

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

CONSTRUCTION OF A HARDWOOD TIMBER DECK, CABANA AND  
ASSOCIATED HARD AND SOFT LANDSCAPING

AT

**17 WATERVIEW STREET, SEAFORTH NSW 2092**

PREPARED FOR

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BY

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## 1.0 Introduction

This document has been prepared to form part of a Development Application the for proposed development at No. 17 Waterview St ,Seaforth NSW 2092

This Statement of Environmental Effects has been prepared on behalf of owners Mr & Mrs Fell. This document has been prepared by Grant Clement Landscape Architect to accompany and support documentation dated Oct 2018 for submission to Northern Beaches Council as a Development Application for the construction of a Cabana, Timber Decking, associated hard and soft landscaping at No. 17 Waterview St, Seaforth NSW 2092.

The documentation accompanying this Statement includes:

- *Site Plan \_ DA 100*
- *Site Analysis \_DA 200*
- *Concept Drainage Plan \_DA 300*
- *Landscape Plan \_DA 400*
- *Elevations Decking \_DA 500*
- *Elevations Cabana \_DA 501*
- *Planting Plan \_DA 600*
- *Survey Plan \_dwg No. 405454 by (Donovan Associates).*
- *Design Statement.*

This Statement shall explain how the proposal has addressed the relevant controls & objectives contained in the following documents:

- *Manly Council's Local Environmental Plan 2013*
- *Manly Council's Development Control Plan 2013*

This Development Application aims to provide the subject property with a suitable design solution that shall generally meet the relevant numerical controls and the objectives stated within Northern beaches Council's Local Environmental Plan and the Development Control Plan and, where the numerical controls and objectives differ from that required provides reasons for that transgression. The proposed development shall better utilise the existing site conditions to significantly improve the functionality and accessibility of the private opens spaces and shall greatly enhance the amenity of residents whilst preserving the amenity of the adjoining properties.

This Statement of Environmental Effects shall clearly and comprehensively address all relevant planning instruments to demonstrate the compliance of the proposal with the relevant numerical controls and objectives as well as justify the suitability of the proposed development for the existing site conditions and the surrounding environment.

## 2.0 Site Description

The subject property, that is No. 17 Waterview St, Seaforth NSW 2092, Lot 347 in DP 11162 is situated on the Eastern side of Waterview St in the Local Governing Authority of Northern Beaches Council.

***Subject property, No. 17 Waterview St, Seaforth NSW 2092, and surrounding properties.***

The subject property is typical in shape for the area. The western boundary measures 17.35 metres, the northern boundary measures 65.34 metres, the eastern boundary measures 15.09metres and the southern boundary measures 55.4 metres. The total site area is 908.7m<sup>2</sup>.

Currently existing on the site is a well-maintained two-storey brick and clad dwelling with a Metal roof positioned towards the front property boundary, including a double garage. There is an existing swimming pool situated in the rear setback. Private open spaces: include a lineal garden area to the north side and large rear garden to the east of the dwelling. Access around the house is provided by existing hard and soft landscaping of varied materials.

The natural topography of the property overall slopes downward from the eastern boundary to the western boundary however the site is split into two distinct levels being the front garden level including the house garage, and the pool and lower rear garden to the eastern boundary. The two levels are defined by retaining walls and garden walls constructed using a variety of materials.

Existing vehicular access to the site after council's crossover is via a paved driveway The driveway provides access directly into the existing garage and provision for off-street parking. The existing pedestrian access is via the same paved driveway.

The usable private open space is limited to existing rear garden. Currently there is generous private open space onsite however limited in use due to undefined access, which significantly affects the functionality and amenity of the property. The proposed development shall greatly increase the amenity of the site by increasing the usability of the open space.

## 3.0 Assessment of Relevant Controls and Policies

The following planning instruments, controls and policies are relevant to the proposed development:

- *Manly Local Environmental Control (LEP) Plan 2013*
- *Manly Development Control Plan (DCP) 2013*

### 3.1 Manly – Local Environmental Plan 2013

The subject property is identified on the Land Application Map of Manly Council's Local Environmental Plan 2013 and therefore the Manly Council's Local Environmental Plan applies to the land.

#### 3.1.1 Land Zoning

The subject property is identified on Manly Local Environmental Plan 2013 Land Zoning Map as being zone R2–Low Density Residential.

The proposed development **is** permissible in this land zoning.

#### 3.1.2 Floor Space Ratio

The subject property is identified on Manly Local Environmental Plan 2013 Floor Space Ratio Map as having a maximum permissible Floor Space Ratio of **0.45:1**.

The proposed development does **NOT** propose to alter the existing Floor Space Ratio.

#### 3.1.3 Height of Buildings

The subject property is identified on Manly Local Environmental Plan 2015 Height of Buildings Map as having a maximum permissible building height of 8.5 metres.

The proposed development does **NOT** exceed the maximum building height.

#### 3.1.4 Heritage

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 Heritage Map.

#### 3.1.5 Acid Sulfate Soils Map

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 Acid Sulfate Soils Map.

#### 3.1.6 Foreshore Scenic Protection.

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 Foreshore Scenic Protection Map.

#### 3.1.7 Terrestrial Biodiversity.

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 Terrestrial Biodiversity Map, however the adjoining reserve to the rear northern boundary **IS** identified.

#### 3.1.8 Foreshore Building Line.

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 by the foreshore Building line.

#### 3.1.9 Bushfire Hazard Zone.

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 In a Bushfire Hazard Zone

## 3.2 Manly - Development Control Plan 2013

### 3.2.1 (3.3) Landscaping

#### Landscape Character

- a) *The design, quantity and quality of open space should respond to the character of the area. In particular:*
- i) *In low density areas: (including LEP Zones R2 Low Density, E3 Environmental Management and E4 Environmental Living) open space should dominate the site. Setbacks of buildings from open space should also be maximised to enable open space to dominate buildings, especially when viewed to and from Sydney Harbour, the Ocean and the foreshore.*
  - ii) *In higher density areas: the provision of adequate private open space and landscaped areas are to maximise residential amenity. Site works must be minimised to protect natural features.*
  - iii) *In areas adjacent to native vegetation: the design of development should be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna.*
  - iv) *In areas of habitat for the long-nosed bandicoot: (see paragraph 5.4.2), landscape design must include native plant species to provide new and/or improved low dense clumping habitat to provide for potential foraging and nesting. The planting schedule should comprise species such as Lomandra sp., Dianella sp., Banksia spinulosa, Caustis sp., Xanthorrhoea sp., Isolepis sp., Juncus sp., Adiantum sp., Calochlaena sp., Callistemon sp., Grevillea juniperina, Gleichenia sp., Grevillea 'Robyn Gordon' and tussocky native grasses (eg. Kangaroo Grass)*
- b) Planting criteria including Native Plant Species and Amenity
- i) *Landscaped Areas must be capable of supporting new native tree species that are typically expected to reach a mature height of 10m notwithstanding the minimum dimension requirements at paragraph 4.1.5.2 of this plan.*
  - ii) *The use of locally occurring native plant species is preferred to assist in providing habitat for local fauna; and preserve threatened native plants.*
  - iii) *Trees should be positioned in locations that minimise significant impacts on neighbours in terms of: blocking winter sunlight to either living rooms, private open space or solar collectors; or where the proposed location of the tree may be otherwise positioned to minimise any significant loss of views.*
- c) Undercroft areas
- Undercroft areas must be presented as a positive space and integrated into the design of the building by use of appropriate landscaping and/or the retention of natural features and vegetation where possible, having regard to the volume of the space and its orientation. In relation to sloping sites (see also paragraph 4.1.8) and in lower density areas, any supporting undercroft structures must be minimised.*

The proposed planting is made up from primarily indigenous species, and have been selected for their suitability to thrive in the proposed setout. The proposed planting complies with the objectives setout in this DCP.

### 3.2.2 (3.4.2) Privacy and Security

#### **Balconies and Terraces**

- a) *Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.*
- b) *Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.*

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

See also Noise Guide for Local Government prepared by NSW Department of Environment, Climate Change and Water in 2010.

- a) *Consideration must be given to the protection of acoustical privacy in the design and management of development.*

- b) *Proposed development and activities likely to generate noise including certain outdoor living areas like communal areas in Boarding Houses, outdoor open space, driveways, plant equipment including pool pumps and the like should be located in a manner which considers the acoustical privacy of neighbours including neighbouring bedrooms and living areas.*

The proposed decking will be bordered by screen planting along the property boundary. The hedge will act as a privacy screen and increase foliage density of the existing plant material on the adjoining property boundary line, this will assist with acoustic privacy. The proposed screen planting complies with the objectives set out within this control.

### 3.2.3 (3.5.5) Considerations in Plant selection and landscape design

- a) *Matters to consider in selecting trees and vegetation best suited to conserving energy in buildings include:*
- i) *adaptability to site conditions i.e. size of block, soils, microclimate (wind, sun and shade pattern, slope, proximity to existing vegetation, building services, water requirements);*
  - ii) *canopy density for shading/cooling;*
  - iii) *seasonal character i.e. deciduous species;*
  - iv) *growth patterns - height and spread of canopy and root spread. Make sure you find out the heights of trees when buying from nurseries and try to choose trees that grow to approximately 6m to 10m in height and that have low maintenance requirements;*
  - v) *choosing plant material with low water requirements, and plants that are fire retardant if you live in a fire hazard area;*
  - vi) *weed invasion - near bushland can be prevented by choosing plant and landscaping materials carefully; and*
  - vii) *the relationship between the building and the garden landscaping needs to be considered at an early stage in the design process. Where possible provide direct access from the principal indoor living areas to those outside. These considerations need to be carried out in conjunction with the architect/ builder.*
- b) *Landscaping should generally contribute to energy efficiency by:*
- i) *controlling sun to reduce summer heat gain, by shading the house and outdoor spaces, without reducing solar access in winter;*
  - ii) *controlling winds to reduce both heat loss, (by providing protection from unfavourable winds) and heat gain (by funnelling cooling summer breezes);*
  - iii) *improving outdoor comfort levels in summer, through shading, absorbing heat and funnelling breezes.*

The proposed planting is made up from primarily indigenous species, and have been selected for their suitability to thrive in the proposed set out. The proposed planting complies with the objectives set out in this DCP.

### (4.1.4) Setbacks

- a) *The distance between any part of a building and the rear boundary must not be less than 8m.*
- b) *Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained. See also paragraph 3.3 Landscaping.*
- c) *On sloping sites, particularly where new development is uphill and in sensitive foreshore locations, consideration must be given to the likely impacts of overshadowing, visual privacy and view loss.*



- d) *Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss.*

The proposed Decking and Poolside cabana are compliant with the rear and side boundary setback requirements and complies with controls setout within this DCP.

### 3.2.4 (4.1.5) Open Space and Landscaping

#### *Numeric Controls*

- a) *Open Space must be provided on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground.*

*The minimum total open space requirement is determined as a percentage of the site area in Figure 34 and applies to residential accommodation and other permissible development in the LEP Zones R1, R2, R3, E3 & E4 and residential development in any other zone excluding shop top housing in LEP Zone B1 Neighbourhood Centre (see paragraph 4.2.8.3) and Zone B2 Local Centre.*

**Figure 34 – Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground**

Residential Open Space Areas at DCP Schedule 1 – Map B	<u>Total Open Space</u> (minimum percentage of site area)	<u>Landscaped Area</u> (minimum percentage of <u>Total Open Space</u> )	<u>Above Ground</u> (maximum of <u>Total Open Space</u> )
Area OS1	at least 45% of site area	at least 25% of open space	-In relation to dwelling houses: no more than 25% of <u>Total Open Space</u> . -In relation to all other land uses permitted in the Zone: no more than 40% of <u>Total Open Space</u> .
Area OS2	at least 50% of site area	at least 30% of open space	
Area OS3	at least 55% of site area	at least 35% of open space	
Area OS4	at least 60% of site area	at least 40% of open space	

#### **Minimum dimensions and areas for Total Open Space**

- b) Total Open Space (see Dictionary meanings including landscape area, open space above ground and principal private open space) must adhere to the following minimum specifications:

- i) horizontal dimension of at least 3m in any direction; and
- ii) a minimum unbroken area of 12sqm.
- iii) A variation to the minimum specifications in i) and ii) above may only be considered for Above Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser areas of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space.

- c) *Open Space Above Ground is limited on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space above Ground Level. The maximum open space above ground requirement is determined as a percentage of the Total Open Space.*

#### Amenity Considerations

- i) *Areas of total open space that are above ground are considered to have a potentially greater impact on the amenity of neighbours. Accordingly the provision of open space that is above ground is to be confined to a maximum percentage of the total open space for any development. In particular, roof terraces and large decks are discouraged and are not a preferred design option when providing open space above ground.*
- ii) *All open space above ground including verandas, balconies, terraces, are not to be enclosed.*
- iii) *The Total Open Space Above Ground as provided for in Figure 34 may be refused by Council where privacy and/or view loss are issues and where development does not satisfy particular considerations in the following paragraphs iv) and v).*
- iv) *Roof terraces are not permitted unless designed for privacy with no direct lines of sight to adjoining private open spaces or habitable window openings both within the development site and within adjoining sites.*

- v Council may also require methods of sound attenuation and/or acoustic treatment to be indicated in the DA to protect the acoustic amenity of neighbouring properties and the public. See paragraph 3.4.2.4 Acoustical Privacy (Noise Nuisance).

The proposal is compliant and provides the minimum 45% of Total open space with with the minimum 25% of Total open space being landscape area as setout within these controls.

### 3.2.5 (4.1.5.2) Landscaped Area

#### Numeric Controls

- a) Landscaped Area must be provided on site in accordance with above Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space above Ground Level. The minimum landscaped area requirement is a percentage of the actual\* total open space onsite.  
**\*Note:** 'Actual' space refers here to proposed (or existing where no change proposed), rather than the minimum requirement for open space in this plan.

#### Minimum Dimensions and Areas

- b) Minimum dimensions and areas must provide for the following:
- i) soil depth of at least 1m for all landscaped areas either in ground or above ground in raised planter beds; and See also paragraph 4.1.5.1.c regarding the extent of open space above ground.
  - ii) a minimum horizontal dimension of 0.5m measured from the inner side of the planter bed/ box, wall or any other structure which defines the landscaped area and incorporating an appropriate drainage and irrigation regime.
- c) Minimum Tree Plantings
- i) The minimum tree numbers must be in accordance with Figure 37 - Minimum Number of Native Trees Required.
  - ii) The minimum tree requirement may include either existing established native trees or new native trees planted at a pot/container size to be at least 25 litres capacity and being a species selected in accordance with Schedule 4 Part B - Native Tree Selection.
  - iii) The required minimum number of native trees required under this paragraph must be planted in a deep soil zone as defined in this plan's Dictionary.

**Figure 37 - Minimum Number of Native Trees Required**

Site Area (sqm)	Areas in the <u>LEP Lot Size Map</u>	Minimum number of native trees listed in Schedule 4 Part B
up to 500	Area 'C' on the LEP Lot Size Map	1 <u>tree</u>
up to 500	all Areas except Area 'C' on the LEP Lot Size Map	2 trees
between 500 and 800	all Areas on the LEP Lot Size Map	3 trees
over 800	Area 'C' on the LEP Lot Size Map	3 trees
over 800	all Areas except Area 'C' on the LEP Lot Size Map	4 trees

The proposal is compliant and provides the minimum native trees setout within these controls. There are existing trees onsite to be retained in addition to the proposed planting which complies with the requirements setout in figure 37 of this DCP.

### 3.2.6 (4.1.5.3) Private open Space

#### Principal Private Open Space

- a) *Principal private open space is to be provided in accordance with the following minimum specifications:*
- i) *Minimum area of principal private open space for a dwelling house is 18sqm; and*
  - ii) *Minimum area of principal private open space for residential accommodation with more than 1 dwelling on the site is 12sqm for each dwelling.*

The proposed works will enhance and well exceed the minimum requirement of 18 m2 for principal private open space as setout within this control. This proposal is compliant.

## 4.0 Conclusion

This proposal should be supported and approved by Northern Beaches Council.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes and to Australian building codes.

The proposed works do generally comply with the relevant controls and objectives set out in Manly Local Environmental Plan and Development Control Plan. The site and the surrounding environment, as well as Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site conditions, the existing development and the neighbouring properties to significantly improve the amenity of the subject property whilst still preserving the amenity of the neighbouring properties and the surrounding environment.