

STATEMENT OF ENVIRONMENTAL EFFECTS

57 Wyadra Avenue, North Manly

Site description

The site is known as 57 Wyadra Avenue, North Manly and described as Lot **62/-/DP21576**. The site has an area of 591.54m². The street frontage faces south. The site adjoins residential lots to the West North and East.

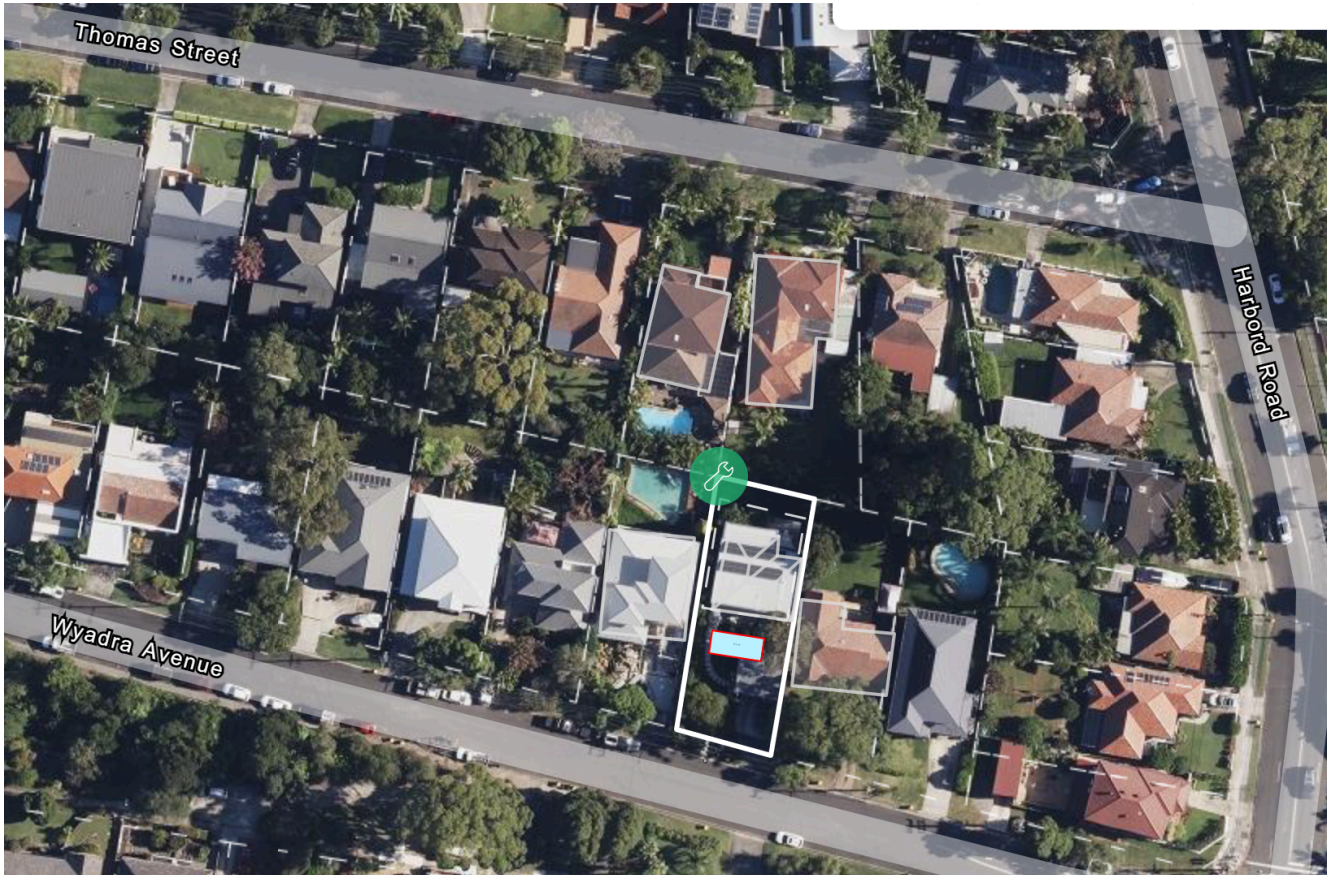


Image 1. Aerial view of the development site. Image courtesy of Google Maps.

The proposal

It is proposed to:

- Construct a semi aboveground concrete swimming pool.
- Install glass pool fencing
- Paving in the pool surrounds



Image 2. The subject site as seen from Wyadra Avenue.

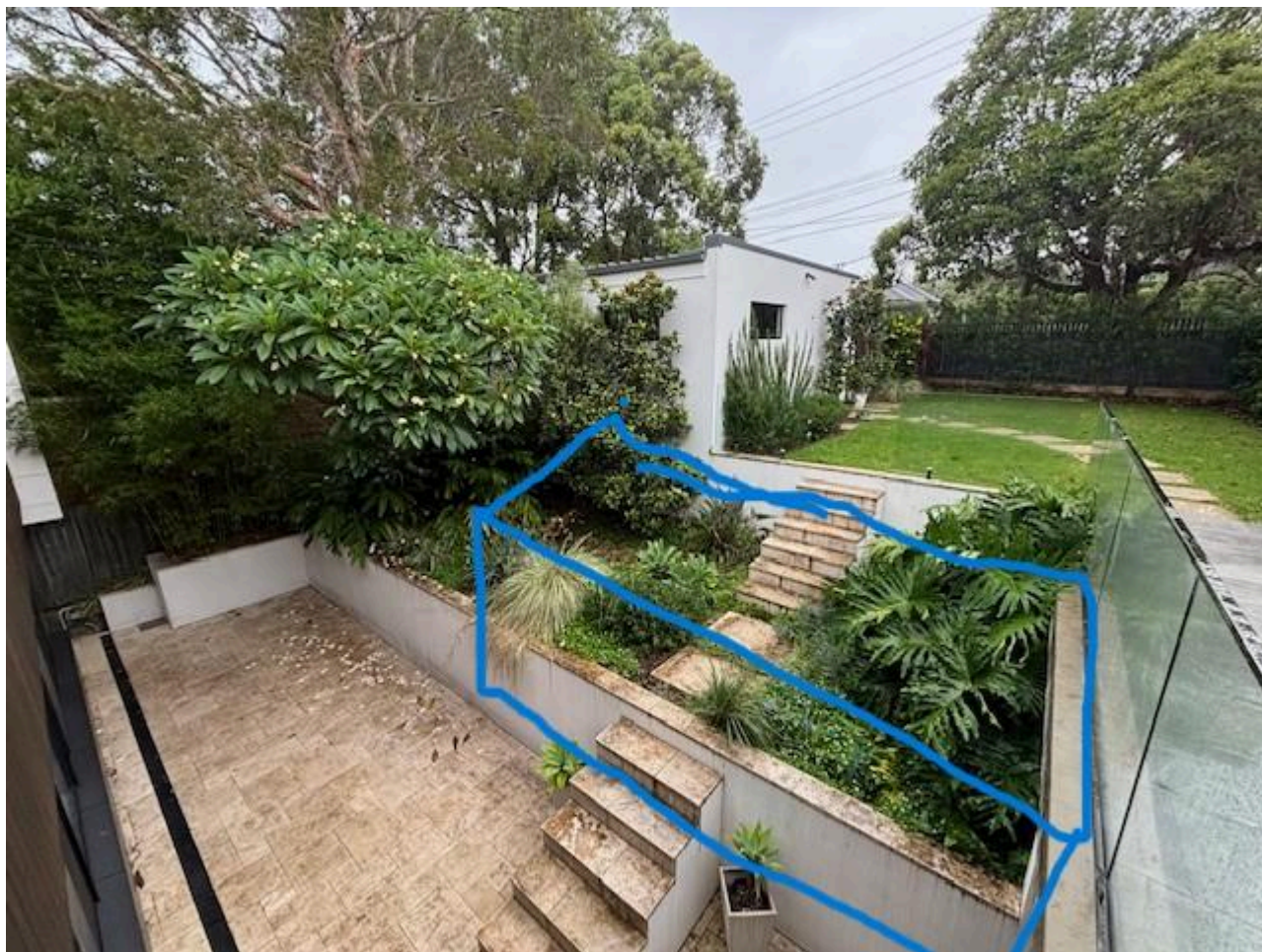


Image 3. Approximate location of the proposed pool (not too scale)

Site analysis

57 Wyadra Avenue, North Manly is a sloping block which falls South to North. The existing dwelling house is two storey, brick structure with a colourbond roof. The site has the benefit of a detached garage accessed from Wyadra Avenue.

Previous and present uses

The present and previous known uses of the site have been, and are for residential dwellings only. The adjoining allotments are also used for residential development and public recreation. As a result, it is felt that the site would not be likely to be contaminated in any way from its known use, nor would there be any need to test the site to confirm this belief.

Development standards & design guidelines

The statutory and strategic planning controls that guide this proposal are:

- Warringah Local Environmental Plan 2011 (WLEP)
- Warringah Development Control Plan 2011 (WDCP)

Warringah Local Environmental Plan 2011 controls

The planning maps contained in WLEP 2011 show the site is zoned as R2 Low Density Residential

The site is found on the Land Slip Risk Map and is zoned as Land Slip Risk Area A

Additional local provisions

Earthworks

Earthworks have been proposed as part of this Development Application in the form of removing the existing retaining wall and steps. Excavation for the swimming pool. It is felt that there will be no 'disruption of, or detrimental effect on, drainage patterns and soil stability in the locality of the development as a result of the excavation'. The soil to be excavated will be disposed of at an establishment licenced to do so. Any imported fill soil is to meet the relevant standards. There will be no adverse effect of the development on the existing and likely amenity of adjoining properties.

Development on sloping land

The site is zoned as Land Slip Risk Area A – *Area slope less than 5 degrees.*

Warringah Development Control Plan 2011 controls

Side boundary setbacks

57 Wyadra Avenue, North Manly is required to have a side boundary setback of 900mm. The proposed pool has a side setback of 1.5m metres on the West boundary and 5.7 on the East side boundary meeting the control with positive compliance.

Front boundary setbacks

The pool will be set back approximately 13.5 metre from the front boundary however is positioned in front of the building line.

Rear boundary setbacks

The subject site is required to have a rear boundary setback of 6 metres that is free of any above or below ground structures. The rear setback is free of above or below ground structures meeting the control with positive compliance.

Stormwater

The proposed development will result in a very minor increase in impervious areas. 36.86m² of the proposed impervious area is the swimming pool and paving. The overflow relief gully will be constructed in accordance with AS/NZ 3500 ensuring all overflow is disposed of via Sydney Water's sewer mains.

Excavation and landfill

As noted above in *Earthworks*, earthworks are associated with this Development Application. The excavation for the swimming pool in the front of the site will be contained wholly within the site and will not have an adverse impact on the visual or natural environment of the adjoining properties.

Waste management

A Waste Management Plan has been completed and has been submitted as part of this Development Application.

An area will be allocated for the sorting and storage of materials for recycling and disposal.

Site Plan, Site Analysis & Sedimentation Control Plan

The construction site will be managed to ensure vehicular and people movements are safe and do not impact surrounding infrastructure and residents. Demolition and construction waste will be legally handled, transported and disposed of including any asbestos if discovered. Demolition and construction waste will be minimised, and source separation, reuse and recycling of materials will be maximised.

Landscape Ratio

AREA CALCULATIONS		
SITE AREA:	594.38m ²	
EXISTING BUILDING FOOTPRINT:	172.96m ²	
OTHER HARDSTAND AREA:	87.00m ²	
PROPOSED POOL & COPING:	36.86m ²	
TOTAL COVERED AREA:	296.82m ²	
SOFT LANDSCAPE ON ENTIRE LOT:	297.56m ²	
TOTAL LANDSCAPE		
MINIMUM LANDSCAPE REQUIRED:	118.88m ²	20.00%
TOTAL LANDSCAPED AREA > 1.5m WIDE:	297.56m ²	50.06%
LANDSCAPE FORWARD OF BUILDING LINE		
AREA FORWARD OF BUILDING LINE:	281.09m ²	
REQUIRED LANDSCAPE > 1.5m WIDE	70.27m ²	25.00%
PROPOSED LANDSCAPE > 1.5m WIDE	117.70m ²	41.87%
LANDSCAPE BEHIND BUILDING LINE		
REQUIRED LANDSCAPE > 1.5m WIDE	59.44m ²	50.00%
PROPOSED LANDSCAPE > 1.5m WIDE	179.86m ²	

As seen above, the proposed works associated with this Development Application comply with the control.

Noise

There is no additional noise expected to be generated from the ongoing use of the works associated with this Development Application. The swimming pool equipment required as part of this development is proposed to be located in a soundproof enclosure meeting the control with positive compliance.

Privacy

It is felt that the works proposed as part of this Development Application will have no adverse impact upon the private open space such as swimming pools or living rooms of adjoining properties. As noted above in *B5 Side Boundary Setbacks*, the proposed swimming pool and extended deck are compliant with the control. It is acknowledged that the proposed swimming pool is above existing ground levels. However, it is felt that there will be no loss of privacy as the existing levels have privacy. The proposed swimming pool has a 'non-trafficable' 300mm coping in areas ensuring minimal opportunities for overlooking into the adjoining property.

The natural environment

trees or bushland vegetation

1 x Frangipanni tree seen in photos will be removed and replanted on site) No other trees or significant vegetation are to be removed as part of this Development Application.

Land slip risk

As noted above the subject site is zoned as Land Slip Risk Area A – Area slope less than 5 degrees.

Conclusion

It is felt that the proposed development will increase the amenity of the site for the owners through the provision of increased areas of passive and active recreation

The proposed works associated with this Development Application meet Council's planning controls with positive compliance.

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