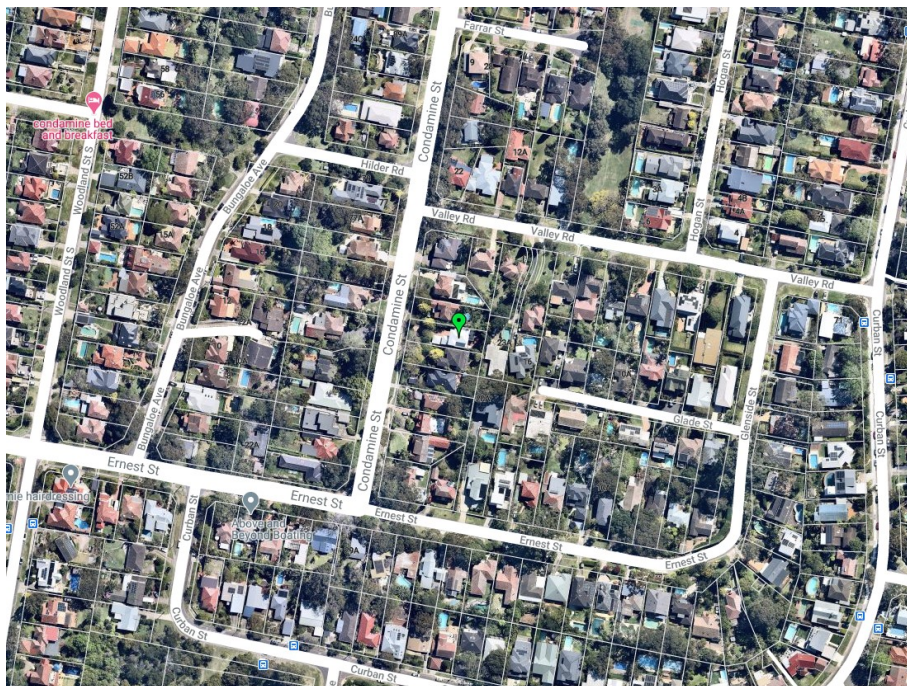


14 CONDAMINE STREET BALGOWLAH HEIGHTS NSW 2093

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



Report prepared for
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Date: November 2020

1. INTRODUCTION

- 1.1 This is a statement of environmental effects for a swimming pool, pergola structure and associated landscape works at 14 Condamine Street 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 Hill & Blume Consulting Surveyors
- Site visit
- DA drawings

- 1.3 The proposed development is compliant, where possible, with all the relevant Council controls, is considerate of neighbouring properties and results in an improved amenity for the residents. Any variations to the 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 on the eastern side of Condamine Street. The site is legally described as Lot 4 DP 18053
- 2.2 It is generally rectangular in shape with a gentle fall from the street boundary to the rear. The lot has a total area of 613.1m². *Refer Fig.01*
- 2.3 An easement for drainage dissects the front portion of the site (refer drawing LPL_0102). The dwelling is located towards the rear of the site. The dwelling consists of a two-storey dwelling with store/garage underneath. A timber deck and paved area is located towards the rear of the dwelling. None of the proposed works impact the drainage easement.



Fig.01 – Site and immediate surroundings

3. SITE PHOTOS



Fig.02 – Rear verandah and pergola



Fig.03 – Rear paved garden



Fig.04 – Northern rear side access



Fig.05 – Rear verandah and pergola



Fig.06 – Rear garden

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is for an extension to a rear existing timber verandah, associated pergola above, swimming pool, level lawn area and associated soft landscaping. All proposed works are located behind the dwelling.

4.2 **Verandah**

The existing deck is set at RL 33.43 (3000x5520mm 16.5m²) located to the northern side of the rear dwelling. The proposed rear deck extension (3000x10700mm 35m²) and associated pergola structure remain consistent with the existing site condition. The existing level of 33.43 is extended (5180mm) towards the south, across the entire rear of the dwelling.

1800mm high privacy screens are proposed at both ends of the rear verandah to provide privacy to and from the alfresco area.

The proposal is consistent with Council controls, increasing the extent of private open space and amenity whilst maintaining privacy and views for both neighbours and the subject site.

4.3 **Pergola**

The existing pergola sits above the existing verandah at approximately 2100mm high. The proposed pergola structure will align with the new deck and have an increased roof height of approximately 2500mm, which ties in with the existing rear gutter line. The proposed design is very similar in structure to the pergola located at the rear of 12 Condamine Street. The new structure will discharge into the existing gutter line thus reducing the requirement for additional downpipes and stormwater drainage pipes.

4.4 **Swimming Pool**

The proposed pool (7220x3840mm) orientated north south and located towards the north eastern boundary of the site set at RL 32.48. The pool has been positioned to minimise cut and fill on the site making use of the existing level change. *Refer Fig.06*

4.5 **Soft Landscaping**

The existing paved rear garden (*Fig.03*) is to be replaced with turf. Refer to drawing LPL_0103. The rear boundary planting associated with the pool is to be replaced with bamboo to provide additional privacy to and from the pool. The additional bamboo ties in with the existing mature bamboo planting on the northern boundary. All other planting is to be retained.

4.6 **Access**

Open faced timber stairs will provide access from the existing level of

RL 31.09 on the northern side path to the new lawn/pool level of RL 32.48. Timber stairs will also provide rear side access from existing level of RL 32.90 to the new extended veranda at RL 33.43.

4.7 **Window**

Existing rear window will be resized to provide servery style opening from the kitchen onto the new extended alfresco area. Refer drawing LPL_3001

4.8 The alternations to the site can be summarised as follows:

1. Extension to existing decked verandah and associated pergola
2. Concrete swimming pool and compliant fencing
3. Timber access stairs
4. Level lawn area with masonry retaining wall
5. Planting
6. Rear window resized

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 extended alfresco and proposed swimming pool. 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.

5.10 – Heritage Conservation

The site is not a heritage item or located within a heritage conservation area.

6.1 - Acid Sulphate Soils

The site is not located within an area nominated as Acid Sulphate Soils.

6.2 - Earthworks

The pool has been located to minimise the extent of excavation required taking advantage of the existing level change (as noted in point 4.4 above). All works will be undertaken in accordance with engineering details.

6.3 – Flood Planning

The site is not noted as being impacted by flooding. The proposed works do not impact this control.

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.

6.8 – Landslide Risk

The site is not located within an area nominated as landslide risk.

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 planting to the boundaries provides a consistent finish and character to the dwelling whilst not significantly impacting view sharing for neighbouring properties. The additional turf area to the rear provides a compliant total area of soft landscaping to the site of 211m² / 61.5%.

3.4.3 Maintenance of Views

The existing rear of the property is predominantly screened on all sides due to the level change between neighbouring properties and the existing screen planting. The proposed works do not reduce this privacy, replacing the rear boundary with additional bamboo to maintain the existing structure.

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 connect 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 is enhanced, and porous landscaped areas are increased to the rear of the property.

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 343.12m² / 55.96%.

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 slight reduction in landscaped area due to the swimming pool, resulting in a compliant total landscaped area of 211m² / 61.5%.

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 provide a compliant area of 32m².

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 380mm above the existing ground level to the southern side of the rear garden. Towards the northern boundary, as the existing ground level is terraced and drops away (*refer Fig.06 and point 4.4 above*) the pool becomes 1600mm out of ground. This level change is clearly illustrated on drawing LPL_3002 and the variation from the Council control is deemed appropriate when considering both points i & ii of the DCP.

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 1000mm from the boundary, the waterline setback is also compliant set at 1777mm from the rear boundary. The northern boundary setbacks do not comply with this control and as such a variation is sought. The northern extent of the pool has been aligned with the exiting side access timber boardwalk to provide an integrated design of new and existing. The pool concourse does not continue the full extent of the pool, allowing for an increased internal pool length whilst maintaining a functional lawn area to the south.

The existing tall mature bamboo screen on the northern boundary will provide substantial privacy to the neighbouring property to any users of the pool accessing the paved concourse (western and eastern side). The proposed 1200mm high feature wall also provides additional privacy across this northern boundary from users within the pool.

It is considered that the variation of reducing the northern setback is deemed appropriate given the existing site conditions, reduced extent of pool concourse and raised feature wall all providing increased privacy whilst maximising the functionality of the rear available garden space.

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 14 Condamine Street 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.