormwater Management-	All new stormwater pipework is to connect to existing system which drains to the street kerb. A Hydraulic plan accompanies this application	Yes
3.8- Waste Management-	A waste management plan accompanies this application.	Yes
3.9- Mechanical Plant Equipment-	NA	NA
3.10- Safety and Security-	The proposal seeks to include a secure entry door to the proposed carport. The dwelling itself has a balcony that will overlook the pedestrian entry into the dwelling. This will provide for unobstructed surveillance of the property.	Yes
<b>Part 4</b>		
4.1- Residential Development Controls-		
4.1.1- Dwelling Density, Dwelling Size and Subdivision	NA	NA
4.1.2- Height of Buildings ( <i>Incorporating Wall Height, Number of Storeys + Roof Height</i> )	The proposal is for a first-floor addition; however, the height will be significantly below the 8.5m height limit at only 6.89m due to the flat roof design.	Yes
4.1.3- Floor Space Ratio ( <i>FSR</i> )	The existing floor space covers only 88.26m <sup>2</sup> . In The proposed Works have a floor space of 161.73m <sup>2</sup> whilst the maximum would be 180.0m <sup>2</sup> for the subject site therefore the proposed works comply.	Yes
4.1.4- Setbacks ( <i>Front, Side and Rear</i> ) and Building Separation	There is no change to the front setback. The proposal is for a first-floor addition the existing ground floor rear wall sits at 1.24m from the boundary. The proposed first floor will sit within the 6m setback however will be over the existing footprint and be at the shortest distance 4.75m from the boundary. It is noted that the dwelling at this point is a non-habitable room and will not overlook any living spaces or bedroom of the adjoining property. The side boundaries are within the boundary setbacks and will not cause any detrimental impact to surrounding properties. The design whilst within some boundary setbacks has been sympathetic to the	No



	adjoining properties to ensure privacy and noise is maintained at a minimum. It is noted that the subject site adjoins 6 different properties and therefore has been limited on window and door placements.	
4.1.5- Open Space and Landscaping	Whilst the proposed development does not comply to the minimum percentage of site area at 55% (220m <sup>2</sup> ) this is due to the sections of landscaping that are excluded from the calculations due to their dimensions with a total of 40.69m <sup>2</sup> (10.17%) being excluded. The proposed development has a total open space of 156.5m <sup>2</sup> (39.13%). The Proposed development does however comply with the total landscaped area being 102.65m <sup>2</sup> with a minimum requirement of 77.0m <sup>2</sup> .	<b>No</b> -Total Open Space  <b>Yes</b> -Landscaped area.
4.1.6- Parking, Vehicular Access and Loading (including bicycle facilities)	The subject site parking facilities will be demolished and rebuilt as the current structure is bulk and does not allow for ease of access for vehicles. The proposal seeks to add a garage door to allow for security to the property.	<b>Yes</b>
4.1.7- First Floor and Roof Additions	The first-floor addition will be a more modern design with a flat roof. This design is in keeping with properties within the local area and is of minimal impact to neighbours with its low roof line.	Yes
4.1.8- Development on Sloping Sites	NA	NA
4.1.9- Swimming Pools, Spas and Water Features	The proposal includes a plunge swimming pool. It will be located within the front yard however all fencing to the pool and surrounds will be compliant to the NCC and Aus Standards.	Yes
4.1.10- Fencing	The applicant has a young family and therefore want to create an enclosed yard where their small children can enjoy the outdoor recreational spaces. The proposal seeks to include new fencing to certain sections of the perimeter allowing for an enclosed yard.	Yes
<b>4.4-Other Development (All LEP Zones)</b>		
4.4.5- Earthworks (Excavation and Filling)	NA	NA

## 8. CONCLUSION



The proposed development seeks approval based on its modest site coverage and minimal environmental impact. Where possible materials will be re-used or disposed of in a proper manner. Issues such as privacy to neighbouring properties, side boundary setbacks and environmental impacts have all been addressed above. The principal objective of the development is to create a better flow through the dwelling whilst allowing more natural light and ventilation into the home. The proposed development seeks to incorporate an indoor/outdoor living space allowing the occupants more outdoor recreational and lifestyle choices. The proposed development while not complying to all the relevant council LEP's and DCP's, with its minimal environmental impacts and design the proposal should refrain from having adverse effects on its neighbouring properties. The proposal shall maintain an acceptable level of amenity to neighbouring properties and public open space.