

## STATEMENT OF ENVIRONMENTAL EFFECTS

|          |                                                                                |         |             |
|----------|--------------------------------------------------------------------------------|---------|-------------|
| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 1 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

This document is a summary of the controls and requirements set out by Council and other authorities, and the response to the requirements by the proposed design.

**Subject Property:** 77 Clontarf Street, Seaforth – Lot 165 in DP

**Site Area:** 520.3 sqm

### Existing Condition

The existing house is a clad residence with pitched roof and masonry base. The original dwelling was built post WWII as a timber framed and tiled cottage. It appears that a brick skin was built around the timber frame later, with a masonry garage constructed at the same time. A timber framed addition was added to the rear of the dwelling combining kitchen, meals and living area opening to a rear terrace, possibly at the same time the brick external walls of the original dwelling had fibre cement cladding added. There is a pool in the rear yard, which the current owners built.

The site falls approximately 4.5m from the rear towards the street, the garage is setback 4m, and the dwelling is setback 8.9m from the front boundary.

The current owners purchased the property in 2016.

### Objectives of Proposal:

The owners wish to increase the accommodation and functionality of the property for their young family.

### The Proposal:

The proposal is for alterations and additions to an existing dwelling comprising a basement storage and workshop with new upper level, providing the following:

- Level 1: new opening from garage to a new excavated basement storage and workshop area with toilet and sink.
- Level 2: internal layout modifications and changes to external windows providing stair access to new upper level and guest accommodation for visiting relatives from overseas.
- Level 3: new upper level over the original dwelling with 4 bedrooms, 2 bathrooms, and robe space.

The style and character of the proposal is to be consistent with the existing dwelling, continuing the existing external cladding and aligning with the existing dwellings external walls.

There are no changes proposed to the existing landscaped or paved areas of the site.



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|          |                                                                                |         |             |
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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 2 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

### Compliance with Council's Development Controls:

The proposal is for alterations and additions to an existing residence, the following tables describe the relevant controls and the proposal compliance.

### MANLY LOCAL ENVIRONMENT PLAN 2013

#### Manly Local Environment Plan Maps

|                                              |                                                                                                                    |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Manly Active Street Frontages Map            | Site NOT identified as being part of or near any Active Street Frontage areas.                                     |
| Manly Foreshore Building Line Map            | Site NOT identified as within the Foreshore Building Line                                                          |
| Manly Land Below Foreshore Building Line Map | Site NOT identified as having land below the Foreshore Building Line                                               |
| Manly Foreshore Scenic Protection Area Map   | Site NOT identified as within the Foreshore Scenic Protection Area                                                 |
| Manly Height of Buildings Map                | Site identified to have max allowable height of 8.5m                                                               |
| Manly Key Sites Map                          | Site NOT identified as within or near any Key Sites                                                                |
| Manly Land Zoning Map                        | Site identified as Zone R2 Low Density Residential                                                                 |
| Manly Lot Size Map                           | Site identified to have max allowable lot size of 500sqm                                                           |
| Manly Land Reservation Acquisition Map       | Site NOT identified as within or near any Land Reservation Acquisition area.                                       |
| Manly Heritage Conservation Map              | Site NOT identified as within or adjacent to a Heritage Conservation area                                          |
| Manly Heritage Map                           | Site NOT identified as a heritage item and is not located near any Heritage Items.                                 |
| Manly Land Risk Map                          | Site NOT identified as within or adjacent to any Land Risk area                                                    |
| Manly Acid Sulphate Soils Map                | Site NOT identified as within or adjacent to any Acid Sulphate Class area.                                         |
| Manly Floor Space Ratio Map                  | Site identified to have max allowable FSR = 0.45:1                                                                 |
| Manly Biodiversity Map                       | Site NOT within a Biodiversity area, there is a biodiversity area across the street from the site.                 |
| Manly Wetlands Map                           | Site NOT located within or adjacent to a Wetlands area                                                             |
| Manly Watercourse Map                        | Site NOT located within or adjacent to a Watercourse area, there is a watercourse across the street from the site. |
| Bush Fire Prone Land Map                     | Site NOT located on Bush Fire Prone Land                                                                           |

#### Manly Council Local Environment Document

| Clause | Subject                            | Requirement / Objectives                                                                 | Proposal                                                                                                                                                                 | Compliance |
|--------|------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 2.3    | Zone Objectives and Land Use Table | Zone R2 Low Density Residential as identified on Map                                     | Existing single residence on existing lot                                                                                                                                | YES        |
| 4.3    | Height of Buildings                | Max 8.5m as identified on Map                                                            | Proposed maximum roof ridge height is 8.5m above existing ground line in the subfloor of the existing dwelling.<br>Refer to the section drawings submitted for approval. | YES        |
| 4.4    | Floor Space Ratio                  | Max FSR 0.45:1 as identified on Map<br>Site Area 520.3, maximum allowable GFA = 234.1sqm | Proposed Gross Floor Area = 133.5 (Lvl2) + 85.7 (Lvl3) = 219.2sqm<br>Lvl1 is not included as it is not habitable space.                                                  | YES        |

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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 3 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

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|------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 6.2  | Earthworks            | (a) to ensure that earthworks and associated groundwater dewatering for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, | <p>The proposed basement requires excavation to a maximum depth of approximately 2m in the rear SW corner of the basement, preliminary investigation has indicated that rock is at a depth of about 1.5m in this area.</p> <p>The area requiring excavation is within the existing dwellings footprint and has been setback from the existing external walls to avoid any disturbance of the existing footings, any possible impact on the adjacent properties, and any disruption of natural drainage patterns across the site.</p> <p>The excavated fill is expected to be natural ground and rock as it is located under the original dwelling on the site.</p> | YES |
| 6.4  | Stormwater Management | (1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.                                                                                       | <p>The proposed basement and new upper level are all proposed within the existing dwellings footprint. There is no change to the existing external paved or landscaped areas with the proposal.</p> <p>The existing stormwater system on the site drains to the street, with new downpipes for the new upper level to be directed into the existing stormwater lines of the dwelling.</p> <p>Refer to the stormwater plan submitted for approval for the location of the existing stormwater outlet in the street gutter, with a photo.</p>                                                                                                                        | YES |
| 6.12 | Essential Services    | "that...services that are essential for the development are available"                                                                                                                                                                                                        | The existing dwelling has water, electricity, sewer, stormwater drainage, and vehicle access available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | YES |

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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 4 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

### MANLY DEVELOPMENT CONTROL PLAN – 2013

| Clause        | Subject                                  | Requirement / Objectives                                                                                                                                                                                                                                   | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance |
|---------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Part 3</b> | <b>General Principals of Development</b> |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
| 3.1           | Streetscape                              | To minimise any negative visual impact of walls, fences and carparking on the street frontage.<br>To ensure development generally viewed from the street complements the identified streetscape.                                                           | The existing streetscape presents as both single and double storey properties, largely with driveways and garages at the front of properties facing the street. The proposal provides a second storey addition to an existing single storey dwelling with garage facing the street, which is consistent with and complementary to the existing streetscape.<br>No changes are proposed to the existing front fence, garage and site access.                                                                    | YES        |
| 3.3           | Landscaping                              | To encourage appropriate tree planting and maintenance of existing vegetation.<br>To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.                                                         | No changes are proposed to the existing landscaping, vegetation, or trees on the site.                                                                                                                                                                                                                                                                                                                                                                                                                         | YES        |
| 3.4.1         | Sunlight Access and Overshadowing        | Must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties.<br>Solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours. | Due to the topography and location of the existing dwelling on the site, there is only minor impact through overshadowing on the adjacent property by the proposal.<br>Solar access is maintained for more than 4 hours in mid-winter to the rear living area window and rear terrace of the adjacent dwelling No.75.<br>Solar access is impacted for the front north facing 600mm wide window, but there is no impact on this window at the equinoxes.<br>Refer to the shadow diagrams submitted for approval | YES        |
| 3.4.2.1       | Window Design and Orientation            | "windows to maximise privacy where necessary .... and to mitigate impacts on privacy"                                                                                                                                                                      | The proposed upper level comprises bedrooms only with windows having 1.1m high sills to minimise overlooking of adjacent properties.                                                                                                                                                                                                                                                                                                                                                                           | YES        |
| 3.4.2.2       | Privacy – Balconies and Terraces         | To minimise loss of privacy to adjacent and nearby development                                                                                                                                                                                             | Existing vegetation around the site and privacy screens on the front and rear terraces are to be retained to maintain privacy with the adjacent properties.                                                                                                                                                                                                                                                                                                                                                    | YES        |
| 3.4.3         | Maintenance of Views                     | To provide for view sharing<br>To minimise disruption to views<br>To minimise loss of views                                                                                                                                                                | Due to the location of the site, topography of the surrounding area and existing vegetation on the site no views are expected to be impacted by the proposed upper storey.                                                                                                                                                                                                                                                                                                                                     | YES        |
| 3.5           | Sustainability                           | To ensure the principles of ecologically sustainable development are taken into consideration                                                                                                                                                              | The proposal is for alterations and additions to the existing dwelling, with the majority of the dwelling fabric retained in the proposal. The form and layout of the design combined with the location of windows and openings maximises the opportunities for solar gain and natural cross ventilation of the dwelling.                                                                                                                                                                                      | YES        |

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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 5 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

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|-----------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 3.7             | Stormwater Management          | To manage urban stormwater within its natural catchments                                                                                                                                                                                                                                                                                                                                                                               | <p>The proposed basement and new upper level are all proposed within the existing dwellings footprint. There is no change to the existing external paved or landscaped areas with the proposal.</p> <p>The existing stormwater system on the site drains to the street, with new downpipes for the new upper level to be directed into the existing stormwater lines of the dwelling.</p> <p>Refer to the stormwater plan submitted for approval for the location of the existing stormwater outlet in the street gutter, and downpipes on the dwelling.</p>                                                                                                                                                                               | YES |
| 3.8             | Waste Management               | Minimise overall environmental impacts of waste                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposal is for minimal demolition of the existing dwelling fabric, and new works. Refer to the Waste Management Plan submitted.</p> <p>Ongoing management will remain as existing for a single residential dwelling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | YES |
| 3.10.2          | Security (Casual Surveillance) | Maximise opportunities for passive surveillance of public and communal areas                                                                                                                                                                                                                                                                                                                                                           | The existing front Terrace is maintained and provides opportunity for passive and casual surveillance of the street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | YES |
| <b>Part 4.1</b> | <b>Residential Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |
| 4.1.2.1         | Wall Height                    | <p>North Side = 7.2m – site gradient of 1:9</p> <p>South Side = 7.0m – site gradient of 1:12</p> <p>Determined from DCP figure 28 - Maximum Wall Height</p> <p>Determined by the Slope.</p>                                                                                                                                                                                                                                            | <p>North Side = 7.5m which is non-compliant.</p> <p>South Side = 7.0m which is compliant.</p> <p>The proposed wall height in the north-eastern corner of the dwelling is over the DCP height control by 300mm which is 4% of the overall height.</p> <p>This minor extension results from the additions being on the existing dwelling.</p> <p>The impact is minimised with the proposed upper-level ceiling height of 2.4m.</p> <p>Refer to the elevations and sections submitted for approval.</p>                                                                                                                                                                                                                                       | NO  |
| 4.1.2.2         | Number of Storeys              | <p>Max 2 Storeys,</p> <p>But may be varied where specific physical site constraints warrant an exception to this requirement.</p> <p>LEP height objectives are:</p> <ul style="list-style-type: none"> <li>to be consistent with the topographic landscape, prevailing building height,</li> <li>to control the bulk and scale of buildings,</li> <li>to minimise disruption to any views,</li> <li>to provide solar access</li> </ul> | <p>3 storeys: the proposal is for an upper-level addition and subfloor basement to an existing dwelling.</p> <p>The proposed basement is excavated under the existing dwelling and does not affect the proposed overall height of the dwelling.</p> <p>Therefore, the basement does not cause any impact that may result from the upper-level addition on top of the existing dwelling.</p> <p>A section of the proposed basement is within the LEP definition for basements, being excavated into the ground with the main floor level above less than 1m above the natural ground line, but also a section is outside of that definition.</p> <p>The objectives or the LEP height control are not affected by the proposed basement.</p> | NO  |
| 4.1.2.3         | Roof Height                    | <p>Pitched roof structures must be no higher than 2.5m above the actual wall height</p> <p>The maximum roof pitch no steeper than 35 degrees</p>                                                                                                                                                                                                                                                                                       | <p>Maximum roof height over the actual wall height is 1.5m</p> <p>The proposed roof pitch is 15%</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | YES |

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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 6 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

|         |                                |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |
|---------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 4.1.3   | Floor Space Ratio              | LEP Clause 4.4 definition:<br>Max FSR 0.45:1 as identified on Map<br>Site Area 520.3, maximum allowable GFA = 234.1sqm                                                                                                                                                                                                                                               | Proposed Gross Floor Area = 133.5 (Lv12) + 85.7 (Lv13) = 219.2sqm<br>Lv11 is not included as it is not habitable space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | YES |
| 4.1.4.1 | Street Front Setbacks          | To be the prevailing building lines in the immediate vicinity.<br>Existing Garage Setback = 4m<br>Existing House Setback = 8.9m                                                                                                                                                                                                                                      | Garage setback to remain<br>Proposed upper-level setback = 8.9m = existing front building setback.<br>The existing setback is consistent with the prevailing setbacks of the street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | YES |
| 4.1.4.2 | Side Setbacks                  | To be 1/3 <sup>rd</sup> of the wall height<br>Southern Side 7m/3 = 2.3m setback<br>Northern Side 7.5m/3 = 2.5m<br>Objective of the setbacks controls:<br>to maintain and enhance the existing streetscape<br>to control the bulk and scale of buildings,<br>to minimise disruption to any views,<br>to maintain privacy between dwellings<br>to provide solar access | Proposed southern side = 3m = existing dwelling setback<br>Proposed northern side = 1.15m = existing dwelling setback – non-compliant<br>The proposed upper level follows the existing dwelling wall lines which maintains the existing streetscape character<br>The proposal is consistent with the bulk and scale of the surround properties which combines both single and double storey dwellings<br>No views are expected to be impacted by the proposed upper storey.<br>Privacy is maintained by screens, planting and window placement.<br>Solar access is maximised as the non-compliant setback is on the northern side of the site with the adjacent dwelling to the north being able to maintain all its access to northern solar light.<br>DCP clause 4.1.7 allows upper-level additions to follow existing wall lines if the amenity of the adjacent properties is not adversely impacted as is the case with this proposal. | NO  |
| 4.1.4.4 | Rear Setbacks                  | Minimum allowable rear setback is 8m                                                                                                                                                                                                                                                                                                                                 | Existing dwelling rear setback = 14.5m<br>Proposed upper-level rear setback = 21.9m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | YES |
| 4.1.5.1 | Open Space and Landscaping     |                                                                                                                                                                                                                                                                                                                                                                      | No changes are proposed to the existing open space, landscaping, vegetation, or trees on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | N/A |
| 4.1.6   | Parking, Vehicular Access      |                                                                                                                                                                                                                                                                                                                                                                      | No changes are proposed to the existing driveway or car parking on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A |
| 4.1.6.3 | Bicycle Storage                | Secure storage for 2 adult bikes required                                                                                                                                                                                                                                                                                                                            | The proposed basement storage area provides adequate room for secure bicycle storage on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | YES |
| 4.1.7   | First Floor and Roof Additions | First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.                        | The proposal includes an upper-level addition on top of the existing dwelling that complements the existing dwellings style and is consistent with the existing scale in the street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | YES |

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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 7 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

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|--------|------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 4.1.8  | Development on Sloping Sites | To appropriately respond to all identified potential landslip & subsidence hazards | The existing dwelling with garage responds to the slope of the site, with the garage located on the lowest corner of the site and the dwelling over.<br>The upper floor additions have no impact on the slope of the land and do not adversely impact the amenity of the surrounding properties.<br>The proposed basement has a maximum excavation of around 2m.<br>A Geotechnical Report is not considered to be necessary for the site.<br>Please refer to the completed Council Geotechnical Report Assessment Checklist from Schedule 11 of the DCP. | YES |
| 4.1.9  | Swimming Pools               |                                                                                    | There is an existing pool on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A |
| 4.1.10 | Fencing                      |                                                                                    | There is existing fencing around the site with no changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A |

### Stormwater Drainage:

The site falls towards the street, there is an existing stormwater outlet in the street gutter, and it is understood that all the existing downpipes and surface pits drain to the street gutter. The proposed stormwater gutters and new downpipes of the upper level are to be directed into the existing stormwater lines flowing to the street gutter, please refer to the stormwater plan submitted for approval which includes a photo of the street gutter.

### Landscaping:

No changes are proposed to the existing landscaping, vegetation, or trees on the site, please refer to the landscape plan submitted for approval which includes a photos of the existing landscaping.

### Non- Compliances with Council's prescribed controls:

The proposal has been assessed to be fully compliant with Council's LEP

The proposal has minor non-compliances with Council's DCP as follows:

4.1.2.1 Wall Height – the north easter corner of the proposal is 7.5m, being 0.3m over the 7.2m prescribed height based on the 1:9 slope of the site along the northern elevation.

4.1.2.2 Number of Storeys – the proposed basement provides a 3<sup>rd</sup> storey to the dwelling, it is located under the existing dwelling its inclusion does not affect the overall height of the proposal.

4.1.4.2 Side Setback – the northern side setback is 1.15m, less than the prescribed 2.5m being 1/3<sup>rd</sup> of the maximum 7.5m wall height.

All the DCP noncompliance result from the proposal being alterations and additions to an existing dwelling, comprising a new basement under the existing dwelling and a new upper level being located over the existing external walls of the dwelling.

Council's DCP clause 4.1.7 First Floor Additions allows for proposed upper-level additions to follow the existing wall lines as long as the street scape and amenity of the adjacent dwellings is not compromised.

The inclusion of the basement under the existing dwelling does not impact the location or height of the proposed upper level in any way.

This statement and the drawings demonstrate that the proposal does not adversely impact the street scape or the amenity of the adjoining properties.

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|          |                                                                                |         |             |
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| Project: | Alterations and Additions – 77 Clontarf Street, Seaforth - Lot 165 in DP 11162 | Date:   | 27/05/2022  |
| Client:  | Jose and Oliver Gilbert                                                        | Page:   | Page 8 of 8 |
| Author:  | David Hunt                                                                     | Job No: | 2106GHS     |

### Summary:

The proposal offers increased accommodation and functionality of the property for the current owners which are a family with young children.

The proposal provides a scheme that does not change the existing landscaping, screen planting, or privacy screens currently on the site.

The upper-level additions follow the existing external wall lines of the dwelling on the site.

The materials and finishes have been developed to fit in with the character and palette of materials to be found in the existing and surrounding dwellings.

The form and architectural language of the proposal is consistent with the style and characteristics of the existing dwelling.

The adjacent properties have been considered in the development of the design and will not be adversely affected in by the proposal.

The proposal is fully compliant with Council's LEP and DCP objectives and largely compliant with the DCP numerical controls for residential development.

They will enhance the established character for the Manly residential area by improving the relationship of the existing house to the site conditions while also improving its relationship to its neighbours, the streetscape and vicinity.

**We trust the proposal will meet with Council's prompt approval.**

