



Statement of Environmental Effects

Proposed New Swimming Pool - DA issue A

Site Address: 14 Lady Davidson Circuit, Forestville

Lot 5 / DP 223946

Client: Joanna Erskine

Prepared by
RICH CARR ARCHITECTS
Issue A – May 2022

Contents

1.0 Introduction	3
2.0 Property Description	3
3.0 Site Description.....	3
4.0 Proposed Development	6
4.1 Land Use.....	6
4.2 Driveway Extension and Vehicular Access.....	6
4.3 Utility Services.....	6
4.4 Site Preparation Works.....	6
5.0 Zoning and Development Controls.....	6
5.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.....	6
5.3 The Warringah Local Environmental Plan 2011 (WLEP 2011).....	7
6.0 The Warringah Development Control Plan 2011 (WDOP 2011).....	8
7.0 Environmental Planning and Assessment Consideration	10
7.1 Character of the locality.....	10
7.2 The Built Environment.....	10
7.6 Vegetation	10
7.7 Environmental Hazards.....	10
7.8 Construction Impacts	10
8.0 Conclusion	11

1.0 Introduction

This Statement of Environmental Effects accompanies DA documentation prepared by Rich Carr Architects on behalf of Joanna Erskine and Jason Pretorius, dated April 2022, to detail the proposed swimming pool and associated deck works at 14 Lady Davidson Circuit, Forestville.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, (as amended) including:

- The Warringah Local Environmental Plan 2011
- The Warringah Development Control Plan 2011

2.0 Property Description

The subject allotment is described as 14 Lady Davidson Circuit, being Lot 5 within Deposited Plan 223946 and is zoned R2 low density residential under the Warringah Local Environmental Plan 2011.

The dwelling is not listed as a heritage item nor noted as being within a Conservation Area. The property is not noted as being affected by any flood planning or bushfire prone land controls. The property is within Landslide Risk Land Area B- Flaking Slopes 5 to 25 and as such a geotechnical report has been prepared by White Geotechnical group to support this application and provide recommendations.

3.0 Site Description

The site is located on the northern side of Lady Davidson Circuit. The allotment has a primary frontage to Lady Davidson Circuit of approximately 4.57m. The alignment of the primary front boundary follows the alignment of the street which is irregular to the side and rear boundaries. The rear boundary measures approximately 47.2m in width. The total site area is approximately 963.3m².

The site is currently occupied by a two-storey brick dwelling. The details of the site are included on the survey plan prepared by Hill & Blume Consulting Surveyors Pty Ltd, Drawing No. 62706001A dated 23 December 2021 which accompanies the DA submission.



Fig 1: Overall Location image
(Source: Six Viewer Maps)



Fig 2. View of 14 Lady Davidson Circuit from street – Source: Narellan Pools



Fig 3. View of rear yard – Source: Narellan Pools



Fig 4. View of house from rear yard– Source: Narellan Pools



Fig 5. View of house from rear yard– Source: Narellan Pools



Fig 6. View of rear yard – Source: Narellan Pools

4.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks approval for:

- A new swimming pool with associated decking, paving and fence works all of which is located within the backyard of the existing dwelling.
- The proposed an extension to the existing balcony on ground floor (at the rear of the dwelling).
- Re-supporting of the existing balcony on level 1

4.1 Land Use

The proposed development is for landscaping works (swimming pool) to service the existing dwelling house.

4.2 Driveway Extension and Vehicular Access

No change proposed

4.3 Utility Services

No Change proposed

4.4 Site Preparation Works

Site preparation works will be limited to minor grading of earth to provide suitable site levels for the proposed secondary dwelling. No substantial tree removal or demolition is being proposed as part of this application.

5.0 Zoning and Development Controls

5.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal does not require a BASIX report to be submitted as the pool capacity is less than 40,000L

5.3 The Warringah Local Environmental Plan 2011 (WLEP 2011)

Clause 2.3 Land Use Zones and Zone Objectives

The land is zoned 'R2 Low Density Residential' under the provisions of the WLEP 2011.

The development of and use of the land for residential purposes is consistent with the R2 zone objectives, which are noted as:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered that the proposed Swimming pool dwelling is permissible and meets the objectives of the LEP, and will be consistent with the desired future character of the surrounding locality

Clause 4.3 Height of Buildings

The maximum permissible building height noted by the LEP is 8.5m – no change is proposed to height

Clause 6.4 Development on Sloping land

The site is identified as within Area B of the landslip risk map. It is noted that due to the minimal impact of the development utilising the existing terraced levels, the proposal is considered appropriate for the ground condition. A geotechnical report has been prepared by White Geotechnical Group in support of this application. The report outlines that the proposal is considered appropriate and there are no apparent geotechnical hazards observed above or beside the property. The moderate slope that falls across the property is the only potential hazard which is considered acceptable and unlikely.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP 2011.

6.0 The Warringah Development Control Plan 2011 (WDCP 2011)

The Warringah Development Control Plan 2011 applies to the proposed development. The relevant provisions of the DCP are summarised in the table below

Part/Section	Guideline	Proposed Swimming pool	Compliance
Part A	Introduction		
A1-A9	Introduction	The proposal is consistent with the provisions in Part A of the DCP.	Y
Part B	Built Form Controls		
B1	Wall Heights	No change proposed to existing dwelling walls	Y
B2	Number of Storeys	No Change proposed to existing number of storeys	Y
B3	Side boundary Envelope	Proposed works comply – max side boundary envelope 4m	Y
B4	Site Coverage	N/A	N/A
B5	Side boundary Setbacks	0.9m min Side setbacks – the pool water line is located 1.491m offset from the boundary. The pool concourse has minor incursion into the 0.9m setback which is considered appropriate as is considered a landscape element.	Y with reference to water line. N with reference to pool concourse
B7	Front Setbacks	No Change Proposed	N/A
B9	Rear Setbacks	<ul style="list-style-type: none"> Decks 6m rear setback – complies New swimming pool does not exceed 50% of the rear setback 	Y
Part C	Siting Factors		
C8	Demolition and Construction	The proposal and works are considered minor with demolition and construction waste measures in place in accordance with the WCP2011 and the northern beaches waste management guidelines	Y
C9	Waste Management	The proposal and works are considered minor with waste management = measures in place in accordance with the WCP2011 and the northern beaches waste management guidelines	Y
Part D	Design		
D1	Landscaped Open Space	40% of site area required = 315m ² The proposal = 57.1% landscaped area (450m ²)	Y
D2	Private Open Space	60m ² required. 60m ² Proposed	Y
D16	Swimming Pools and Spa Pools	Swimming pool is located in rear yard with no interference from trees	Y

Part E	The Natural Environment		
E1	Preservation of Trees or bushland vegetation	No tree removal is proposed in conjunction with this application. It is noted that two palms are located in close to the proposed development and intent is for these trees to be retained.	Y
E10	Landslip Risk	Area B – The proposal meets the objectives. Geotechnical report in support has been provided	Y

There are no other clauses of the WDCP 2011 that are considered to be relevant to the proposed development. It is therefore considered that the proposal meets the objectives the requirements of the WDCP 2011.

7.0 Environmental Planning and Assessment Consideration

7.1 Character of the locality

The proposed development is for purposes of a swimming pool and associated landscaping which is consistent with the character of the locality.

7.2 The Built Environment

The proposal has an appropriate scale and built form. The scale and built form is consistent with its proposed use and will sit in harmony with surrounding built structures.

7.3 Streetscape and Public Domain

The proposal will not be visible from the street

7.4 Interface with Surrounding Properties

The proposal will be concealed behind all existing site fences.

7.5 Access

No change to access is proposed

7.6 Vegetation

No substantial trees are proposed to be removed as part of the proposed development.

7.7 Environmental Hazards

The only recognised environmental hazard relates to landslip area (Area B) which is considered minor with a site cross fall of maximum 17%. Reference is made to associated geotechnical report prepared in support of this application.

7.8 Construction Impacts

The site of the proposed development has sufficient size and separation distance for conventional construction techniques to be contained within the site boundaries. Given this, it is anticipated that there will be no unreasonable impact on neighbours or the environment during construction. Construction activities will include measures to management potential impacts including site access control, dust management, vehicles limited to being on site, noise and vibration limited to standard work hours, erosion and sediment control in line with Council's standard consent conditions.

7.9 Social and Economic Impact

It is considered the proposed swimming pool will have an overall positive social and economic impact given the proposal will be increasing the amenity of the dwelling uplifting the quality of housing in the locality in terms of amenity.

7.10 Suitability of the Site

The site is suitable for the proposed development in the following respects:

- it is located in a zone in which the proposed type of development is permissible;
- it is surrounded by compatible residential use;
- it has appropriate site access;
- the site area and dimensions are capable of supporting the proposed development;

- utility services are currently available at the site and have capacity to support the proposed development; and there are no environmental constraints of such significance as to preclude the proposed development.

8.0 Conclusion

This statement assesses the application for a new swimming pool and associated landscaping at 14 Lady Davidson Circuit, Forestville. We conclude that the proposal is permissible in the statutory zones; complies with and is consistent with development standards applicable to the site; has no negative impact on the neighbourhood and no negative environmental impact or amenity of the surrounds.

The proposal as documented will provide a positive contribution to the dwelling. Based on the proposal's strong performance against all key planning objectives, the application is submitted for favourable assessment.



Prepared By

Richard Carr
Director

