



**Statement of
Environmental
Effects
at
14 Kirkwood Street,
Seaforth
NSW 2092
For
Samm Carbines**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 14 Kirkwood Street in Seaforth.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

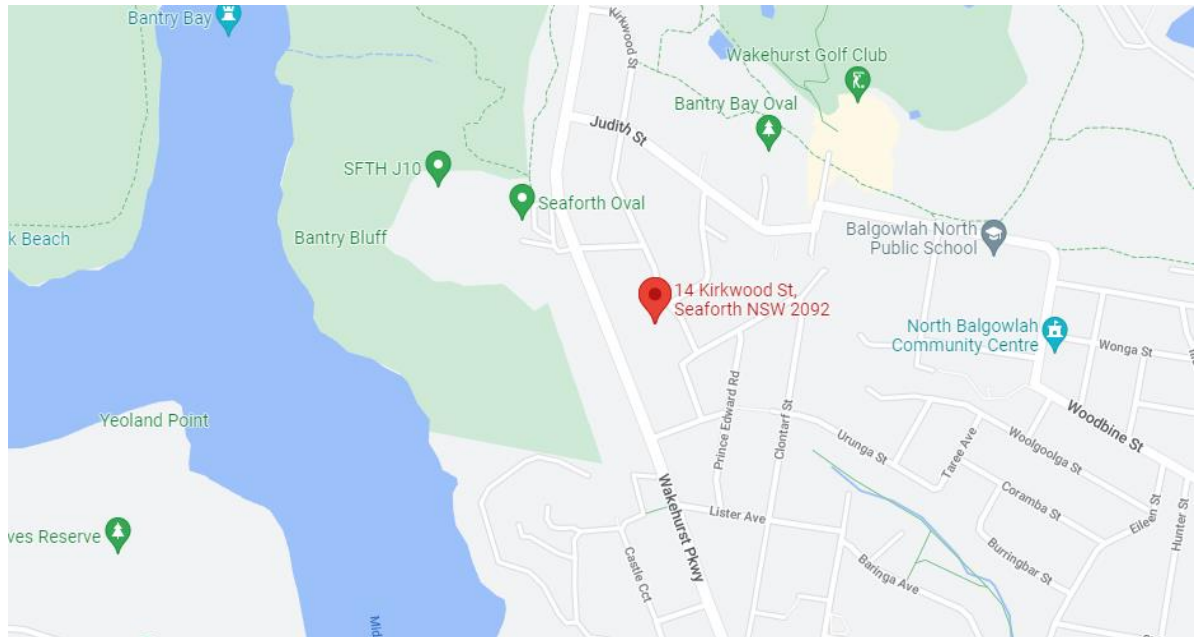
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Kirkwood Street in the residential neighbourhood of Seaforth.

Site Address: No 14 Kirkwood Street, Seaforth

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Manly)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 76 DP.11162 known as 14 Kirkwood Street, Seaforth, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Manly Local Environment Plan 2013
Manly Development Control Plan 2013

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing recently constructed two storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Seaforth significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with a cleared front yard from the construction of the dwelling.

2.7 Existing off-street parking

There is parking available for multiple cars in the garage & the front yard. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of a palm & a large tree to the front of the property with the remainder of property cleared. The existing landscaping is to be improved where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained with the proposed work to the front & back yards only to be in keeping with surrounding properties. The proposed works provide for a new driveway & crossover with a new 1200 high front fence & automatic sliding gate with retaining walls to parts of drive. To the rear concrete pathways to the sides and rear of the dwelling, a levelled grass area bounded by masonry retaining walls adjacent to the existing unfinished pool area that is to have tiling to the existing slab & a new pool safety barrier. Site drainage & landscaping provide improved outdoor areas for the property.

The proposal is in sympathy with the existing residence improving the scale and character of the property and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New crossover & driveway
- New front fence & sliding gate
- New retaining walls to side of drive at front of dwelling
- New Side timber ramps & landing
- New rear retaining walls
- New side and rear pathways adjacent to existing Alfresco area
- New levelled grass area from Alfresco area to pool area
- New stairs up to pool area
- New tiling & pool safety barrier to existing pool area
- New site drainage

Internally the proposal encompasses:

- N/A

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for outdoor living & entertaining areas to the rear & appropriate vehicular & pedestrian access to the dwelling from the street whilst maintaining the bulk of the dwelling that is fitting for the Seaforth area. The owner is looking to maintain the existing recently constructed house & improve the grounds to be more usable for the owner's family. A driveway is required as there is no driveway currently on site with the site cleared for construction. New fencing to the front of the property improves the streetscape & site security with access to the existing garage allowing Council parking requirements to be adhered to. To the rear the retaining walls, grassed area, pathways & finishing the pool enclosure provides safe areas for the owner's family to use & entertain. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident as well as improving the property safety & general amenity.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Concrete drive & crossover

PVC/Timber/alloy front fence & sliding gate

Stone & masonry retaining walls

Concrete

Concrete stairs to pool area

Tiling & pool safety barrier to manufacturers details

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	799.5 sq m	-
GFA (Gross Floor Area)	Existing	Existing
Height	Existing (Dwelling)	8.5m
Built upon area	421.03 sq m	359.78 sq m
Open Space Area	378.36 sq m	439.72 sq m
Landscaping	270.70 sq m	153.9 sq m

A concession is requested for the open space area being below the 55% guideline under MDCP2013. This is due to the existing dwelling being set towards the rear of the property to clear the existing sewer main & natural watercourse to the front causing the driveway to be elongated using more open space area to access the dwelling along with portions of the area adjacent to the drive that have not been included as landscaped area as are less than 3m which are in fact garden area. In addition, the landscaped area portion of the open space area far exceeds the required 35% of the total open space area for the property & allows for substantial planted areas on site.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	Existing (Dwelling)	Average
Rear Set Back	Existing (Dwelling) 5.9m (Ret Wall)	8.0m
Side Set Back	Existing (Dwelling) 0.25m (Ret Wall) 0.9m (Drive)	1/3 of adjacent wall height

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties.

The location of the new retaining walls & drive are setback with appropriate clearance to the boundaries & maintains the openness of the property.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Kirkwood Street is to be improved with a new drive and turn around bay allowing vehicles to enter & exit in a forward direction as well as maintaining the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of the rear open space at No 14 Kirkwood Street has minimal impact on the visual and acoustic privacy of adjoining properties as the yard is slightly excavated & does not pose any privacy concerns in relation to view lines. The siting and design of the proposed rear yard & driveway additions minimizes overlooking into neighbours' living areas and recreation space & does not directly impact neighbouring properties. Planting in the front yard has been designed to screen neighbours and the car space/turning bay.

3.10 Solar Access and Overshadowing

The site slopes from the south-west to north-east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with no impact on neighbour's properties. The wall & roof shadowing will be existing with which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development & imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater site drainage is proposed & will be fed into the existing stormwater drainage system. Refer to drainage plans by the Hydraulic Engineer included with this application.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the north-easterly aspect.

4.2 Passive Solar Heating

Passive solar heating is improved with proposed concrete areas providing a high thermal mass to maximize the heating potential of the sun with passive solar heating maintained for the dwelling. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Passive cooling is maintained with this application.

4.4 Natural light

Natural light is maintained with this application.

4.5 Insulation and Thermal Mass

The development will be constructed from concrete, stone, gravel & tile construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the property. Insulation & thermal mass for the dwelling is maintained with this application.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Seaforth is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 14 Kirkwood Street is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the rear of the property follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

4.8 Building Form

Residential buildings in Seaforth are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The building form is maintained with this application with the proposed works designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.9 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a tiled pitched roof & will be maintained for this application.

4.10 Walls

A distinctive feature of the Seaforth house is that the walls are constructed from rendered masonry & will be maintained with this application. The design incorporates stone retaining walls into the new works to create a modern finish to the site.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Seaforth area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted. Windows & doors will be maintained with this application. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.12 Garages and Carports

The freestanding houses in Seaforth allowed for the cars to drive to the front or down the side of the house. This development proposes a new concrete drive to access the existing garage with parking available for 1 vehicle. Included with the drive is an additional car space/turnaround space for vehicular front entry & exit.

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for a new pool safety barrier enclosing the pool area to the rear of the property & a new front fence with sliding gate to improve streetscape & security. Also to replace to north boundary fence and southern boundary in front yard.

4.15 Garden Elements

The garden areas are to be improved with a landscape design included with this application.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 14 Kirkwood Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Seaforth. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry walls, concrete drive, grass areas, natural daylight, additional planting and orientation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the

Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Rendered Masonry	Natural	By Owner
6.1.2 Drive	Concrete	Natural	By Owner