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STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

13 Redman Street
Seaforth NSW 2092

Prepared on behalf of K. Schmidhofer & C. Jeffrey

by Amanda Elboz *Director*
Space Landscape Designs Pty Ltd

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1.0 Site Description and Location

The site is known as 13 Redman Street, Seaforth NSW 2092 (Lot 8, D.P. 19148). The site is a rectangular shaped block located on the corner of Peacock Street and Redman Street. The land falls from the rear NW of the site to the front SE approximately 7.7m. The property adjoins residential dwellings. Currently the site contains a brick dwelling. A new dwelling is proposed under a separate CDC application. The site area is 571.5m².



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 and relevant State Environmental Planning Policies as applicable.

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. Extend decking
- c. Remove 1 tree
- d. New retaining walls, stairs and paving



Image 2 – Looking south from Peacock Street showing location of new pool

4.0 Planning Controls

The subject site is zoned R2 Low Density 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
Heritage	- Not applicable
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)

No works are proposed to the street front on Redman Street.

The proposed pool will be 1.4m below Peacock Street. It will not be visible from the street due to existing trees on the verge and proposed screen planting along the inside of the boundary.

3.1.1.3 Roofs and Dormer Windows

N/A

3.1.1.4 Garages, Carports and Hardstand Areas

N/A

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 have 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

One tree is proposed to be removed as part of this development. An Arborist Report accompanies this application.

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 proposed pool is to provide outdoor recreational needs for the owners.

3.4.1 Sunlight and Overshadowing

There is no impact on adjacent properties in relation to sunlight due to pool being below ground level.

3.4.2 Privacy and Security

There will be no loss of privacy to adjoining properties as the pool will be located at existing ground level.

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 not required as the pool volume is less than 40,000L.

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.

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

N/A

4.1.2.2 Number of Storeys

N/A

4.1.2.3 Roof Height

N/A

4.1.3 Floor Space Ratio – 0.45:1

N/A. All proposed works are external and do not change FSR.

4.1.4 Setbacks

4.1.4.1 Street Front Setbacks

N/A

4.1.4. Side setbacks and secondary street frontages

No change to building setbacks.

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 35% is Landscape Area.

Site Area		571.5m ²
Minimum Total Open Space Required	55% of site	314.3m ²
Proposed Open Space	53%	303.0m ²
		(Non compliance)
Maximum Pool Component	30% of OS	94.3m ²
Proposed Pool	15% of OS	46m ² (Complies)
Minimum Landscape Area	35% of OS	110.0m ²
Proposed Landscape Area	50.3%	158.1m ² (Complies)

A minimum of 3 native trees is required for the site area. Three native trees are proposed.

Comments

Merit consideration is sought for the variation on Open Space requirement. The existing site is a corner block and non-compliant due to the house being approved under CDC. The variation is minimal at 2% (11.3m²). All the works are located at the rear of the site and are not visible from the street. The works does not increase the bulk of the existing dwelling.

Existing rock outcrops at the rear are to be maintained. Additional tree plantings will enhance the landscaping on the site.

The site exceeds the requirement for landscape area and remains consistent with the landscape character of the area.

4.1.6 Parking

No change

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.

4.1.9 Swimming Pools, Spas and Water Features

The proposed swimming pool is at below existing ground level and located in the rear setback.

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 concourse is setback 1000mm and 3200mm to water from the southern side boundary.
- The pool concourse is setback 2715mm and 3515mm to water from the northern side boundary.
- The pool is setback 7190mm to water from the rear boundary.

4.1.9.3 Proportion of Total Open Space

The pool and concourse areas total 14.6% of Open Space and therefore complies.

4.1.10 Fencing

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

4.4 Other Development

4.4.5 Earthworks

Earthworks is limited to the pool and rear retaining wall.

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 be required above natural ground level.

4.4.5.4 Retaining Walls

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

A 1.3m high retaining wall is required at the rear due to the sloping land and cut required for the pool. The wall is 2.3m from the rear boundary and 800mm from the side boundaries. No overlooking of neighbours will occur with screen planting along all boundaries.

Summary

The proposal has been designed to improve the amenity of the existing site by providing an outdoor pool and access around the site.

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.