



DEVELOPMENT APPLICATION

**STATEMENT OF ENVIRONMENTAL EFFECTS**

NEW SWIMMING POOL AND CABANA

19 Wallumatta Road  
NEWPORT NSW 2016  
Lot 9 DP 8184

Owners: Matt and Sonia Jeans

11 April 2019

**MARIKA JARV CREATIVE**

B. ARCHITECTURE (HONOURS) // RESIDENTIAL & INTERIORS

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## SITE

The site is known as 19 Wallumatta Road, Newport, Lot 9 DP 8184. It is a small-average sized block (687m sq), located at the eastern end of Wallumatta Road. It is zoned E4 Environmental Living, and is located in a geotechnical hazard area. The front boundary faces north, and the land moderately slopes down towards the south, with a gradient of around 13°.

There is an existing single dwelling on the site, consisting of a two storey timber and brick cottage. The rear yard contains two terraced levels of paved areas, plus a freestanding timber studio, which is currently used as a home office. There are several established trees on the property.

Sydney Water assets are located to the rear of the property, including a manhole, chamber and sewer pipes.

## DEVELOPMENT

The proposed development consists of constructing a concrete swimming pool, enclosed pool cabana, wood-burning outdoor fireplace, timber deck and associated pool fencing, retaining walls and concrete steps. The existing studio and lower paved terrace area will be demolished. All development is located at the rear of the property.

## ENVIRONMENTAL IMPACTS

The new proposal has been specifically positioned so as to have minimal impact on the environment and neighbouring properties. Working with the existing slope of the land, the pool is designed to nestle into the side of the hill, with floor levels slightly above the existing lower terrace. The current existing studio will be demolished and replaced with the new pool cabana. No trees will need to be removed.

## PLANNING CONTROLS

As the development is minimal, low scale and located to the rear of the property, many of the planning controls are not applicable in this case.

- **BUILDING COLOURS AND MATERIALS**

Dark grey Colorbond roof sheeting | timber structure | timber decking | plywood cladding | rendered concrete blockwork walls | brickwork fireplace | insitu-concrete bench seat | black tubular aluminium pool fencing

- **SIDE AND REAR BUILDING LINE**

The dimension from deck to rear SE boundary is approx 9.8m.

Complies with the 6.5m rear building setback.

The pool cabana is located 1m from the eastern side boundary.

Pool deck is positioned approx 2.8m from the western side boundary.

Both side boundary setbacks comply.

- **BUILDING ENVELOPE**

Building envelope is shown by a dashed line on drawing WH06DA Section BB.

Pool cabana and associated structures all sit within the envelope, and therefore complies.

- **LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND - E4**

The bulk and scale of the proposed development is relatively minor, and in most instances simply replaces already existing structures.

By locating the proposed cabana and deck and associated privacy screens where the existing studio and terrace already stand, means issues such as privacy, amenity and solar access are maintained. The proposal is located to the south of the property (the rear) so shadowing to the surrounding houses is not a problem.

All significant trees will be retained, and the proposal allows for future planting to provide privacy and visually reduce the built form.

E4 zoning requires a minimum landscaped area of 60%.  
(with an additional 6% allowed for outdoor recreational areas).

The total site area is 687m sq.

Therefore the landscaping requirement is a minimum landscaped area of 412m sq.

The proposed development (including retained hard surface areas) provides a total of 420m sq of landscaped area, and therefore complies.

## *EXISTING HARD SURFACE AREA*

Retained dwelling	109m sq
Demolished studio	19m sq

## *EXISTING OUTDOOR RECREATIONAL SPACES*

Retained front timber deck	14m sq
Retained paving	62m sq
Demolished lower paved terrace	47m sq

Existing Hard Surface Area	= 251m sq
Existing Landscaped Area	= 436m sq
	= 63%

## *PROPOSED HARD SURFACE AREA*

Retained dwelling	109m sq
Proposed pool cabana	19m sq

## *PROPOSED OUTDOOR RECREATIONAL SPACES*

Retained front timber deck	14m sq
Retained paving	62m sq
Proposed rear deck	47m sq
Proposed pool	16m sq

Proposed Hard Surface Area	= 267m sq
Proposed Landscaped Area	= 420m sq
	= 61%

## • CONSTRUCTION, RETAINING WALLS, TERRACING AND UNDERCROFT AREAS

The proposed pool, retaining wall, deck and cabana have been carefully positioned to follow the existing slope and topography of the land, and to mimic the existing lower outdoor terracing and studio (both to be demolished). Concrete slabs and the pool sit on-ground, whilst a timber deck suspends over the ground as the land falls away. As the development is located to the rear of the property, the undercroft areas are not visible from a prominent position.

## CONCLUSION

The proposed works comply with all council controls, and are considered to be sympathetic to the neighbouring properties, by replicating similar structures and floor levels as what currently exists.