



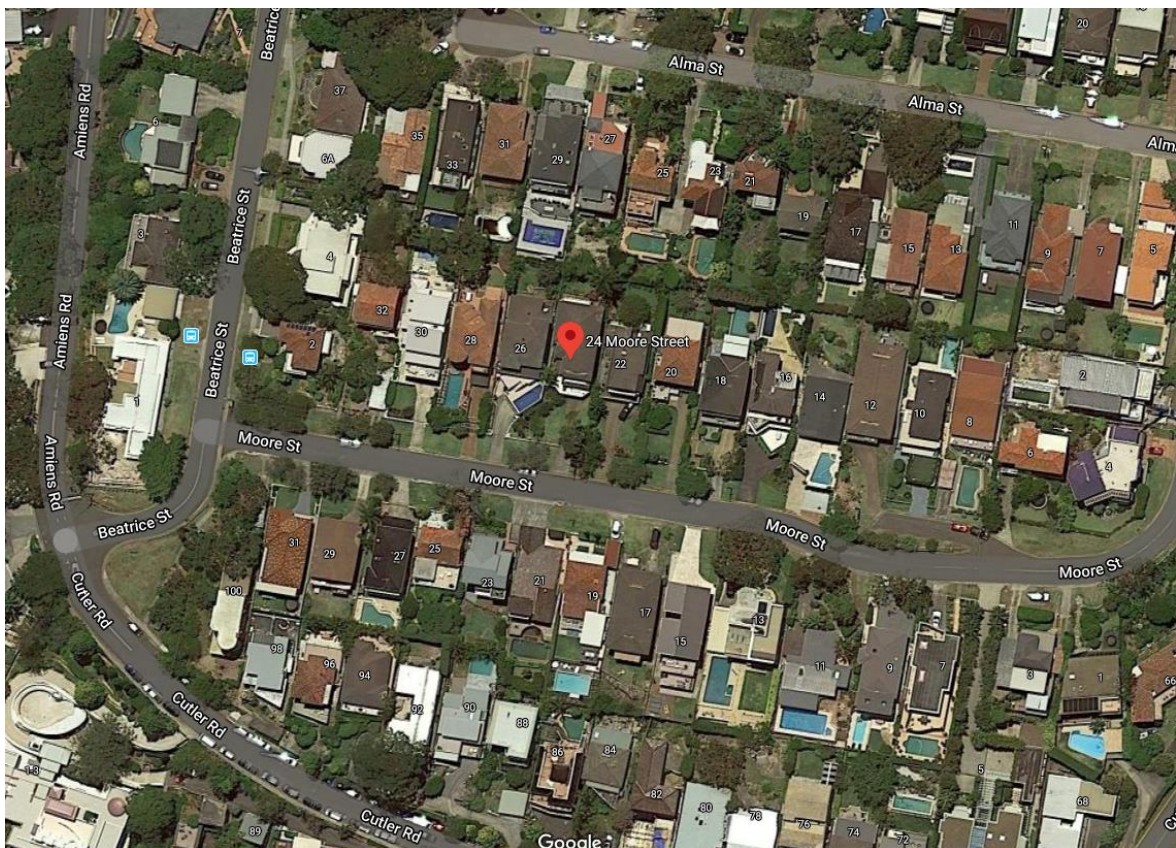
STATEMENT OF ENVIRONMENTAL EFFECTS

24 Moore St Clontarf

PROPOSED SWIMMING POOL AND ASSOCIATED WORKS

PREPARED ON BEHALF OF
Mr. P & J Billingham

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1. INTRODUCTION

This application seeks approval for the construction of a swimming pool and associated landscaping upon land at **Lot 30 in DP 2610**, which is known as **No. 24 Moore Street Clontarf**.

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 CMS Surveyors , dated 4.12.19.
- Landscape Concept Plan by Urban Escape Landscape Contractors, dated 25.1.20.

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

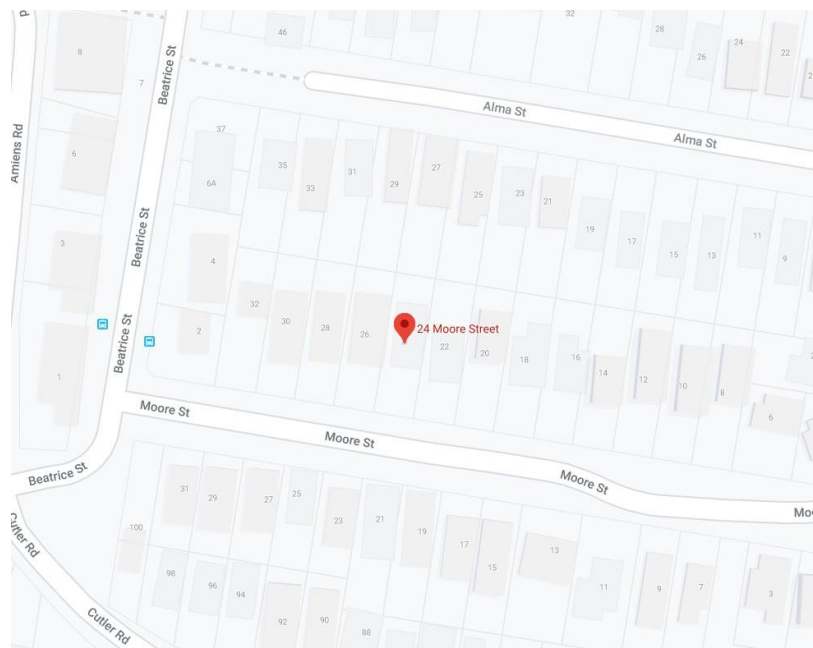
The site is identified as proposed Lot 30 in DP 2610, which is known as No. 24 Moore Street Clontarf with its closest cross street being Beatrice St. The site is located on the Northern side of Moore St and is rectangular in shape with a total site area of 520.2m².

The site has slope towards the south with a 7.27m fall over the site length of 42.67m.

Access to the site is from Moore Street.

The site currently comprise of a split level dwelling stepping down the site with a driveways access, various pathways, large front lawnsteps, landing and retaining walls in the rear garden area. The house is set towards the rear of the block. To the North of the house is a terraced rear lawn / garden comprising various levels retained with timber and masonry walling. A paved area exists at the rear exit and serves as a small entertaining area. 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 not 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.



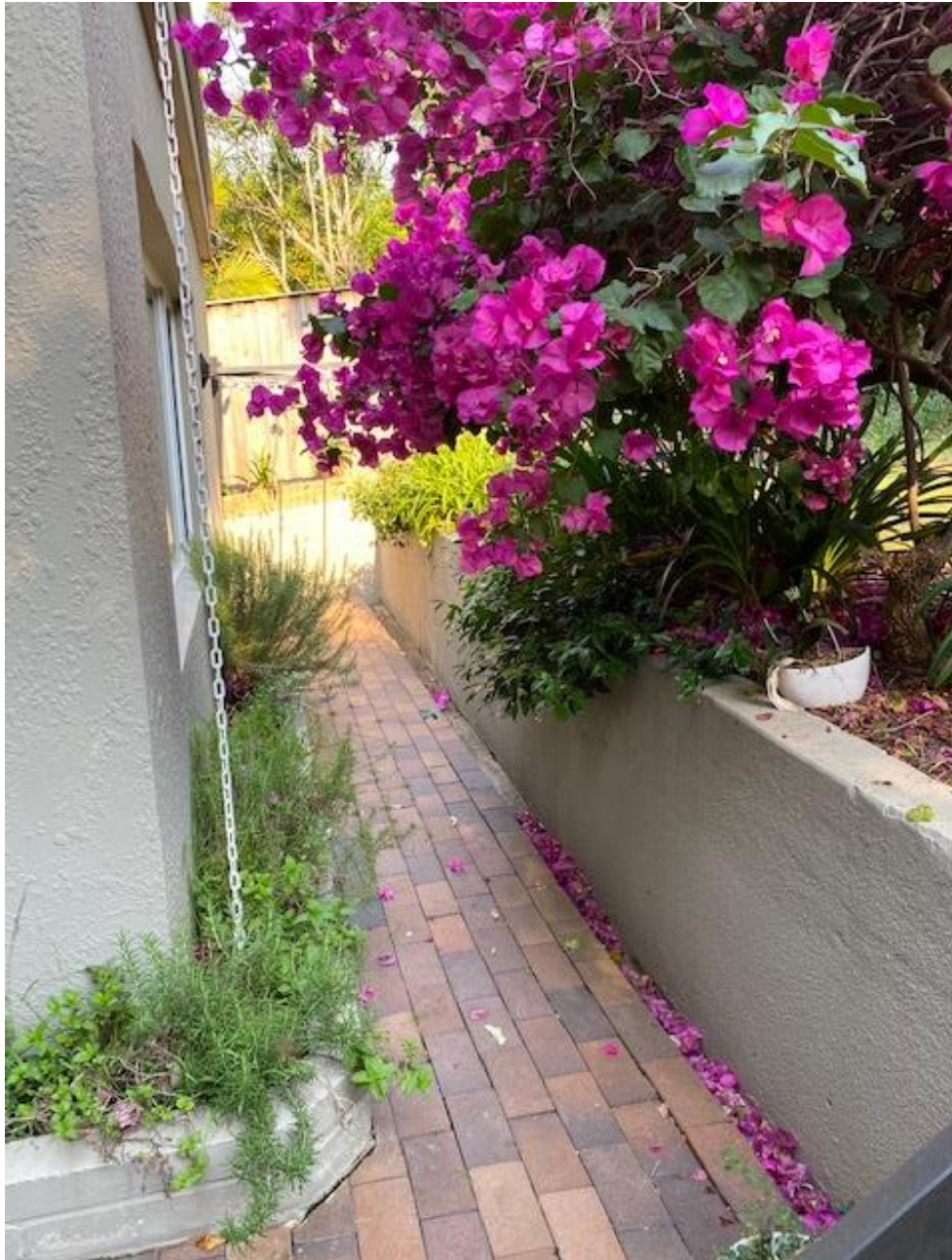
The rear of the site is depicted in the following photographs:



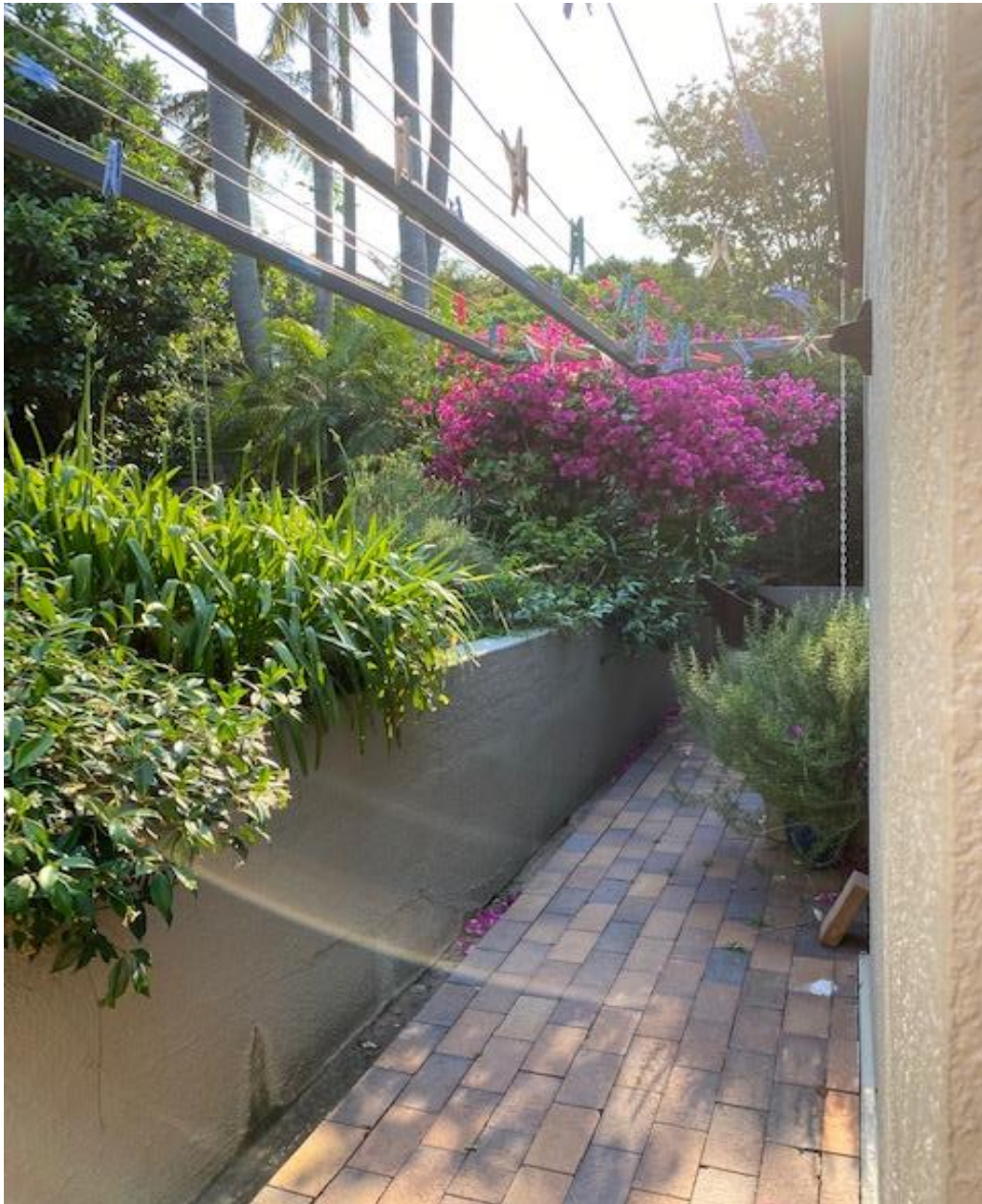
View towards the rear garden from the paved entertaining area.



View towards the rear garden from the paved entertaining area.



View along the rear of the house showing paved pathway and damaged masonry retaining wall.



View along the rear of the house showing damaged retaining wall.



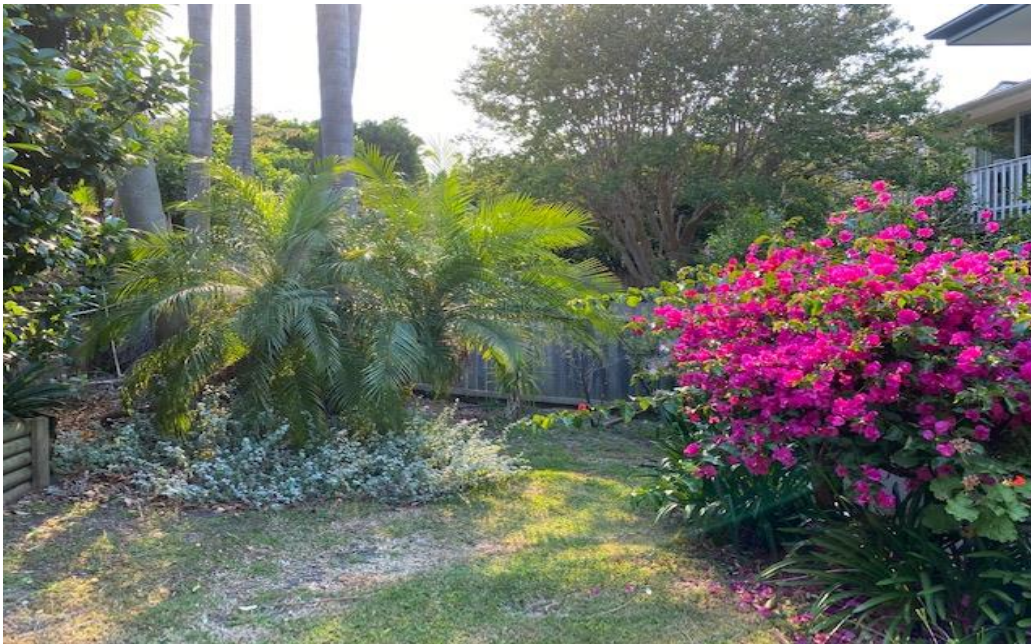
View showing rear lawn / gardens.



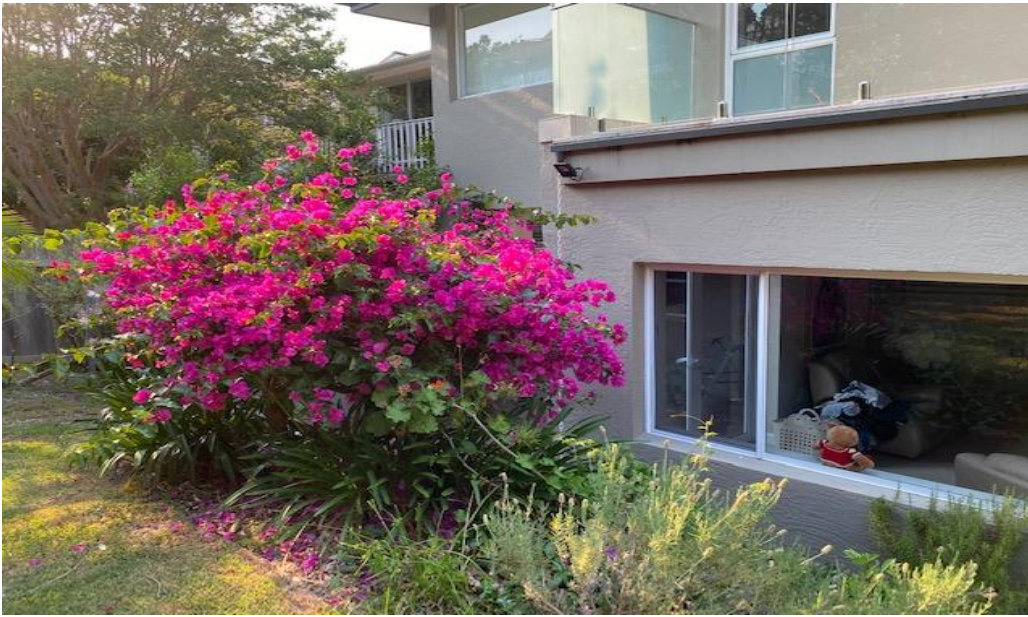
View showing rear lawn / gardens and low timber retaining walls.



View looking West towards the existing house.



View looking East across the rear lawn / garden

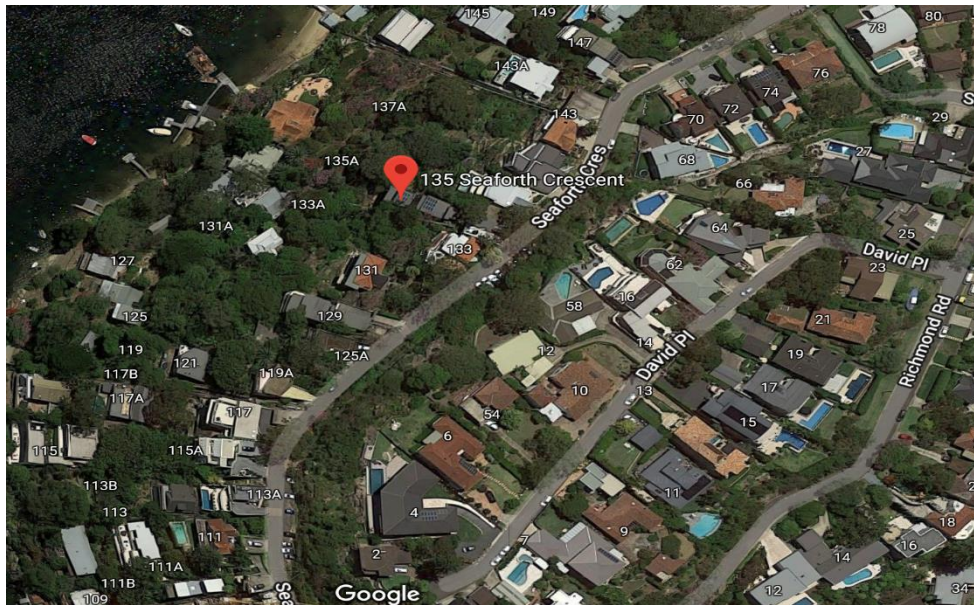


View looking towards the existing house from upper lawn / garden area.



View from rear garden towards the paved entertaining area.

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 swimming pool, entertaining areas, gardens, outdoor BBQ area, 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: 520.2 m²

AREA OS4

Calculated site open space 246m²

**Proposed Landscaped Area: 125.718m²or
51.1% of site open space(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 Northern Beaches Council.

4.1 Landscaping

The proposed development meets 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.

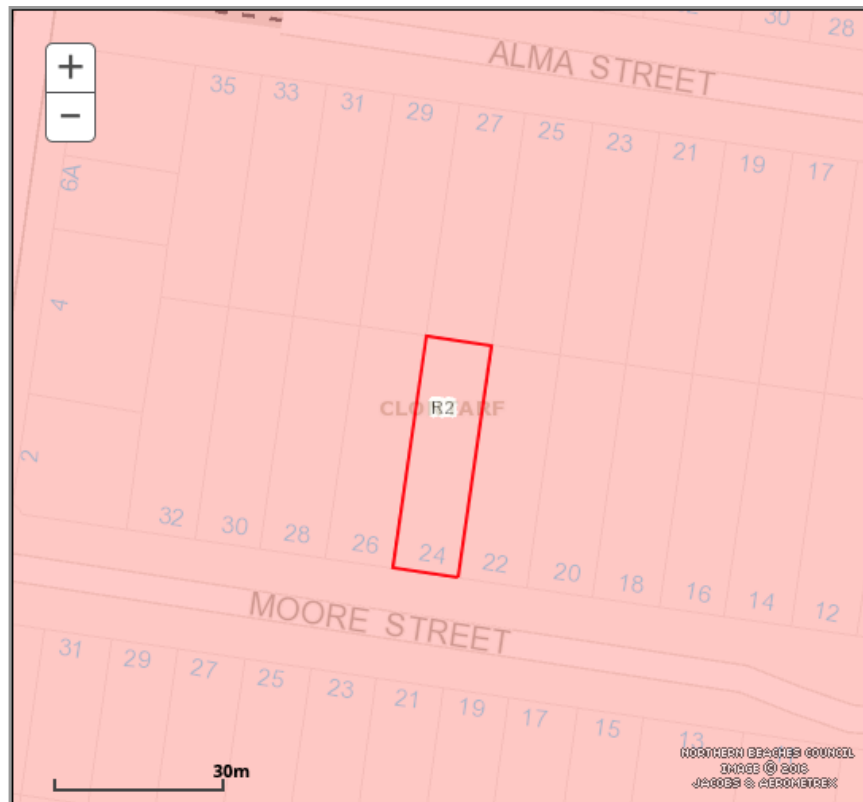
Performance criteria are met in this proposal with sensitivity to the local native bushland, microclimate, view, minimizing the dominance of the development from the street, relating the indoor living area to useable outdoor recreational space, contributing to the solar efficiency of the dwelling and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



MANLY LAND ZONING MAP

Neighbourhood Centre	Environmental Living	Primary Production
Local Centre	General Residential	Special Activities
Enterprise Corridor	Low Density Residential	Infrastructure
National Parks and Nature Reserves	Medium Density Residential	Tourist
Environmental Conservation	Public Recreation	Natural Waterways
Environmental Management	Private Recreation	

Aerials Warringah Zoning Pittwater Zoning Manly Zoning

Extract of Zoning
Map

The site is zoned R2 – Low Density Residential. Development for the purposes of outdoor entertaining areas, 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 19th 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 paved steps / landings / entertaining areas to provide new, easy access to an in ground swimming pool and adjacent entertaining area, BBQ area. The use of terraced landings that step up 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 with significant plantings.

4.6 Private Recreational Facilities

This section relates specifically to the proposed landings, swimming pool and landscaping 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 has been positioned to be inground with the finished coping height only being slightly lower than the existing rear lawn / garden levels to create usable open space. The paved landings / entertaining areas step up the site to work with the existing topography of the site ensuring that no proposed works are higher than existing current ground levels. The pool is setback significantly from the rear boundary so as not to impact neighbours.

The pool and entertaining areas 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 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 entertaining areas / landings, swimming pool and associated landscaping 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 masonry retaining walls and terraced gardens have been taken into consideration in this proposal will the pool being wholly inground and designed to reduce the amount of excavation works in order to achieve a safe and useable private open space.

The proposed landscaping 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, eastern and western boundaries. 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 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. 24 Moore Street Clontarf** is worthy of the consent of Council.