

Space Landscape Designs Pty Ltd

ABN 60 799 663 674 ACN 139 316 251

info@spacedesigns.com.au

spacedesigns.com.au

P 02 9905 7870

F 02 9905 7657

Suite 138, 117 Old Pittwater Rd
Brookvale NSW 2100

PO Box 4178
North Curl Curl NSW 2099

STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

11 Bungaloe Avenue
Balgowlah Heights NSW 2093

Prepared on behalf of B. Harrison

by Amanda Elboz *Director*
Space Landscape Designs Pty Ltd

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1.0 Site Description and Location

The site is known as 11 Bungalow Avenue, Balgowlah Heights NSW 2093 (Lot 29, D.P. 11280). The site is an irregular rectangular shaped block located on the western side of Bungalow Avenue. The property adjoins residential dwellings. Currently the site contains a multi-level dwelling with a detached garage located on the upper rear boundary of the site. The site has dual access to Bungalow Avenue and Woodland Street. The site area is 818m².

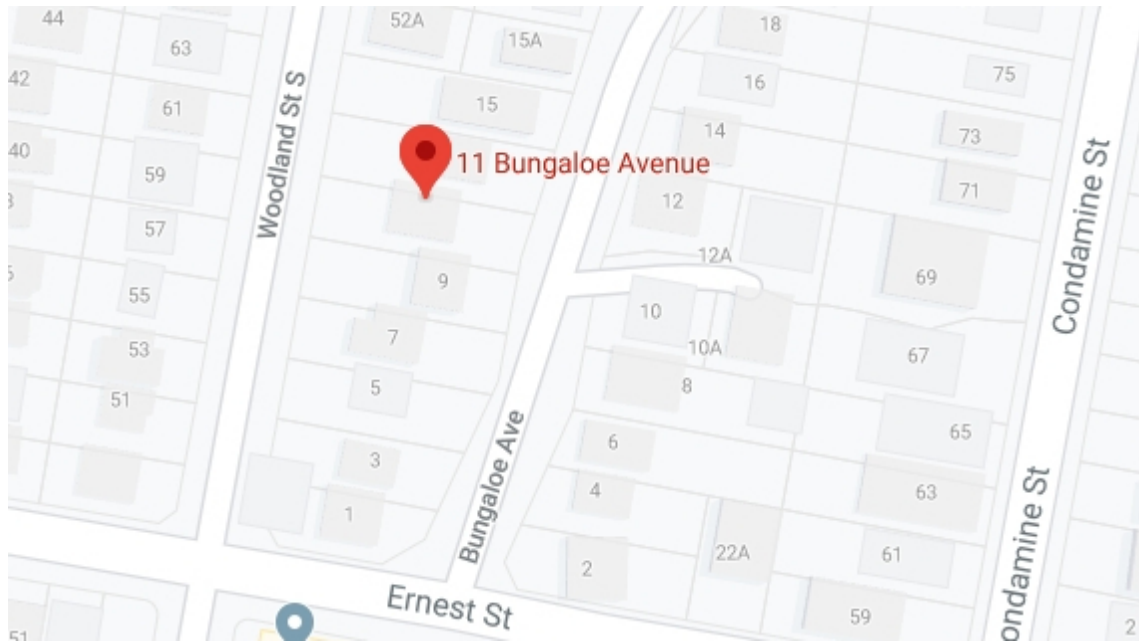


Image 1 – Location courtesy of Google Maps

2.0 Locality and Planning

The site is located within Northern Beaches Council. The proposed development has been prepared in accordance with Manly Local Environmental Plan (LEP) 2013 and Manly Development Control Plan (DCP) 2013.

3.0 Proposed Works

The proposal is for alterations and additions to the existing dwelling house. These consist of the following:

- a. New inground concrete swimming pool
- b. Extension of existing single detached garage to a double garage with cabana under.
- c. New retaining walls



Image 1 – Looking east on Woodland Street showing existing single garage and neighbouring double garage



Image 2 rear garden looking north showing location of proposed pool

4.0 Planning Controls

The subject site is zoned R2 General Residential. The proposed development is permissible within the zone, with consent from the consent authority.

Provisions of Manly LEP 2013 as relevant to the proposed development:

Minimum subdivision lot size	- Not applicable
Height of buildings	- 8.5m
Floor Space Ratio	- 0.45:1
Acid Sulfate Soils	- The proposal will not lower the water table to below 1 metre and therefore not likely to impact upon Acid Sulphate Soils.

The site has the following zoning:

Residential Open Space Area OS3

Site does not contain endangered species, a heritage item or located in heritage area

Land does not comprise of Critical Habitat or threatened species

The site is not located on Landslip Risk Land

5.0 Manly Development Control Plan 2013

The objectives of the primary controls set out in the Manly DCP and the compliance with those controls are outlined below.

PART 3

3.1 Streetscape and Townscape

3.1.1 Streetscape (Residential areas)

The site contains an existing single garage visible to the secondary street frontage located on Woodland Street South. The proposed extension to form a double garage is lower in height than the existing. Double garages of this form and scale are typical on the street with a double garage located adjacent. The cabana under will not be visible from the street.

The proposed pool will not be visible from the street and will not detract from the existing streetscape.

3.1.1.3 Roofs and Dormer Windows

The garage roof will be metal with minimal reflectivity.

3.1.1.4 Garages, Carports and Hardstand Areas

The double garage has been designed as lower than the existing garage so that it does not dominate the street frontage. The front has been setback slightly more than the existing. It is now equal to the adjoining neighbours setback from the rear boundary at 550mm.

3.2 Heritage Considerations

The site does not contain a heritage item nor is it located in a heritage conversation area.

3.3 Landscaping

3.3.1 Landscaping Design

A Landscape Plan has been provided as part of this development which retains the existing vegetation at the front of the existing dwelling. New native tree species has been proposed in the rear as well as a mix of low water plants and native shrubs and grasses. The site is not a habitat for the long-nosed bandicoot.

3.3.2 Preservation of Trees or Bushland Vegetation

No existing trees are to be removed.

3.4 Amenity

The proposal will not result in any loss of sunlight, privacy or views to neighbours.

The proposed pool is below existing ground level.

The double garage is lower than the existing single garage. It is also located on the low side of Woodland Street. The attached shadow diagrams show any increase in overshadowing falls within the owners property and does not impact any neighbor.

The proposed pool is to provide outdoor recreational needs for the owners. The cabana will provide an area of shade. The bathroom will provide increased amenity for users of the pool so they will not have to access the house when wet and can shower after swimming.

Materials and finishes will be selected to protect amenity for neighbours in terms of reflectivity. The roof and glass used on external walls will be minimal in accordance with industry standards.

3.4.1 Sunlight and Overshadowing

As demonstrated on attached Shadow Diagrams, there is no impact on adjacent properties in relation to sunlight.

3.4.2 Privacy and Security

There will be no loss of privacy to adjoining properties as the pool will be located below existing ground level. The cabana will be located under the garage and below existing ground level. It is also located adjacent to neighbours garage away from the neighbours dwelling.

3.4.2.3 Acoustical Privacy

The pool filter system will be housed in a soundproof enclosure. It is not located near any neighbouring bedroom or living areas.

3.4.3 Maintenance of Views

No views will be affected

3.5 Sustainability

A Basix certificate is required as the pool volume is more than 40,000L. A new rainwater is proposed.

3.6 Accessibility

N/A

3.7 Stormwater Management

The additional paving surrounding the pool is minor and will therefore cause minimal additional stormwater runoff. The garage extension is 17m² and considered minor.

3.8 Waste Management

During construction, rubble and waste will be disposed of into a skip located on site. All waste will be disposed of by suitable contractors and be recycled where possible.

The proposed development will not produce additional household waste. The current household waste will continue to be dealt with according to council guidelines.

3.9 Mechanical Plant Equipment

N/A

3.10 Safety and Security

Proposed works are located at the rear of the existing dwelling with no change to existing building.

PART 4 Residential Development Controls

4.1 Residential Development Controls

4.1.2 Height of Buildings – 8.5m

The proposed garage is 3m high on Woodland Street. The garage with cabana under within the property is a total of 5.7m high due to the sloping site.

4.1.2.2 Number of Storeys

The garage extension will be 2 storeys.

4.1.2.3 Roof Height

The garage roof will be flat.

4.1.3 Floor Space Ratio – 0.45:1

The existing dwelling has a total floor area of 304.1m². The proposed extended garage and cabana will be an increase of 44.4m². It is noted the cabana is not considered a habitable room.

4.1.4 Setbacks

4.1.4.1 Street Front Setbacks

N/A

4.1.4. Side setbacks and secondary street frontages

The proposed garage extension is setback 915mm from side boundary. This is an improvement to the existing garage. The setback to the rear boundary has also been improved and is now in alignment with the neighbours double garage.

4.1.5 Open Space and Landscaping

The site is zoned Open Space Area OS3 and requires Minimum of 55% Total Open Space. Of this 40% is Landscape Area.

Site Area		818m ²
Minimum Total Open Space Required	55% of site	449.9m ²
Proposed Open Space	56%	460.6m ² (Complies)
Maximum Pool Component	30% of OS	134.9m ²
Proposed Pool	13% of OS	58.3m ² (Complies)
Minimum Landscape Area	35% of OS	157.5m ²
Proposed Landscape Area	44%	196.3m ² (Complies)

A minimum of 3 native trees is required for the site area. The existing site has 1 tree and three native trees are proposed.

4.1.6 Parking

The proposed garage extension is 6.2m wide.

4.1.7 First Floor and Roof Additions

N/A

4.1.8 Development on sloping sites

It is considered the proposed design responds to the site. Due to the slope of the land the pool has been cut into the site. The undercroft of the garage has been utilized for a pool cabana.

The property is identified as Geotechnical Landslip Hazard Area G2. A Geotechnical Report has not been submitted but maybe required.

4.1.9 Swimming Pools, Spas and Water Features

The proposed swimming pool is at existing ground level at the east and below ground level at the western end due to the sloping site.

4.1.9.1 Height above ground

The pool will be at the existing ground level and not elevated.

4.1.9.2 Location and setbacks

The pool is located at the rear of the site. The pool will be setback minimum 1000mm from the side boundary and 5910mm from the rear boundary.

An exception to CI 4.1.9.2 is requested for the side setback due to the following reasons:

- It will not detract from the amenity or character of the neighbour. The majority of the pool will be below existing ground level.
- There is no walkway proposed along the side boundary therefore maintaining privacy of the neighbouring property.
- It is appropriately located away from the rear boundary and will not adversely impact the streetscape.
- The pool has been integrated into the landscaping with new planting proposed.

4.1.9.3 Proportion of Total Open Space

The pool and concourse areas total 13% of Open Space.

4.1.9.4 Other Matters

The pool will be connected to the sewerage system with filter box in soundproof enclosure. A rainwater tank will be installed to Basix Requirements and the pool will have a pool blanket.

4.1.10 Fencing

A new pool fence will be installed to comply with AS 1926.1-2012 and the Swimming Pools Act.

A new 1.8m high fence is proposed to replace the existing along the rear boundary.

4.4 Other Development

4.4.5 Earthworks

Earthworks is limited to the pool and undercroft of the garage. No excavation is near the canopy of any trees.

Excavation for the pool will be more than 1m below natural ground level however this is classed as acceptable.

4.4.5.3 Filling

No filling will exceed 1m above natural ground level.

4.4.5.4 Retaining Walls

No retaining walls are proposed for the front of the site.

Summary

The proposal has been designed to improve the amenity of the existing site by providing an outdoor pool and cabana. Conversion of a single garage to a double garage will allow all members of the family to park undercover.

The proposed development demonstrates compliance with the objectives of Council's Development Control Plan.

Given the proposal does not result in any increased bulk or scale we trust council will support the proposed works.