

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**CONSTRUCTION OF
A SWIMMING POOL,
MINOR ALTERATIONS & ADDITIONS TO RESIDENCE
& ASSOCIATED LANDSCAPE WORKS**

AT

24 White Street, Balgowlah NSW 2093

PREPARED FOR

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November 2024

BY

CONTOUR LANDSCAPE ARCHITECTURE

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) Report has been prepared to support a Development Application in relation to 24 White Street, Balgowlah NSW 2093 ('the subject site'). This SEE accompanies drawings dated November 2024 including Site Plan (C1), Section AA (C2), Section BB (C3), Section CC (C4), South Elevation (C5), Landscape Area Plan (C6), Site Analysis (C7), Sediment Control Plan (C8), Stormwater Drainage Plan (C9), Notification Plan (C10).

The application seeks approval for the construction and installation of a Concrete Swimming Pool. Associated Hard/Soft Landscaping is noted on the provided documentation.

This Statement explains how the proposal has addressed the relevant controls and objectives contained in the following documents:

- Manly Development Control Plan 2013
- Manly LEP 2013

This SEE provides the following:

- Description of the site and surrounding development;
- Description of the proposed development; and
- Response to applicable development & environmental planning controls

2.0 SITE DESCRIPTION

2.1 LEGAL PROPERTY DESCRIPTION

The subject site is identified by formal survey as 24 White Street, Balgowlah NSW 2093 and legally identified as Lot A in DP317685.

The property has four noted boundaries, and could be described as rectangular in shape. Total site area is 524.30 square metres.

The property is a regular block fronting White Street to the south. The subject property's eastern boundary measures 28.745 metres, the western boundary measures 28.595 metres, the northern boundary measures 18.29 metres, the southern boundary measures 18.29 metres.

The existing functional open spaces, consisting of well-maintained lawn, tiled patio and garden areas, are located to the north of the Residence.

The development is consistent in size with surrounding properties and streetscape.

Currently erected on the site is a one and two storey brick and clad house with tile and metal roof, set back from the street.

2.2. PROPERTY ZONING

The property is within the R1 General Residential Zone.

The property is not listed in a conservation area, does not have an item of environmental heritage, and is not affected by critical habitat.

3.0 THE PROPOSED DEVELOPMENT

The proposed development consists of construction of a Concrete Swimming Pool, Associated Hard and Soft Landscaping Works to the south of the Dwelling and Minor Alterations and Additions to the Residence.



(Proposed Concrete Swimming Pool location and Associated Landscaping)

3.1 PROPOSED SWIMMING POOL

The proposed development consists of construction of a Concrete Swimming Pool and associated Hard and Soft Landscaping Works.

The proposed swimming pool generally meets all the objectives and controls as set out in Manly Development Control Plan 2013.

- A concrete swimming pool nominal 5.70 metres long by 2.94 metres wide for recreational purposes shall be provided to the south of the subject property.
- The proposed swimming pool waterline shall have a setback of 2247mm to the eastern boundary, 1760mm to the southern boundary, 13093mm to the western boundary and a setback of 21255mm from the northern property boundary. The proposed setbacks from the western, eastern and southern boundary to swimming pool concourse shall support mature dense screening plant material to a height that shall enhance visual and aural privacy from neighbouring properties.
- The proposed swimming pool shall be positioned within the front building setback of the property and it will not detract from the amenity or character of the neighbourhood for the following reasons as elaborated below;
 - The proposed swimming pool shall not be visible from the streetscape.

- The proposed swimming pool shall be fenced with pool fencing that complies with all applicable swimming pool fencing codes and requirements. The proposed swimming pool shall be screened by proposed 1.8m high fencing on south and east sides.
- The proposed swimming pool shall be screened by proposed mature screening trees and vegetation that further contributes to streetscape.
- The proposed swimming pool filtration equipment shall be contained in a specially designed acoustic controlled structure that exceeds Environmental Protection Agency noise reduction requirements and all Australian Standards.
- All poolside coping areas shall fall towards drainage inlets or gardens with all collected waters disposed of to the appropriate disposal service systems. An overflow pipe shall be installed within the swimming pool with contaminated water directed to the sewerage system.
- The Swimming Pool Capacity is 25,137L (less than 40,000L) and the requirements of the BASIX Certificate are therefore not required.

3.2 ASSOCIATED HARD AND SOFT LANDSCAPING

- Dense screen planting shall be provided along the southern and eastern sides of the pool to create substantial visual and aural privacy to the neighbouring adjacent properties and the street.
- Decorative screen (1.8m H) shall be installed on top of existing concrete sleeper walls along the eastern property boundary (within front setback).
- Existing front sandstone retaining walls and brick fencing shall be replaced with new sandstone retaining walls and recessed brick fence.
- New entry gate and access steps shall be installed as shown on plans.
- Existing terrace (garage below) shall be extended and finished.
- Extended terrace area shall retain existing terrace levels as shown on plans.
- A new access gate shall be added between porch and terrace.

3.3 MINOR ALTERATIONS AND ADDITIONS TO RESIDENCE



(Proposed Minor Alterations and Additions to Residence)

- A new kitchen window shall be installed to the existing window location. Refer to C2.
- House access will be added between the kitchen and the porch area. Refer to C2.
- The proposed works shall be built to generally meet all relevant Australian Standards and the current Building Code of Australia.

4.0 SITE DEVELOPMENT COMPLIANCE

The subject site is zoned R1 – General Residential under the provisions of the *Manly Local Environmental Plan 2013 (MLEP)*. The objectives for this zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is permissible within the zoning, satisfies these objectives and results in a minor change to the existing numerical requirements regarding the relevant minimum landscaped area as set out in MDCP for an R1 zoning (Open Space area OS3), as detailed below;

Site Area	524.30m ²	
Minimum Total Open Space Required (55% of site area)	288.365m ²	
Minimum Landscaped area Required (35% of Total Open Space)	100.927m ²	
Proposed Landscaped Area	67.99m²	(23.58%)
Existing Landscaped Area	113.63m ²	(39.40%)

The current property does not meet the numerical requirements for total landscaped area. There is a minimal change to the current existing situation. The proposed development complies with the objectives of the MDCP and MLEP. The proposed development will greatly enhance the amenity of the Subject Property whilst ensuring that the residential development is “to meet the day to day needs of residents” (MLEP).

Objectives & Development responses to the *Manly Development Control Plan 2013*
4.1.5 - Open Space and Landscaping:

- *To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna. (En, S)*
 - **The proposed development preserves existing landscape features of the area.**

- *To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland. (En, S)*
 - **The proposed development is integrated successfully into its surroundings at the front of the property, the proposed development shall be screened by vegetation on adjacent boundaries to the swimming pool area.**
 - **The proposed development has been positioned to enhance the existing open space of the Subject Property, still allowing for ample garden area.**
- *To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area. (En)*
 - **Dense planting shall be provided to ensure the proposed development is visually screened. The amenity of the property shall be greatly heightened through the proposed development.**
- *To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff. (En)*
 - **All pool paving and coping shall fall towards garden areas preventing soil erosion and siltation of natural drainage channels. Refer to Stormwater Drainage Plan (C9).**
- *To minimise the spread of weeds and the degradation of private and public open space. (En)*
 - **Further screen planting shall be provided to the swimming pool area.**
- *To Maximise wildlife habitat and the potential for wildlife corridors. (En, S)*
 - **The existing vegetation will be replaced with native species where possible to improve native biodiversity and help to conserve wildlife habitat.**

5.0 SUMMARY

This proposal should be supported and approved by the Northern Beaches Council.

The proposed works have been carefully considered in conjunction with the existing residence, structures and also with neighbouring homes and gardens.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

Whilst the proposed works do not comply with the proposed landscaped area control outlined within the Manly DCP 2013, the proposed works do fundamentally comply with all controls and objectives and as a merit based application we have validated herein this proposal's suitability for approval.

The site and the surrounding environment, as well as Manly Planning Controls have been carefully considered to provide a design that is sympathetic to the site so as to significantly improve the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.

The proposal will improve the property, significantly improve the amenity of the existing Dwelling and should be supported by Council.