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REVISED STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55 (1A)

To approved DA2018/2010

Alterations and additions to a dwelling house
including a swimming pool

15 Gurney Crescent, Seaforth NSW 2092

Prepared by Amanda Elboz
Space Landscape Designs Pty Ltd
26th November 2019

1.0 Introduction

We seek to modify the approved Development Application DA2018/2010 under the provisions of Section 4.55 (1A) of the Environmental Planning and Assessment Act, 1979. Modified Plans accompany this application.

It has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Manly LEP 2013, Manly Development Control Plan 2013 and applicable State Environmental Planning Policies.

2.0 Site Description and Location

The site is known as 15 Gurney Crescent, Seaforth NSW 2092 (Lot 14, Section D, D.P. 11214). The site is an irregular rectangular shaped block located on the southern side of Gurney Crescent. The property adjoins residential dwellings to the east and west with bushland to the north and south. Currently the site contains a one and two storey dwelling with a tennis court at the rear. The site area is 1176m².



Image 1 – Location courtesy of Northern Beaches Council

3.0 Proposed Modifications

The proposed modifications are removal of the following two conditions:

- Condition 7 Levels for Planter box
- Condition 8 Replacement of Weeping Lily Pilys to the rear

Reason: Due to unexpected plumbing repair works and over budget excavation costs, no additional construction works can be undertaken. Therefore the existing stairs and existing planter is to remain.

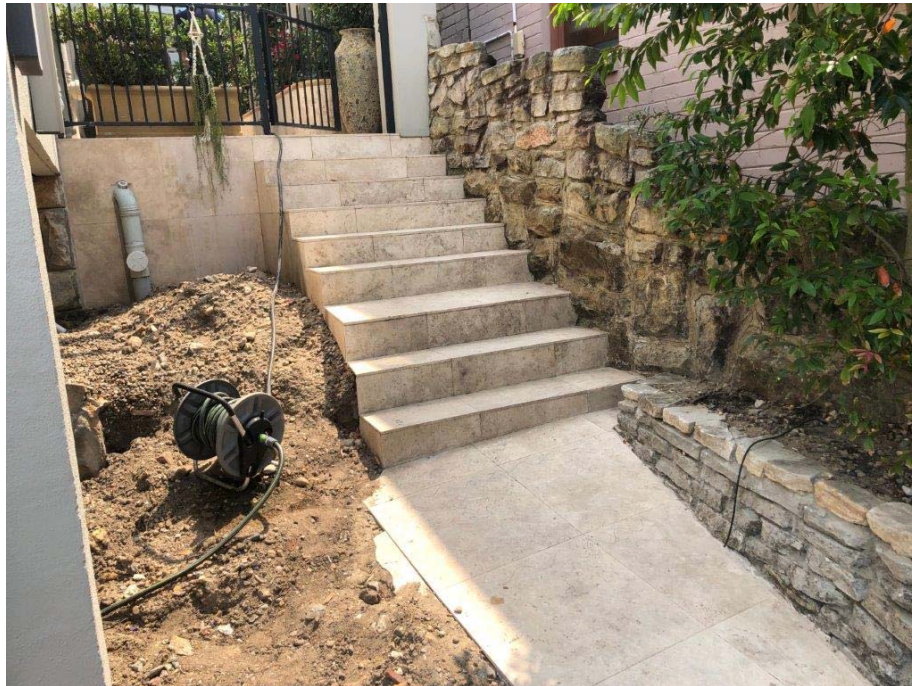


Image 2 looking north showing existing side stairs and planter to remain



Image 3 looking south showing extent of plumbing repair work

4.0 Planning Controls

The subject site is zoned R2 General 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	- Not applicable
Floor Space Ratio	- Not applicable
Acid Sulfate Soils	- The site is Class 5 land. 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 OS4

Site is located on Bush Fire Prone Land.

Site does not contain endangered species, a heritage item or located in heritage area

Land does not comprise of Critical Habitat or threatened species

Site classed as scenic protection

Landslip Potential Hazard Area G2 – Flanking slopes

5.0 Manly Development Control Plan 2013

Development controls as applied to proposed modifications.

PART 3

3.1.1 Streetscape (Residential areas)

The proposed modification will not be visible from the street and will not detract from the existing streetscape.

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

The modification retains the existing vegetation.

3.3.2 Preservation of Trees or Bushland Vegetation

No existing trees are to be removed.

3.4 Amenity

Unchanged

3.5 Sustainability

A Basix certificate is not required as the pool volume is less than 40,000L and all works are external.

3.6 Accessibility

N/A

3.7 Stormwater Management

Unchanged

3.8 Waste Management

Due to less demolition and construction, rubble and waste will be reduced.

3.9 Mechanical Plant Equipment

N/A

3.10 Safety and Security

N/A

PART 4 Residential Development Controls

4.1.2 Height of Buildings – N/A

4.1.3 Floor Space Ratio – N/A

4.1.4 Setbacks

No change as existing stairs and planter to remain.

4.1.5 Open Space and Landscaping

The site is zoned Open Space Area OS4 and requires Minimum of 60% Total Open Space. Of this 40% is Landscape Area.

Site Area		1,176m ²	
Minimum Total Open Space Required	60% of site	705.6m ²	
Proposed Open Space	66%	773.1m ²	Complies
Maximum Pool Component	30% of OS	211.7m ²	
Proposed Pool	6% of OS	40.1m ²	Complies
Minimum Landscape Area	40% of OS	282.2m ²	
Existing Landscape Area	13%	95.8m ²	Non compliant
Proposed Landscape Area	15%	109.1m ²	Non compliant

Unchanged. The proposed new planter was not included as part of Landscape Area due to its size and depth. Similarly the existing planter cannot be calculated as part of Landscape Area due to its size and depth.

4.1.6 Parking

N/A

4.1.7 First Floor and Roof Additions

N/A

4.1.8 Development on sloping sites

No change

4.1.9 Swimming Pools, Spas and Water Features

No change

4.1.10 Fencing

No change

6.0 Summary

The modification to remove the two conditions is due to unexpected plumbing repairs and over budget excavation costs for the swimming pool.

The reason of the conditions have been met by the removal of the planter. By not constructing a new planter box there is no concern over the planter box being a reasonable height. Similarly by not having the planter there is no need for condition 8 which relates to the plant selection within the proposed new planter. The amenity of the neighbour will be therefore increased as they did not want the proposed planter.

As per the submission letter received 29/1/2019 from the adjacent neighbour in regard to the original DA submitted plans, the modification will alleviate neighbours concerns. I refer to page 19 of the submission which state the proposed planter boxes and plants *'will tend to protrude into the narrow western side setback area of 13 Gurney Crescent and will make their passage way dark and lead to damp issues and mound growth.'*

The modification is considered reasonable and is required due to lack of funds. The modification will improve the level of amenity for the neighbouring property.

We trust Council will view this application favourably and recommend its approval.