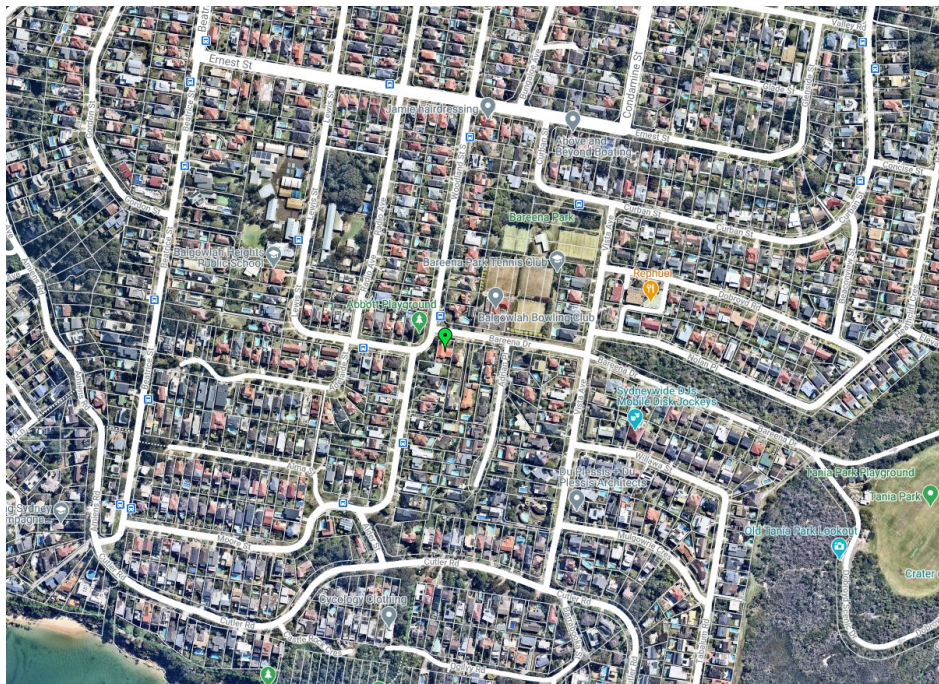


STATEMENT OF ENVIRONMENTAL EFFECTS FOR A SWIMMING POOL AND ASSOCIATED LANDSCAPE WORKS



Date: December 2020

1. INTRODUCTION

- 1.1 This is a statement of environmental effects for a swimming pool and associated landscape works at 28 Bareena Drive Balgowlah Heights.

This report describes how the application addresses and satisfies the objectives and standards of the Manly Development Control Plan, Manly Local Environmental Plan 2013 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- Survey prepared by Brunskill McClenahan & Associates
- Site visit
- DA drawings

- 1.3 The proposed development is compliant with the relevant Council controls, is considerate of neighbouring properties and results in an improved amenity for the residents. Any proposed variations to Council controls are clearly noted within this report. The proposed works are an appropriate development worthy of Council consent.

2. SITE LOCATION

- 2.1 The subject site is located to the south east of the junction of Woodland Street South and Bareena Drive. The site is legally described as Lot 1 DP 20000
- 2.2 It is generally rectangular in shape with a fall from the front of the lot to the rear of approximately 2 metres. The total lot area is 646.8m².
Refer Fig.01
- 2.3 A narrow sewage easement runs along the eastern boundary (refer drawing LPL_0102). The dwelling is located towards the rear of the site. The dwelling consists of a one and two-storey dwelling with a garage to the rear accessed from an existing driveway off Woodland Street South



Fig.01 – Site and immediate surroundings

3. SITE PHOTOS



Fig.02 – Rear garden



Fig.03 – Rear garden



Fig.04 – Existing garage & pergola



Fig.05 – Rear garden



Fig.06 – Existing garage & pergola

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is for a swimming pool, pergola replacement and associated landscape works. All proposed works are located behind the building line. Refer drawing LPL_0101

4.2 **Swimming Pool**

The proposed pool with integrated spa (7400x3900mm) is located within the existing rear lawn area orientated east west set at RL 78.06. The pool location allows for the existing paved alfresco (adjacent the garage) and existing decked private open space to be retained, thus maximising the useability of the rear garden.

The pool is set flush with the existing grade of the lawn to the western end refer section drawing LPL_3001 which clearly highlights the proposed levels. Low height retaining walls are proposed on the boundary to allow the adjacent garden bed to be better associated with the pool. Garden beds to be set approximately 100mm below the pool coping.

4.3 **Pergola**

The existing pergola sits above the decked area adjacent to the garage (refer Fig.04) and due to its poor condition requires replacement. The proposed structure will be a like for like replacement, a semi-detached light weight structure.

4.4 **Paving**

Existing access is maintained to the eastern side of the property via a paved walkway, approximately 1200mm wide to the northern edge of the proposed pool. The existing timber decked alfresco area adjacent to the garage is to be replaced with matching paving to ensure a consistent finish throughout the rear garden. The level outside the garage is maintained at RL 78.22 with the paved pool area set 160mm below at RL 78.06.

4.5 **Soft Landscaping**

The eastern and southern boundary to the pool/property will be softened by a combination of groundcover and shrub planting. Tree planting is located to the western end of the pool to provide additional screening/privacy to neighbouring properties.

- 4.6 The alternations to the site can be summarised as follows:

1. Concrete swimming pool and compliant fencing
2. Pergola replacement
3. Paving
4. Soft landscaping

5. PLANNING CONTROLS

5.1 Manly Local Environmental Plan 2013

The relevant sections of the LEP are addressed below

1.2(b) - Aims of the Plan

The proposal is consistent with the relevant aims set out within the LEP. The proposal delivers a high standard of landscape design to the property providing the residents with an increased outdoor amenity of the proposed swimming pool and associated alfresco areas. All the works have been designed to not significantly impact upon neighbouring properties.

Land Use Table

The site is classed as R2 Low Density Residential and is suitable for the proposed development.

4.3 - Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5m. The proposed works will not impact this control.

4.4 – Floor Space Ratio

Existing FSR is not impacted by the proposed works.

6.2 - Earthworks

Excavation will be required for the proposed pool; these works will be carried out in accordance with any Council conditions of consent and structural engineer details/specifications. All other proposed works require no additional excavation.

6.4 – Stormwater Management

The proposed works do not adversely affect the existing stormwater conditions on the site. It is proposed to connect all collected stormwater to the existing stormwater system in accordance with Manly Specification for Stormwater Drainage 2003.

6.9 – Foreshore Scenic Protection Area

The proposed works comply with this control. It is considered that the development will not result in a detrimental impact on the visual amenity of the harbour or coastal foreshore.

5.2 Manly Development Control Plan

The relevant sections of the DCP are address below

1.7 – Aims & Objectives

The proposed development is consistent with the objectives as specified in the DCP. The proposed works are appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

3.3.1 Landscaping Design

The proposed landscape design complies with this control. All existing landscape forward of the building line is maintained and does not form part of this application. Refer drawing LPL_0101 and LPL_0103. No significant tree removal is proposed, and additional tree planting has been located to ensure privacy for both residents and neighbours.

3.4.3 Maintenance of Views

The proposed works comply with this control. The pool and associated landscape works will not result in any additional view loss from neighbouring properties or the public domain.

3.7 Stormwater Management

The proposed works do not adversely affect the existing stormwater conditions on the site. It is proposed that any new drainage is connected to the existing stormwater system in accordance with Manly Specification for Stormwater Drainage 2003.

4.1.5 Open Space and Landscaping

The proposed development is consistent with the aims of this control. The existing amenity within the property is enhanced by the proposed swimming pool and associated landscape works.

4.1.5.1 Minimum Residential Total Open Space Requirements

The subject site is located in Open Space Area 3 stating a requirement of a minimum total open space of 55% of the site. The proposed works do not impact the existing open space of 387.74m² / 59.95%. Refer drawing LPL_0103.

4.1.5.2 Landscaped Area

A minimum of 35% of the total open space is required to be landscaped area. The proposed development results in a reduction in landscaped area due to the proposed swimming pool, resulting in a compliant total landscaped area of 175.76m² / 45.33%.

There is ample landscaped area forward of the building line to comply with Councils control 4.1.5.2.c regarding native tree planting.

4.1.5.3 Private Open Space

The control requires 18m² of private open space, the proposed works do not affect the existing condition of 60.97m².

4.1.9 Swimming Pools, Spas and Water Features

The proposed development is consistent with the aims of this control, the pool has been situated to maintain privacy to neighbouring properties and filter housed appropriately to reduce any potential noise impact. The associated landscape design provides a seamless integrated finish to the proposed pool and its setting.

4.1.9.1 Height Above Ground

The pool is situated flush with the existing groundline to the western end of the pool (refer section drawing LPL_3001) Due to the natural slope of the rear lawn the pool extends above the existing grade to a maximum height of approximately 350-400mm towards the western and southern boundaries. Aligning the pool with the existing grade to the western end improves the amenity and connectivity of the neighbour alfresco areas.

4.1.9.2 Location and Setbacks

The control requires a setback from side and rear boundaries of 1000mm to the pool concourse and 1500mm to the waterline.

The eastern pool concourse is compliant with this control setback of 1300mm from the boundary, the waterline setback is also compliant set at 1500mm from the side boundary. The southern boundary waterline setback complies at 1500mm, however the concourse setback does not comply, set 700mm from the rear boundary and as such a variation is sought.

4.1.9.3 Proportion of Total Open Space

The proposed pool does not comprise more than 30% of the total open space and is therefore compliant with this control.

4.1.9.4 Other matters – Sewer Connections, Pumps, Structural Certificates, Rainwater Tank and Pool Blankets

The proposed pool will be compliant with this control subject to Council conditions of approval.

6. ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

4.15 Evaluation

1.a.i – The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly Development Control Plan. It is considered that the provisions of these documents have been satisfactorily addressed within this report. There are no other environmental planning instruments applying to the site.

1.b – The Likely Impacts of the Development

It is considered that the development will provide improved amenity to the residents without detrimentally impacting on the character of the area. The proposal does not result in the removal of any significant vegetation and the proposal ensures that there is sufficient area of additional landscaping. As stated throughout this report the proposed works do not result in any unreasonable loss of privacy.

1.c – The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential, and the construction of the proposed works are permissible with the consent of Council. The proposal does not result in the removal of any significant vegetation. For these reasons it is deemed that the site is suitable for the proposed development

1.e – The Public Interest

It is considered that the proposal is in the public interest in that it will provide for new development that is consistent with the development in the locality without unreasonably impacting the amenity of the adjoining properties or the public domain.

7. CONCLUSION

- 6.1 The proposed development application for works at 28 Bareena Drive Balgowlah Heights is appropriate considering all State and Council controls.
- 6.2 The proposal has been designed to improve the amenity of the subject site whilst not adversely affecting neighbouring properties and as such should be worthy of Council's consent.