

Statement of Environmental Effects



**Lot 2 – D.P. 21231,
No.4 Redman Street, Seaforth NSW
September 2019**

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1.0 Executive Summary

Applicant	Romeo Computer Aided Design Pty Ltd
Owners	Ben Hildyard
Subject Address	Lot 2, D.P. 21231 4 Redman Street, Seaforth NSW
Current Use	Residence
Previous Use	Residence
Encumbers	Current D.A. Applications - nil
Current Proposal	Ground floor Alts & Adds First floor alterations New double Garage

2.0 Site and Landscape Analysis

Site dimensions

The subject site is Lot 2 of D.P.21231.

The lot has a single street frontage, Redman Street to the west being the main access to the dwelling.

The site area is 579.4m², generally sloping from front to rear of the site and towards the north eastern corner at the rear boundary.

The site's frontage to Redman Street is 19.2m wide and is facing west. The eastern rear boundary is 19.2m wide. The northern side boundary length is 30.175m and the length of the southern boundary is 30.175m.

Existing site buildings

Upon the subject site is a two storey residence constructed of rendered masonry walls and a steeply pitched tiled roof. There are no covered parking provisions for the building.

At the rear of the site is a timber deck off the living area and a pool in the south eastern corner of the site. There is bamboo screening along the rear boundary.

Surrounding buildings

The surrounding properties contain a mix of one and two storey residential dwellings and are a mix of styles. There is no consistent trend apparent from the streetscape. The land form of the surrounding area generally slopes down towards the north east.

The property to the south, No. 2 Redman Street, consists of a two storey brick residence. The building contains a double garage at the front of their property with direct access from Redman Street.

The property to the north, No. 6 Redman Street, is a corner allotment and consists of a single storey residence with a single garage and storage below. The building entry and vehicular access is available from MacMillan street.

Existing vegetation

Within the front setbacks there are garden beds with hedge plantings for more privacy from the street. Also within the front setback there is lawn either side of the front tiled path to the entrance of the dwelling. The rear yard contains gardens along the boundaries and lawn beside a rear deck and pool.

No trees will be removed as part of this Development Application.

3.0 Proposed Alterations & Additions

The design is sensitive too, and in context of, the landscape setting and the environmental condition of its locality. It has been designed as such that it will not be a dominant building in the immediate area. The main alterations and additions to the existing dwelling will be constructed to the side of the existing dwelling and therefore not reducing any existing front building setbacks.

This Development Application is seeking the addition of a double garage and laundry to the side of the existing dwelling. The new roof will be a low lying flat roof to not impede on the existing roof form as it is a dominant feature of the existing dwelling. This development application also seeks the addition of a living space and front porch to better utilise the front landscaped area. Otherworks included within this Development application would include renovations to the existing Kitchen and bathrooms as well as widening the upstairs bedrooms where possible to better utilise what is currently void space.

4.0 LEP Compliance

4.1 Zoning (LEP 2.1)

The Manly Local Environment Plan 2013 Land Zoning Map shows the subject site is in Zone R2, Low Density Residential Zoning.



The residential alterations and additions depicted in this Development Application are permissible on this site.

This Development Application does not seek to alter the Zone of the site.

4.2 Minimum Lot Size (LEP 4.1)

The Manly Local Environment Plan 2013 Lot Size Map shows the subject site is in Zone I.

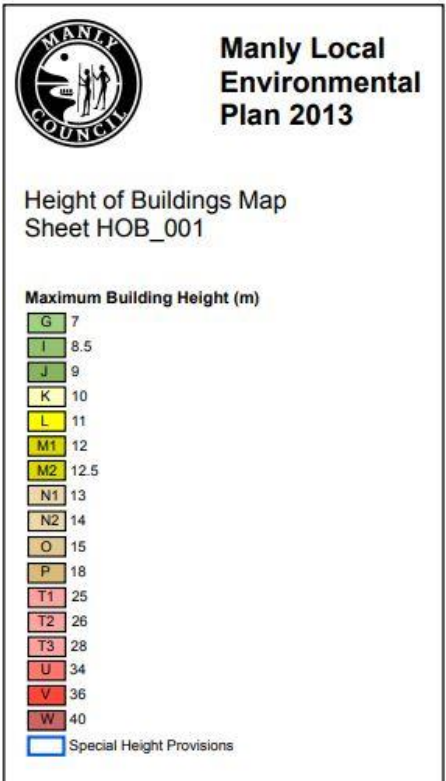
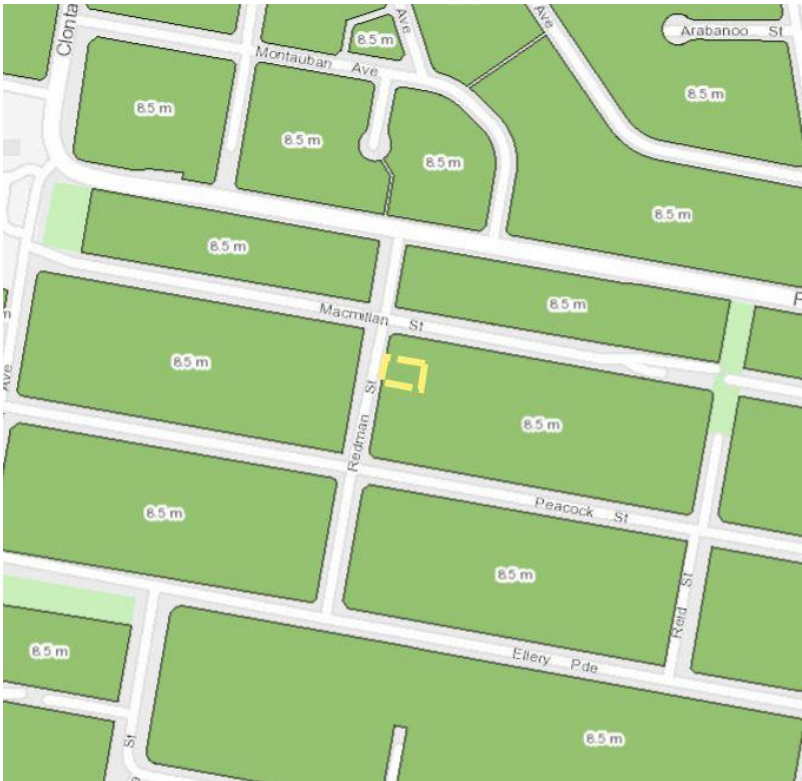


Manly Local Environment Plan 2012 Lot Size (LEP 4.1)			
Min Lot Size	Current Lot Size	Proposed Lot Size	Complies
500m2	579.4m2	579.4m2	Yes

This Development Application does not seek to alter the Lot Size of the site.

4.3 Building Height (LEP 4.3)

The Manly Development Control Plan 2013 Heights of Building Map shows that the Subject Site Maximum Building Height is 8.5m.



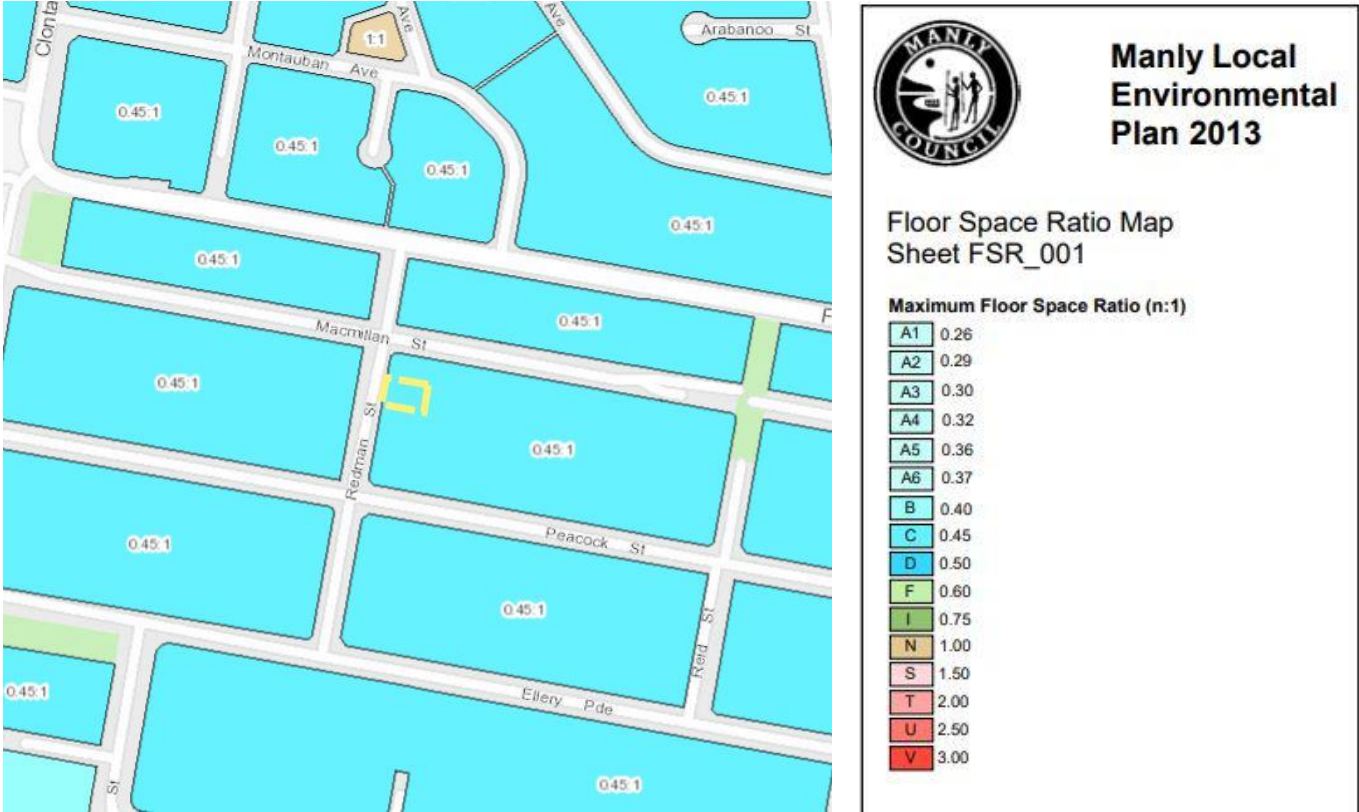
Manly Local Environment Plan 2013 Maximum Building Height (LEP 4.3)			
Maximum Building Height	Current Building Height	Proposed Building Height	Complies
8.5m	9.29m	9.29m	No

The existing building height does not conform to the current controls. This non-compliance is due to the steep pitch of the existing roof and is only non-compliant for a very small portion of the dwelling.

This Development Application does not seek to alter the existing building height.

4.4 Floor Space Ratio (LEP 4.4)

The Manly Local Environment Plan 2013 Lot Size Map shows the subject site is in Zone C.



Manly Local Environment Plan 2013 Floor Space Ratio (LEP 4.4)			
Maximum Floor Space Ratio	Current Floor Space Ratio	Proposed Floor Space Ratio	Complies
0.45:1	189.5m ²	222.1m ²	Yes
0.45 x 579.4m ²	(0.33:1)	(0.38:1)	
= 260.73m ²			

5.0 DCP Conformance

5.1 Streetscape (DCP3.1.1)

Controls

Garages, Carports and Hardstand Areas

- a) *Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by:*
 - i) *its roof form, material choice and detailing by being subservient to the associated dwelling; and*
 - ii) *being compatible with the streetscape and the location in relation to front setback criteria.*

Meeting the Controls

The proposed works have been designed in a way to minimise the visual impact from the streetscape. The proposed roofs are low and flat, so not to visually detract from the existing steeply pitch roof, which is one of the more dominant features of the existing dwelling. The adjacent dwelling at No.2 has a double garage located at the front of their property and is completely visible from the streetscape, it is therefore considered that the proposed double garage is compatible within the current streetscape.

5.2 Sunlight Access and Overshadowing (DCP 3.4.1)

Controls

Objective 1) To provide equitable access to light and sunshine.

Objective 2) To allow adequate sunlight to penetrate:

*private open spaces within the development site; and
private open spaces and windows to the living spaces/ habitable rooms of both the development and the adjoining properties.*

Objective 3) To maximise the penetration of sunlight including mid-winter sunlight to the windows, living rooms and to principal outdoor areas by:

*encouraging modulation of building bulk to facilitate sunlight penetration into the development site and adjacent properties; and
maximising setbacks on the southern side of developments to encourage solar penetration into properties to the south.*

Meeting the Controls

Due to the orientation of the site, and the location of the the proposed alterations and additions there will be little to no impact upon the solar access that is afforded to the adjacent dwellings.

The proposed first floor works are internal and therefore they too will not impact upon the solar access that is afforded to the adjacent dwellings.

Please refer to Shadow Diagrams A-10 prepared by Romeocad for detailed solar access for the subject site and adjacent dwellings.

5.3 Maintenance of Views (DCP 3.4.3)

Controls

- Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents.*
- Objective 2) To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).*
- Objective 3) To minimise loss of views, including accumulated view loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.*
- a) The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings and from public spaces.*
 - b) Views between and over buildings are to be maximised and exceptions to side boundary setbacks, including zero setback will not be considered if they contribute to loss of primary views from living areas.*
 - c) Templates may be required to indicate the height, bulk and positioning of the proposed development and to assist Council in determining that view sharing is maximised and loss of views is minimised. The templates are to remain in place until the application is determined. A registered surveyor will certify the height and positioning of the templates.*

Meeting the Controls

Due to the topography of the site, the works depicted in this Development Application will not affect any views that may already be enjoyed by the adjacent dwellings.

5.4 Height of Buildings (DCP 4.1.2)

Manly Local Environment Plan 2013 Maximum Building Height (LEP 4.3)			
Maximum Building Height	Current Building Height	Proposed Building Height	Complies
8.5m	9.29m	9.29m	No

The Existing dwelling has a very steep pitch and therefore has an unusually high ridge line. In its highest point the ridge is 9.29m above natural ground level. This high is only in a very small portion of the dwelling and very quickly becomes compliant as you move towards the external walls of the dwelling. The proposed alterations and additions do not seek to alter the height of the existing building and all proposed new works are contained to below the first floor level.

5.5 Floor Space Ratio (DCP 4.1.3)

Controls

- Objective 1) To ensure the scale of development does not obscure important landscape features.*
- Objective 2) To minimise disruption to views to adjacent and nearby development.*
- Objective 3) To allow adequate sunlight to penetrate both the private open spaces within the development site and private open spaces and windows to the living spaces of adjacent residential development.*

Meeting the Controls

The proposed works within this development application will not have any detrimental impacts on any landscape features. The main proposal is for a new double garage and due to the topography of the site it will be located below street level. This reduces bulk and scale and therefore minimises the disruption to any views that may have otherwise been enjoyed. The proposed works are compliant to the LEP Floor space ratio map.

5.6 Setbacks (DCP 4.1.4)

Controls

Objective 1) *To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.*

Objective 2) *To ensure and enhance local amenity by:*

providing privacy;

providing equitable access to light, sunshine and air movement; and

facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.

defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and

facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.

Objective 3) *To promote flexibility in the siting of buildings.*

Objective 4) *To enhance and maintain natural features by:*

accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;

ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and

ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.

Meeting the Controls

Manly Development Control Plan 2013 Setbacks			
Setback	Current	Proposed	Complies
Front – Building Line	8.19m	8.19m	Yes
Rear - 8m	8.28m	8.28m	Yes
Side – North	5.02m	1.055m @ 3.415m	No

Clause 4.1.4.1 states that front setbacks are to be in line with the prevailing neighbouring setbacks or 6m if there is no prevailing setback. The existing building is in keeping with the neighbouring setbacks and will not be altered under this Development Application.

Clause 4.1.4.2 states that side setbacks are to be one third of the height of the adjacent external wall. The majority of the proposed works are compliant to the side setback controls, however due to the slope of the land, the natural ground level lowers in certain sections making the wall height greater than what the DCP allows for. At the walls highest point of 3.415m tall the setback is 1.055m. this is non-compliant by 55mm. It should be considered that this is a very minor breach of the numerical controls and overall the design satisfies the main objectives of the controls. There are no privacy issues nor any view loss or overshadowing concerns due to the orientation of the site.

Clause 4.1.4.4 states that rear setbacks are to be a minimum of 8 meters. The existing rear setback is compliant, and shall not be altered under this Development Application.

5.7 Open space and Landscaping (DCP 4.1.5)

Controls

- Objective 1) To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna.*
- Objective 2) To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland.*
- Objective 3) To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area.*
- Objective 4) To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff.*
- Objective 5) To minimise the spread of weeds and the degradation of private and public open space.*
- Objective 6) To maximise wildlife habitat and the potential for wildlife corridors.*

Meeting the Controls

The Manly Development Control Plan 2013 Figure 34, shows the Subject Site's Minimum Open Space as 55% of the Site Area.

Manly Development Control Plan 2013 Minimum Open Space			
Open Space Area	Current	Proposed	Complies
Min 55%	313.5m ²	245.5m ²	No
(Area OS3) – Manly DCP, Schedule 1 – Map B	(313.5/579.4) 54.1%	(245.5/579.4) 42.37%	

Whilst the proposed Open Space Area of the alterations and additions do not comply with the numeric controls, the resultant dwelling will provide for an increase in the Privacy and safety of the Open Space Area afforded the subject site.

Currently there is no provision for covered or protected parking on the site. The current provisions allows for parking on an open driveway that directly connects to the rear yard and private open space of the dwelling. This is a safety concern for kids and animals as there is no separation between the rear yard and the existing driveway. The addition of the garage will also allow for a more private open space as it will define a rear yard for the dwelling, and protecting it from being visible directly from the street.

The Manly Development Control Plan 2013 Figure 34, shows the Subject Site's Landscaped area as 35% of the Total Open Space area.

Manly Development Control Plan 2013 Minimum Open Space as Landscaped Area			
Landscaped area	Current	Proposed	Complies
Min 35%	248m ²	180.17m ²	Yes
(Area OS3) – Manly DCP, Schedule 1 – Map B	(248/313.5) 79%	(180.17/245.5) 73.4%	

There is the provision for more than adequate landscape area for the Subject Site.

5.8 BASIX

The BASIX Certificate Number A357266 is included in this Development Application.