

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

A PROPOSED SWIMMING POOL

for

STEWART RESIDENCE

of

7 TORVER PLACE
WHEELER HEIGHTS

DEVELOPMENT PROPOSAL:

SWIMMING POOL AND ADJOINING DECK AND LANDSCAPING



Prepared by:
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Unit 20, 12 Phillip Mall, West Pymble
May 2025

STATEMENT OF ENVIRONMENTAL EFFECTS

for a

PROPOSED SWIMMING POOL AND ADJOINING DECK AND LANDSCAPING

within

NORTHERN BEACHES COUNCIL

for

Craig and Sarah Stewart

at

7 Torver Place, Wheeler Heights

BUILDER: Crystal Pools

PROPOSAL

It is proposed to remove an existing timber deck and paving and construct a new reinforced concrete swimming pool 5.5 metres x 3.7-4.5 metres with a 400mm coping and an adjoining deck.

It is also proposed to remove the existing deck, paving and garden edging.

This Report has been prepared with reference to the following documents –

Site Survey	Beyond Measure Surveys	28 September 2024
Architectural Plans	Outside Living Pty Ltd	15/05/2025
Preliminary Geotechnical Assessment	White Geotechnical	23 May 2025

SITE DESCRIPTION

Lot 17

DP 209826

Zoning R2 – Low Density Residential

- The land does not comprise critical habitat
- The land does not contain an item of environmental heritage and is not within a conservation area.
- The land has not been identified as bushfire prone.
- The land has been identified as Area D Landslip Risk Land.

This site is approximately 652.2 square metres in area. It is found at the end of a cul-de-sac on the northern side of Torver Place. The site slopes generally towards the east. There is an existing single storey residence on the site with established lawns and gardens.



Photo 1: Residence viewed from Torver Place
SOURCE: Google Maps May 2025



Photo 2: Rear of dwelling

PROPOSED WORKS

It is proposed to –

- remove the existing deck which adjoined an above ground pool (now removed);
- remove paving in the rear yard; and
- reconfigure garden and lawn layout.



Photo 3: Paving to be removed



Photo 4: Deck to be removed

POOL DESCRIPTION

Dimensions – 5.5 metres x 3.7-4.5 metres with a 400mm coping
Level (AHD) – 31.60
Capacity – 35,000 Litres

The proposed pool is 5.5 metres x 3.7-4.5 metres. The top of the pool's 400mm coping will be approximately 190mm below the floor level – as shown on the Part Site Plan. The pool is to be set back minimum 2.013 metres from the closest boundary to water.



Photo 5: Site for Proposed Pool.

DECK DESCRIPTION

It is proposed to construct a deck surrounding the proposed pool, at the same level as the pool. The deck replaces an existing deck in poor repair. The proposed deck is smaller in extent than the existing. It is proposed at the same level as the deck to be removed – RL 31.60 [AHD].

LANDSCAPING

It is proposed to create an extended lawn area adjacent to the pool enclosure, accessed directly from the dwelling. The lawn will be approximately 70mm below the pool level – RL 31.53 [AHD] (Average). It is also proposed to construct a retaining wall along the northern edge of the new lawn. The wall is to 1 metre in height. The layout of garden areas will be reconfigures around the new lawn.

PRINCIPAL PLANNING POLICIES

- Warringah Local Environmental Plan 2011 (LEP)
- Warringah Development Control Plan 2011 (DCP)

PRINCIPAL DCP PLANNING CONTROLS

CONTROL	REQUIRED	EXISTING	PROPOSED	COMPLIES
B6 – Side setback	0.9m	Nil setback – steps from deck to carport	Steps access to the carport is retained. Other setbacks to the side boundaries exceed 0.9m	On merit
B9 – Rear setback	6m Exceptions: On land zoned R2 Low Density Residential where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.		Area in 6m rear setback – 179.3m ² Proposed built upon area – 73.4m ²	Yes NOTE: the rear setback of the deck is increased from the existing setback
D1 – Landscaped Open Space	Min 40% of site, with minimum dimension 2m	191.26m ² (29% of site)	242.57m ² (37% of site)	The provision of landscaped area is substantially improved
D16 – Swimming pools and spa pools	Pools are not to be located in the front setback		Pool is located in the rear setback	Yes

LAND SLIP

A separate geotechnical hazard assessment report is provided with this application.

FLOODING, DRAINAGE, SOIL EROSION, BUSHFIRES

No significant effect is envisaged. The site is not in an area of high bushfire risk.

WASTE & POLLUTION

No significant effect is envisaged. Wastewater from the pool will be carried to the main sewer as required by Sydney Water.

OVERSHADOWING OF NEIGHBOUR'S

No effect envisaged.

NEIGHBOURS' PRIVACY

The existing pool and deck replace existing structures at the same level and do not provide increased opportunity for over-looking into adjoining properties.

NOISE

This pool is intended for domestic recreational use, and no adverse effects with regards to noise are envisaged. The pool filter has been sited at the rear of the existing carport.

TRAFFIC

The pool is intended for domestic recreational use, and no effect is envisaged.

NATURAL ENVIRONMENT

No effect is envisaged. An approved erosion control barrier will be erected around the construction area as required. The development site is in a residential zone with no immediate linkages to natural or bushland areas.

FLORA & FAUNA

No effect is envisaged.

STREETSCAPE, NATIONAL PARK & SCENIC QUALITY OF THE LOCALITY

The pool will have no impact on the streetscape, or scenic quality of the locality.

EXISTING & FUTURE AMENITY OF THE LOCALITY

No effect envisaged.

UTILITY SERVICES

All required services are available on site.

HERITAGE

No effect is envisaged.

SOCIAL & ECONOMIC EFFECTS

It is envisaged that the pool will contribute to an improved lifestyle for the resident and will add value to the property.

HISTORICAL & ARCHAEOLOGICAL ASPECTS

No effect is envisaged.

ACCESS FOR THE DISABLED

No specific provision has been made for disabled access as such use is not envisaged by the owners.

SPILLAGE FROM LIGHTING, ILLUMINATED SIGNAGE, GLARE FROM ROOF SURFACES OR DOOR/WINDOW PANELS

No effect envisaged.

APPROPRIATENESS OF DESIGN TO THE SITE

The development has been designed to make best use of the available space in the rear yard. It has been sited close to outdoor living areas and will improve the provision of landscape area and open space.

POOL SAFETY

Fences around the pool are to comply with the NSW Swimming Pool Act (1992) and Australian Standard - *Fences and Gates for Private Swimming Pools*.

EXCAVATION

Excess excavated material will be removed from site by the contract excavator. The waste material shall be disposed of by an organization properly licensed to carry out such work.

SPECIAL CIRCUMSTANCES OF THE SITE

N/A

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