

## STATEMENT OF ENVIRONMENTAL EFFECTS

### FOR

### A NEW POOL TO 63 GORDON STREET, CLONTARF

#### INTRODUCTION

This Statement of Environmental Effects provides an assessment of the development application with due to consideration to the following planning instruments;

- The Environmental Planning and Assessment Act, 1979
- State Environmental Planning Policy No. 55
- Sydney Regional Environmental Plan (Sydney Harbour Catchment)
- Manly Local Environmental Plan, 2013
- Manly Development Control Plan 2013 (Residential) amendment 5
- Manly Onsite Stormwater Management Plan

The proposed DA seeks to;

- install a new pool and associated pool terrace, pool fencing and associate pool plumbing

The dwelling is single dwelling on a Torrens title with a single street access. The approved 2 storey scale with partial basement level is modest in the context of neighbouring dwellings with heights up to 4 storeys.

The proposed pool is modest in size, sensitively designed with larger setbacks than the minimum and without waterfall and noise emitting elements. The pool plant will be housed in a dedicated area built into the pool terrace to mitigate noise. Water tanks will also be included for environmental considerations which will harvest rain water.

The proposed pool and associated work has no perceived impact to the environment and to the neighbouring properties and will significantly improve the amenity and quality of this dwelling and landscaped area. Consultation has been undertaken with the closest neighbours.

#### COMPLIANCE WITH MANLY LOCAL ENVIRONMENT PLAN 2013

(only relevant sections are included in this assessment)

The objectives of Zone R2, are all met:

##### *Objectives of zone*

- *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.*

#### **PART 4**

The **principle development standards** are not applicable to this application.

## **PART 5**

**The relevant miscellaneous provisions are met**

### **5.9 preservation of trees or vegetation**

the proposed works retain existing substantial landscaping and improve the utility of the rear garden

## **PART 6**

**The relevant local provisions are met**

### **6.1 acid sulphate soils**

n/a with regard to proposed work

### **6.2 earth works**

the pool involves minimal cut and fill; the excavation is minimised by siting the pool appropriately with the natural contours with the upper part of the pool above ground. There is no associated impact. Rock foundation is determined at approximately 0.6m below topsoil which is factored into the design to minimise excavation and site disturbance. The built upon area is far below allowable limits; there remains large amount of soft landscaping. The proposal is well considered, acceptable and compliant.

### **6.4 stormwater management**

the site remains as existing with regard to impervious area and stormwater – there is no material change to the existing context.

### **6.9 foreshore scenic protection area**

compliant: this site is over 200m from Middle Harbour and not readily visible due to the established bush setting and modest and appropriate scale of the works; the pool will not be visible from the harbour.

## **SCHEDULE 5**

There is no item of significance or heritage listing within the vicinity of this property

## **MANLY DEVELOPEMNT CONTROL PLAN 2013 Amt 5**

(only relevant sections are included in this assessment)

## **PART 3**

### **GENERAL PRINCIPLES OF DEVELOPMENT**

### **3.3 Landscaping**

the existing character of the site will remain unchanged – all proposed work is to the rear of the property and not visible from public areas. All trees are preserved as is the natural rock outcrops and bush setting. Trees will not be affected by the proposed works. The built upon area remains very low relative to permissible levels. The natural character of the site and environment is retained and not affected; the pool and terrace are located within undulating grassed areas. The proposed pool will fundamentally increase the utility of the rear garden without any variation to the environment. As noted, the siting is best suited to maximise natural sunlight, visual and acoustic privacy as well as utilising the ideal site location to minimise earth work and integrate and

improve the landscaping; the levels work with the existing and foundations with fencing located below eye level to retain a visually natural environment. The terracing improves utility as well as natural absorption and sediment control.

### **3.4 AMENITY**

There is no environmental impact but a fundamental improvement in amenity for the owners of the property. Many adjacent properties contain pools and visual separation and noise mitigation measures have been implemented.

#### **3.4.1 Sunlight Access and Overshadowing**

No impact

#### **3.4.2 Privacy and Security**

A pool fence to comply with the Swimming Pool Act 1992 NSW will be installed

#### **3.4.3 Maintenance of Views**

No impact

### **3.5 SUSTAINABILITY**

The siting and terrace allow for the spoil to be graded without off site tipping which is a fundamentally sustainable approach. Orientation maximises natural solar heat gain and by default a reduction in heating. Rain Water tanks for topping up the pool also improve sustainability as will a pool cover to retain heat.

#### **3.5.1 Solar Access**

The pool is sited to maximise natural sunlight and solar heat gain.

#### **3.5.3 Ventilation**

n/a

## **PART 4 DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES**

### **4.1 RESIDENTIAL DEVELOPMENT CONTROLS**

#### **4.1.5 Open Space and Landscaping**

this remains unchanged and is compliant

##### **4.1.5.1 Minimum Residential Total Open Space Requirements**

the designated area is 'OS4'; there is over 60% of Open Space and well over 40% landscaped area of the open space

##### **4.1.5.2 Landscaped Area**

there are over the required 4 native trees existing on site

#### 4.1.5.3 Private Open Space

there is substantially more private open space than the required 18m<sup>2</sup>

#### 4.1.9 Swimming Pools, Spas and Water Features

The pool is appropriately sited to best suit the topography, create appropriate separation from neighbouring properties, capture sunlight for quality and environmental reasons and relate appropriately to the house to enable regular utility. The pool is appropriately located in the rear garden and is set into the landscape. The pool terrace is ≥1m from side boundaries and the water ≥1.5m. The pool area is significantly less than 30% of the Total Open Space. All pool plant will be located in an appropriate filter enclosure to minimise sound.

the objectives are met:

- objective 1) To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties and to minimise the impact of filter noise on neighbouring properties;
- objective 2) To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality;
- objective 3) To integrate landscaping; and
- objective 4) To become an emergency water resource in bush fire prone areas.

##### 4.1.9.1 Height above ground

As stated above, the pool is appropriately sited to best suit the topography and foundation depth on this steep sloping block where a pool will typically have an outer edge over 1m above natural ground level, particularly noting the steepness of the slope at 1:3.4. As stated, the design satisfies the stated objectives and best fits the existing conditions, which minimises the height above the pre 4.55 modification NGL to approximately 1.2m, which is a very minor variation, more so when considering the topography; but in reality the pool terrace will effectively only have a resultant height of approximately 750mm above the GL with the approved finished ground levels which satisfies this control.

##### 4.1.9.2 Location and Setbacks

The pool has compliant setbacks of 1.4m to the pool terrace and 4.0m to the water edge from the southern side boundary respectively. The water line is 11.9m from the rear boundary and over 7m from the northern side boundary.

##### 4.1.9.3 Proportion of Total Open Space

The proposed pool is far less than 30% of the open space; it is approximately only 5% of the site open space.

##### 4.1.9.4 Other matters

- a) the pool will be connected to the sewer
- b) pumps will be enclosed in acoustically restrictive enclosures
- c) –
- d) dedicated underdeck rainwater tank/s are proposed for recharging the pool which area within the pool terrace (<10m from source) with a dedicated tap. The pool volume is <40,000L; no Basix requirements is technically applicable, but an updated Certificate has been attached which requires a 1022L rain tank. The size is deemed appropriate to exceed loss and maintain full utility of the pool.
- e) It is noted a pool blanket will afford superior energy efficiency

#### 4.1.10 Fencing

Side and rear boundary fencing will be maintained.

## **CONCLUSION**

The proposed pool is conventional in scale, is well considered, well designed encompassing all of the stated design principles recommended in the relevant planning controls and stated numerical criteria. There are no perceived detrimental impacts as a result of the well considered designed pool. The pool and associated works are considered appropriate suitable for approval.