



statement of environmental effects



ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

6 ROSS STREET
SEAFORTH NSW 2092

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introduction

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of Karen and Paul Blakeley to accompany the lodgement of a development application for alterations and additions to an existing dwelling at 6 Ross Street, Seaforth (**site**).

This statement is informed and accompanied by the following documentation:

- Detail and Boundary Survey by CMS Surveyors
- Architectural Plans by Your Beautiful Home
- Stormwater Management Plans by 5S Projects & Consulting Engineers
- BASIX Certificate by Your Beautiful Home
- Waste Management Plan by Your Beautiful Home

site details

The site is legally identified as Lot 9 in Deposited Plan 1142062 and is commonly referred to as 6 Ross Street, Seaforth. The site is located on the northern, high side of Ross Street, approximately halfway between the intersections with Sydney Road (east) and Panorama Parade (west). The site is trapezoidal in shape, with a 20.18m wide frontage to Ross Street, a maximum depth of 57.98m, and a total area of 1146m².

An existing two-three storey dwelling is located on the site, with a swimming pool in the rear yard. Vehicular and pedestrian access is gained from Ross Street via an existing driveway and a separate pedestrian walkway. The site falls from the rear boundary down towards the street, with a maximum RL of 79.44m AHD atop of an existing rock outcrop at the north-western rear corner and a minimum RL of 70.82m at the south-eastern front corner. There are no trees of significance on the site, however street trees are present within the road reserve.

The site does not contain any known items of heritage significance, is not within a heritage conservation area and is not in the immediate vicinity of any. The site is not affected by any hazards and is not burdened by any easements or restrictions.

Whilst all immediately adjoining properties contain dwelling houses, the site is in close proximity to two childcare centres (10 Ross Street and 3 Panorama Parade), a residential flat building (14 Ross Street) and Seaforth Local Centre to the east. Ross Street is a two-lane local road, with double white lines and “No Parking” signs restricting on-street parking on both sides of the roadway. A footpath runs along the road verge adjacent to the site, providing pedestrian connectivity to Seaforth Local Centre and bus stops.

Aerial images of the site and its surrounds are provided in Figures 1 and 2 on the following page. Images of the site and the streetscape are also provided (Figure 3-8).

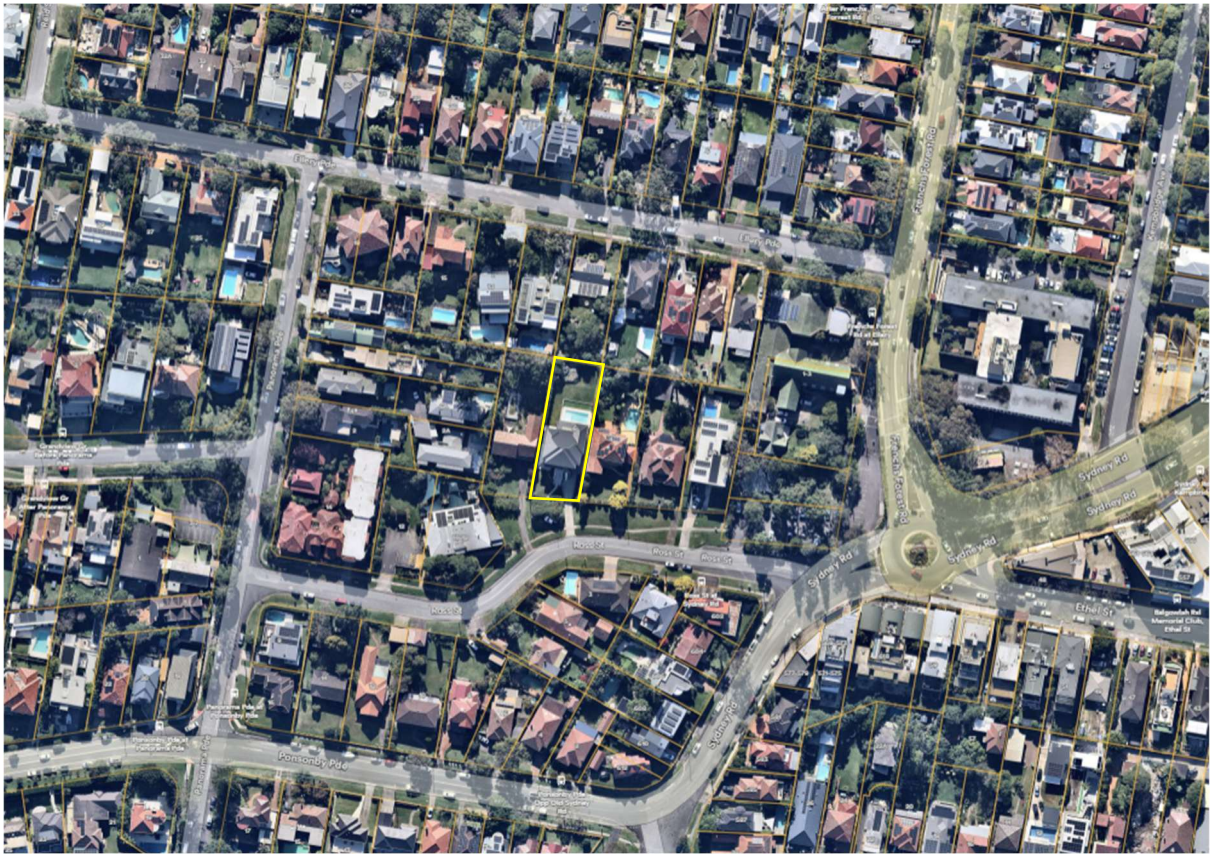


Figure 1 – Aerial image with site bordered in yellow
Source: Nearmap

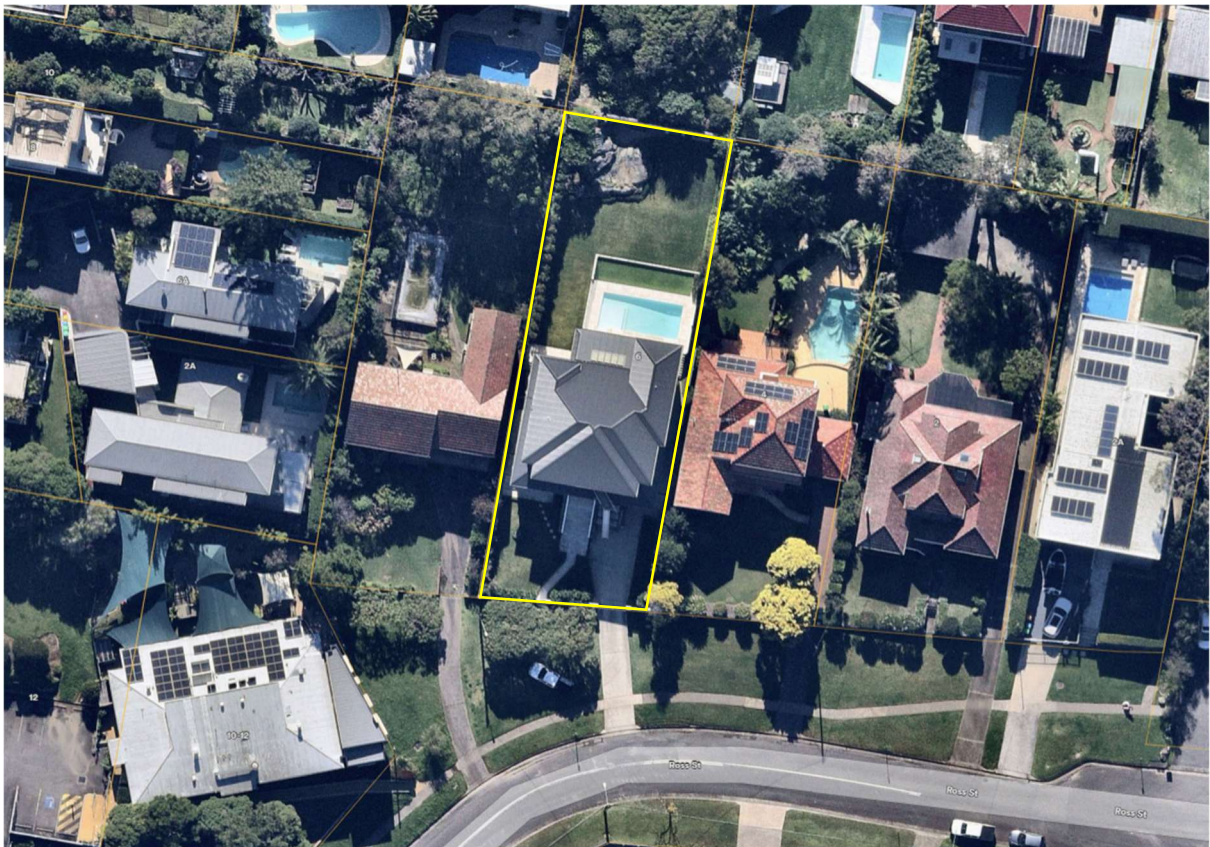


Figure 2 – Aerial image (zoom) with site bordered in yellow
Source: Nearmap



Figure 3 – The existing dwelling as seen from Ross Street
Source: realestate.com.au



Figure 4 – The existing dwelling as seen from the north-east rear corner of the site
Source: realestate.com.au



Figure 7 – The Cecil Street road reserve with the existing dwelling on the right
Source: NBP



Figure 8 – Development on the opposite side of Cecil Street
Source: NBP

proposed development

The application seeks consent for alterations and additions to the existing dwelling, as depicted in the architectural plans prepared by Your Beautiful Home that accompany this application.

Specifically, the works include:

- Alterations and additions to the existing ground floor to provide a new laundry, an enlarged kitchen/living/dining area, and an enlarged covered outdoor area, and
- Alterations and additions to the existing first floor to provide an additional bedroom.

legislation, plans and policies

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Manly Local Environmental Plan 2013 (**MLEP 2013**):
 - Lot Size Map: 600m²
 - Land Zoning Map: R2 Low Density Residential
 - Height of Buildings Map: 8.5m
 - Floor Space Ratio Map: 0.45:1
- Manly Development Control Plan 2013 (**MDCP 2013**)
 - Open Space Area: Area OS3
 - Potential Geotechnical Landslip Hazard Areas: Area G4

environmental planning and assessment act

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

Clause	Provision	Comment
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"> <i>i. any environmental planning instrument, and</i> <i>ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i> <i>iii. any development control plan, and</i> <i>iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i> <i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The relevant provisions of MLEP 2013, all relevant SEPPs, and MDCP 2013 have been considered and addressed in this statement.</p> <p>A LEP Planning Proposal for the new comprehensive Northern Beaches Local Environmental Plan has been submitted for Gateway Determination.</p> <p>The draft instrument has not been the subject of public consultation and is not required to be considered in this development application.</p>
(b)	<i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.
(c)	<i>the suitability of the site for the development,</i>	The subject site is suitable for the proposed development.
(d)	<i>any submissions made in accordance with this Act or the regulations,</i>	The application will be notified to all neighbouring properties, with any submissions received to be considered by Council.
(e)	<i>the public interest.</i>	The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of MLEP 2013 and MDCP 2013.

*state environmental planning policy
(biodiversity and conservation)*

Vegetation in Non-Rural Areas

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposal does not involve the removal of trees, with no works in the immediate vicinity of any. As such, the proposed development is considered to be consistent with the relevant requirements and objectives of Chapter 2 of SEPP (Biodiversity and Conservation).

*state environmental planning policy
(resilience and hazards)*

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The site has been used for residential purposes for an extended period of time, with no known prior land uses. The site is not identified on the public register of contaminated sites and is not located in the vicinity of any. Council can be reasonably satisfied that there is no contamination risk.

*state environmental planning policy
(sustainable buildings)*

The proposed works constitute 'BASIX affected development', as defined by the EP&A Regulation. The application is accompanied by a BASIX Certificate demonstrating that the proposed development can meet relevant performance criteria.

The site is identified on the Land Application Map of MLEP 2013 and the provisions of this policy are applicable in relation to the site and the proposed development. The relevant provisions of MLEP 2013 are considered, as follows:

Clause	Standard	Proposal	Compliance
Clause 2.3 Zone objectives and Land Use table			Yes
Clause 2.7 Demolition requires development consent			Yes
Zone R2 Low Density Residential			Yes See discussion
4.3 Height of buildings	8.5m	6.92m	Yes
4.4 Floor space ratio	0.45:1	0.35:1	Yes
6.1 Acid sulfate soils			Yes
6.2 Earthworks			Yes
6.4 Stormwater management			Yes
6.12 Essential services			Yes

Zone R2 Low Density Residential

The site is zoned R2 Low Density Residential under the provision of MLEP 2013. Pursuant to the land use table in Part 2 of this instrument, dwelling houses (and alterations and additions thereto) are permissible with consent. In accordance with clause 2.3 of MLEP 2013, the consent authority must have regard for the objectives of the zone for which the development is to occur. Council can be satisfied that the proposed development is consistent with the objectives of the R2 Low Density Residential Zone, as follows:

- *To provide for the housing needs of the community within a low density residential environment*

Comment: The proposed development seeks to provide for the changing needs of the owners of the dwelling house. The resultant development remains a single dwelling house, consistent with the low density residential environment.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*

Comment: Not applicable.

development control plan

MDCP 2013 is applicable to the site and the proposed development. The relevant provisions of MDCP 2013 are considered, as follows:

Clause	Control	Proposal	Compliance
3.1.1.1 Complementary Design and Visual Improvement	Development in the streetscape should be designed to complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality. The use of plantation and/or recycled timber in construction and finishes is encouraged.	The proposed additions have been designed to sensitively respond to the style of the existing dwelling, despite the fact that they are located at the rear of the building and will not be visible from the streetscape.	Yes
3.2 Heritage considerations	The impact on the setting of a heritage item or conservation area is to be minimised	The site does not contain an item of heritage significance, is not within a heritage conservation area and is not in the immediate vicinity of any.	N/A
3.3.1 Landscaping Design	The design, quantity and quality of open space should respond to the character of the area.	The existing high-quality landscaped design is to be retained.	Yes
3.3.2 Preservation of Trees or Bushland Vegetation	Authority to clear a tree or other vegetation, is regulated in this plan in accordance with State Environmental Planning Policy (Biodiversity and Conservation).	No tree removal is proposed.	N/A
3.4.1.1 Overshadowing Adjoining Open Space	New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June).	As demonstrated by the accompanying Shadow Diagrams by Your Beautiful Home, the minor addition to the roof at the rear north-western corner of the ground floor does not result in any unreasonable overshadowing of the neighbour's north facing rear yard in midwinter.	Yes

Clause	Control	Proposal	Compliance
3.4.1.2 Maintaining Solar access into Living Rooms of Adjacent Properties	The level of solar access presently enjoyed must be maintained to north-facing windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June).	High levels of northern sunlight are afforded to the dwelling at the site and neighbouring dwellings. Sunlight to living rooms windows is not reduced as a consequence of the proposed additions. Rather, the proposal seeks to increase the amount of living space that benefits from northern exposure.	Yes
3.4.2.2 Balconies and Terraces	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.	The extended terrace at the north-western corner of the ground floor does not result in any adverse impacts upon adjoining properties with respect to overlooking, with suitable levels of privacy afforded by the existing boundary fence and landscaping.	Yes
3.4.3 Maintenance of Views	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.	The proposed additions will not result in any adverse impacts upon views.	Yes
3.5 Sustainability	To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term.		Yes
3.7 Stormwater Management	All developments must comply with Northern Beaches Council's 'Water Management for Development Policy'.	The application is supported by Stormwater Management Plans demonstrating a suitable stormwater management solution for the site.	Yes

Clause	Control	Proposal	Compliance
3.8 Waste Management	All development must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	The application is supported by a Waste Management Plan.	Yes
3.10 Safety and Security	The principle of 'safety in design' is to be considered for all development in relation to the design and assessment of DAs to ensure developments are safe and secure for residents, all other occupants and visitors.		Yes
4.1.2.1 Wall Height		2.7m - 5.86m	Yes
4.1.2.2 Number of Storeys	Buildings must not exceed 2 storeys.	No change.	Yes
4.1.2.3 Roof Height	Pitched roof structures must be no more than 2.5m above the actual wall height.		Yes
4.1.4.1 Street Frontage Setbacks	Street front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.	12.94m No change.	Yes
4.1.4.2 Side Setbacks and Secondary Street Frontages	West: 1/3 of average wall height (2.7m) = 0.90m	West: 1.99m	Yes
4.1.4.4 Rear Setbacks	8.0m	25.03m	Yes
4.1.5.1 Minimum Residential Total Open Space Requirements	Total Open Space: 55% (630.3m ²)	Proposed: 64.2% (735.43m ²)	Yes
4.1.5.2 Landscape Area	Landscaped Area: 35% of actual TOS (220.6m ²)	Proposed: 525.6m ² or 71.4%	Yes
4.1.5.3 Private Open Space	Minimum area: 18m ²	>18m ²	Yes
4.1.6.1 Parking Design and Location of	The maximum width of any garage, carport or hardstand	No change.	N/A

Clause	Control	Proposal	Compliance
Garages, Carports or Hardstand Areas	area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m. 2 spaces (minimum).		
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 proposed additions sympathetically respond to the architectural style of the existing building.	Yes
4.1.8 Development on Sloping Sites	Area G4 Residential footings are to be in accordance with AS2870.		Yes
4.1.9 Swimming Pools, Spas and Water Features	Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level. Swimming pools and spas must not be located within the front setback i.e. between the front boundary of the lot and the building line.	No change.	N/A
4.1.10 Fencing	In relation to open/ transparent fences, height may be increased up to 1.5m where at least 30 percent of the fence is open/ transparent for at least that part of the fence higher than 1m.	No change.	N/A

conclusion

The proposal is a well resolved and considered design solution for the site. The proposal will not result in any unreasonable impacts upon adjoining properties or the surrounding natural environment and appropriately reflects the desired character of the residential locality.

The relevant provisions of MLEP 2013, all relevant SEPPs, and MDCP 2013 have been considered and addressed in this statement. The proposal involves minor additions to the existing dwelling, that have been skilfully designed to comply with all relevant standards and controls, and to meet the objectives of all applicable policies. As such, the application warrants Council's support in this regard.



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