

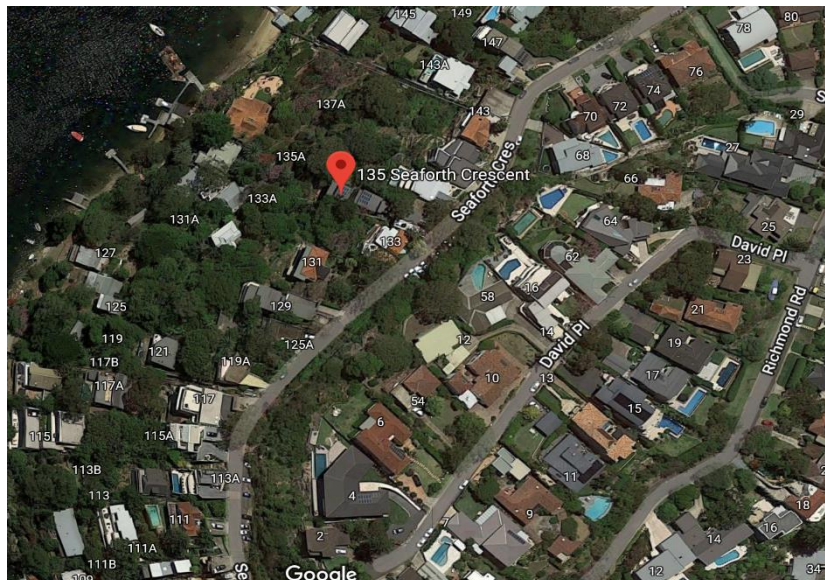
# STATEMENT OF ENVIRONMENTAL EFFECTS

**# 135 Seaforth Cres  
Seaforth**

## PROPOSED SWIMMING POOL AND ASSOCIATED WORKS

**PREPARED ON BEHALF OF  
Mr. N & Mrs M Cahill**

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## 1. INTRODUCTION

This application seeks approval for the construction of decks, shade structure and associated landscaping upon land at **Lot 2 in DP 236331**, which is known as **No. 135 Seaforth Cres Seaforth**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Manly Local Environmental Plan 2013.
- Manly Development Control Plan 2013.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Usher and Company , dated 28.3.19.
- Landscape Concept Plan by Urban Escape Landscape Contractors, dated 1.5.19.
- BASIX Certificate.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. SITE DESCRIPTION AND LOCALITY

The site is identified as proposed Lot 2 in DP 236331, which is known as No. 135 Seaforth Cres Seaforth with its closest cross street being Princess Promenade. The site is located on the north – western side of Seaforth Cres and is irregular in shape with a total site area of 649.8m<sup>2</sup>. The site is a battle axe access with an access width of 5.08m.

The site has significant slope towards the west with a 34.5m fall over the site length of 57m.

Access to the site is from Seaforth Cres where a carport is situated that services 133A, 135, and 135A Seaforth Cres. An inclinator is located on the southern boundary that also services 133A, 135 and 135A Seaforth Cres.

The site currently comprise of a split level dwelling stepping down the site with and inclinator access, various pathways, steps, landing and large exposed boulders. To the west of the house is a steep slope that extends downslope towards 133A and 135A Seaforth Cres. The nature of the site and the uneven terraces effectively render the year yard unusable in its current state.

The locality is depicted in the following map:



Site Location Map

The site is not identified as being in a flame zone and bushfire Hazard Report does not accompany this application. The site is identified as being in a geological hazard zone and a geotechnical report supports this application. The site is not listed as a heritage item, is not within a conservation area, nor does it include or comprise critical habitat.



The rear of the site is depicted in the following photographs:



View of site access from the southern side of the dwelling.



View from the southern boundary indicating the slope of the site and the exposed sandstone boulders.





View from the southern boundary indicating the slope of the site and the exposed sandstone boulders.



View showing the inclinator and stair access.





View indicating inclinator on the southern boundary and steep nature of the site



View looking towards the house from one of the lower terraces.





View indicating terraces and steeply sloping land.



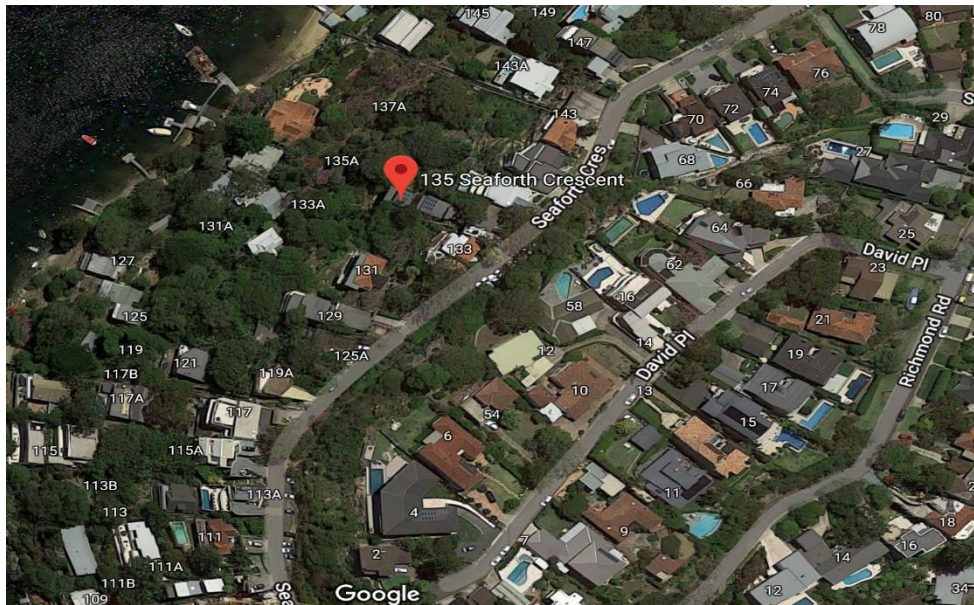


URBAN ESCAPE  
LANDSCAPE CONTRACTORS



View indicating inclinuator access, steep steps and exposed boulders.

The existing surrounding development comprises predominantly multi-level dwellings and two story residential development. The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph

### 3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of a series of decks, an attached open shade structure, outdoor BBQ area, swimming pool, screening and associated landscaping. Landscape renewal for this area will be included for privacy and to soften the built form.

All collected stormwater from the development will continue to drain to the existing system.

The proposal will result in the following numerical indices:

**Site Area: 649.8 m<sup>2</sup>**

**Proposed Landscaped Area: 414.083 m<sup>2</sup> or  
63.72%  
(as defined)**

### 4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Hornsby Shire Council.



#### **4.1 Landscaping**

The proposed development meets most of the necessary criteria regarding ratios of soft landscape areas.

The objects of visual quality and amenity, absorptive areas for on-site infiltration of stormwater have been considered, designed and met.

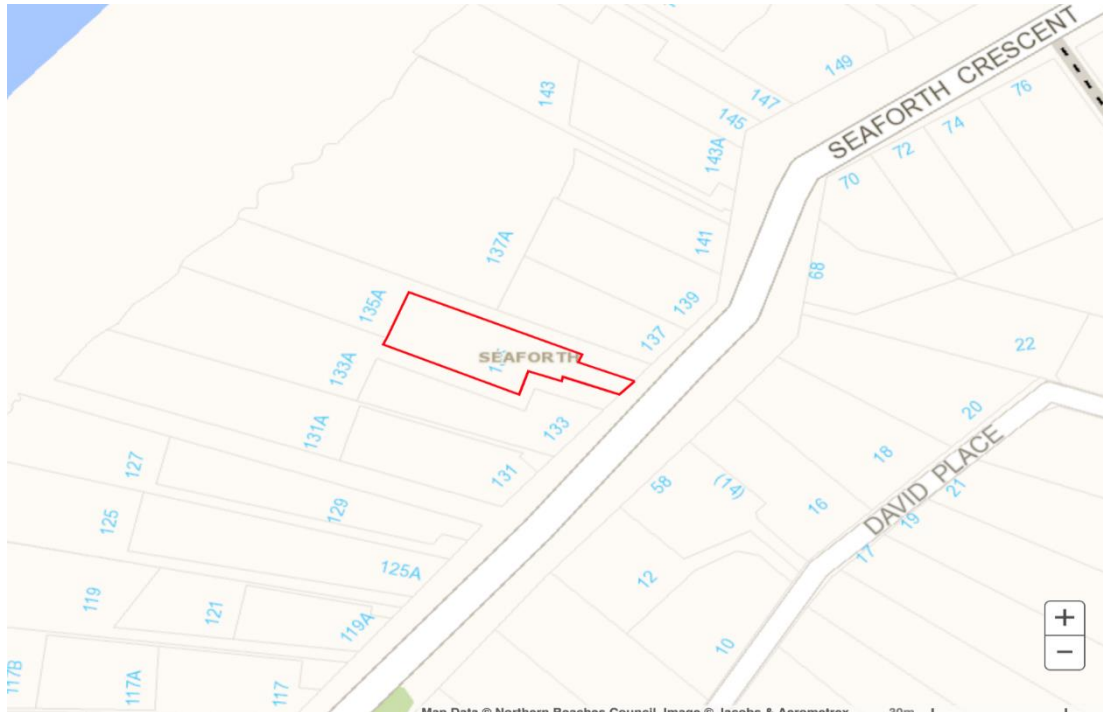
Performance criteria are met in this proposal with sensitivity to the local native bushland, microclimate, view, minimizing the dominance of the development from the street, relating the indoor living area to useable outdoor recreational space, contributing to the solar efficiency of the dwelling and the proximity and impact of the development to adjoining properties.

#### **4.2 Planning for Bushfire Protection 2006**

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply. .

#### **4.3 Manly Local Environmental Plan 2013**

The Manly Local Environmental Plan 2013 aims to make local environmental planning provisions for land in Manly in accordance with the relevant standard environmental planning instrument under section 33A of the Act.



Extract of Zoning  
Map

The site is zoned R2 – Low Density Residential. Development for the purposes of a deck, shade structure, outdoor bbq area, swimming pool and associated landscaping is permissible in this zone with the consent of Council. It is considered that the proposal is consistent with the objectives of the R2 – Low Density Residential zone for the following reasons:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.



#### **4.4 Manly Development Control Plan**

The Manly Development Control Plan (DCP 2013) has been prepared by Council and came into effect 19<sup>th</sup> April 2013. The DCP contains detailed planning controls that support Manly LEP 2013.

It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

#### **4.5 Private Open Space**

The proposal meets the objectives of providing useable, sufficient private open space and integrating this with living areas, achieving privacy from the public domain and receiving adequate sunlight.

Performance criteria are met by maximising solar access, ensuring privacy, convenient access from the dwelling and maintaining character and nature of the site. This is achieved with the proposed timber decks to provide new, easy access to an above ground swimming pool and adjacent entertaining area, BBQ area including a free standing open style shade structure. The use of decks that step down the land to mirror the slope of the block create a larger, more practical and more useable private open space which works within the constraints of the slope of the site. The proposed works are to be screened from the shared inclinator access with fixed privacy screens and plantings.

#### **4.6 Private Recreational Facilities**

This section relates specifically to the proposed decks, swimming pool and shade structure in the rear yard of the specified property.

The proposal is located in the most logical position, working with the natural topography of the land. The swimming pool and decks have been positioned below the lowest floor level of the residence and step down as the site is steep in its topography to create usable open space. The decking steps down in height towards the rear of the site ensuring that a reasonable height above ground is maintained towards the rear of the property and neighboring properties. The pool is setback significantly from the rear boundary so as not to impact neighbours.

The pool and decks are setback from all boundaries. This will allow for adequate screen planting which will reduce the visual impact of the proposal and increase the privacy for neighboring properties.

The southern side of the proposed deck and covered BBQ area will incorporate fixed privacy screening. This will reduce the visual impact of the shade structure and increase privacy for neighbours.

The proposal meets most of the objectives and performance criteria. In those circumstances where it does not, it can be argued that this is due to the limitations of the slope of the block. This development provides the most considered and well designed solution which has minimal impact on the subject site and does not affect adjoining properties in any significant way. The decks, swimming pool and covered BBQ area have been designed to be integrated with the landscape and in sympathy with the existing dwelling. Intensive landscaping between the proposed works and adjacent properties and the use of dense plantings to screen the proposal have all been considered, designed and met.

#### **4.7 Excavation, Earthworks and Retaining Walls**

The slope of the subject site and the existing exposed sandstone boulders have been taken into consideration in this proposal with the pool mostly being designed to negate excavation works, cut and fill and retaining walls in order to achieve a safe and useable private open space. Similarly the proposed decking is to step down significantly over the existing sloped site.

The proposed decking and swimming pool will be constructed with the intention of retaining visual characteristics of the site through the use of natural materials such as timber and sandstone cladding and the inclusion of dense planting in new garden beds created between adjacent to the proposed works.

#### **4.8 Environmental Living Zone and Sydney Regional Environmental Plan (Sydney Harbour Catchment)**

The proposed development meets all of the necessary criteria and objectives outlined in the Manly DCP and the Sydney Regional Environmental Plan.

Performance criteria are met with sensitivity to the form and features of the local topography, retaining the important environmental qualities and characteristics of the area, retaining natural features of the site where possible, micro-climate, ensuring the development is not visually dominant and does not affect the amenity / views of surrounding properties.

#### **4.9 Views**

The proposal will not affect the existing views from neighbouring properties.

#### **4.91 Privacy**

The proposal will increase privacy with the use of screening hedges along the northern boundaries, adjacent to the inclinator, west of the pool and fixed privacy screens on the southern edge of the lower poolside deck and the upper BBQ deck / shade structure. This will assist in maintaining privacy for both the neighbouring sites and the subject property.



#### 4.92 Solar Access

Solar access to the rear garden will be improved under the proposed development. This will be achieved by creating larger more useable level outdoor recreational areas.

#### 4.93 The Public Interest

It is considered that the proposal is in the public interest in that it will provide for development that is compatible with the existing surrounding development.

### 6. CONCLUSION

This application seeks approval for the construction of a timber deck, attached open style shade structure, BBQ area, swimming pool and associated landscaping. As demonstrated in this report the proposal is consistent with the aims and objectives of the Manly Local Environmental Plan 2013 and the Manly DCP. The proposed development will be consistent with the objectives of the R2 0- Low Density Residential zoning. The proposed works do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

Considerations for the following points have been given:

- Similar developments within a 200m vicinity of the proposed development.
- The proposed development not being seen from waterways, public vantage points, foreshores or bushland and the retention of views.
- The development integrating with the natural topography of the site.
- The retention and reuse of any excavated materials on site to maintain the visual characteristics of the area.
- The need for safe and useable private open space.
- The increase in privacy through the use of hedges, fences and privacy screens.
- Increase in visual amenity.
- The need for solar access
- The meeting of objectives, performance criteria and controls in this proposal.

It is therefore considered that the proposed development to an existing dwelling upon land at **No. 135 Seaforth Cres Seaforth** is worthy of the consent of Council.