

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED NEW SWIMMING POOL TO AN EXISTING DWELLING

1 WATER RESERVE ROAD, NORTH BALGOWLAH

LOT 278 DP 12316

Prepared By JJDrafting Aust P/L.

APRIL 2022

1) INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJDrafting Aust P/L, Job Number 1003/22, Drawing numbers DA 1 – DA 10 dated MARCH 2022 to detail proposed swimming pool addition to an existing dwelling.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

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

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Warringah development Control Plan Map 2011

2) SITE CHARACTERISTICS AND DESCRIPTION

The subject allotment is described as 1 Water Reserve road, within Deposited Plan 12316 and lot 278. It is located in R2 Low-Density Residential

The site is rectangular in shape with an area of approximately 607.3 sqm.

The site is not listed as heritage or in a conservation area.

It is not located in a bushfire area and does not require an arborist report.

It is located in Area B (Flanking slopes 5 to 15 degrees) on the landslip risk map. *A preliminary geotechnical assessment has been provided with this application.*

The property addresses Water Reserve road to the west.

The site is currently developed with a one and two-storey, rendered dwelling with a rear timber deck. Vehicle access is provided via an existing driveway off Water Reserve road on the west side boundary

The site descends from the front of the boundary towards the back boundary by approximately 1.2m. To the rear of the site there is a very steep rock cliff face.

Areas of existing vegetation and lawn areas are located to the front and rear of the property.

Vegetation is primarily native to the front of the property however it also consists of mixed endemic and introduced species primarily to the rear.



3) THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for a new swimming pool to an existing dwelling.

The proposed new pool and associated decking will follow the level of the existing rear timber deck

The proposal will consist of the following:

- 2.7m x 3m Swimming pool with 13kl capacity
- 1200mm high glass pool fence and gates that comply with AS1926.2012
- Proposed timber deck to swimming pool area



VIEW LOOKING WEST TOWARDS
THE REAR OF THE HOUSE.
PROPOSED NEW POOL AND
ASSOCIATED DECKING



*ABOVE: PHOTO OF THE EXISTING DWELLING AND MODELED PROPOSED SWIMMING POOL .
ARTISTS' INTERPRETATION ONLY.*

4) ZONING AND DEVELOPMENT CONTROLS

4.1) Warringah Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed swimming pool is permissible with the consent of the council.

4.2) BUILDING HEIGHT (LEP 4.3)

The maximum building height is not to exceed 8.5m. NO CHANGES

4.3) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will NOT require a BASIX certificate with this application.

4.4) General Principles of the Development control plan (WDCP)

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

BUILT FORM CONTROLS

WALL HEIGHT- -----B1

The max. wall is 7.2m NO CHANGES

SIDE BOUNDARY ENVELOPE -B3

The side boundary envelope control is a height plane of 4 metres along the side boundary and with a projection of 45 degrees. NO CHANGES

SIDE BOUNDARY SETBACKS – B5

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min. 900mm.

Ground floor

Existing north side setback	1.2m
Existing south side setback	4.19m

Proposed SWIMMING POOL setback

North side setback	3.56m	--COMPLIES
South side setback	7.01m	--COMPLIES

FRONT SETBACK – -----B7

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

There will be no change to the existing front setback. The proposed pool is located to the rear of the dwelling

Existing front setback	5.9mm
------------------------	-------

REAR BOUNDARY ----- B9

To be a minimum of 6.0m

The proposed pool and associated deck addition will have a rear setback as follows

Existing rear setback	19.26m	
Swimming pool and deck rear setback	14.4m	--COMPLIES

SITING FACTORS

TRAFFIC, ACCESS AND SAFETY – -----C2

No changes will be made to the existing driveway or vehicle access to the site.

PARKING FACILITIES – -----C3

No changes will be made to the existing parking facilities on the site.

STORMWATER ----- C4

No changes will be made to the existing stormwater on the site.

DESIGN

LANDSCAPED OPEN SPACE ----- --D1

The minimum landscaped open space required is 40% of the site area.

Site Area	607.3sqm		
Landscape Controls	242.92sqm	40%	
Existing Landscape Area	356.02sqm	58%	
New Total Landscape Area	340.15sqm	56%	COMPLIES
Existing Hard Surface Area	251.36sqm		
New Hard Surface Area	15.97sqm		

PRIVATE OPEN SPACE ----- D2

The requirement is a total of 60sqm with a minimum dimension of 5m.

Proposed private open space area located on the natural ground level – 65sqm –**COMPLIES**

SOLAR CONTROL – -----D6

No major loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3hours of solar access.

VIEWS ----- D7

Neighbours' views will not be affected by the proposed pool and deck addition.

PRIVACY ----- D8

There will be no loss of privacy.

SWIMMING POOLS AND SPA POOLS - D16

The proposed pool and associated decking is located to the rear of the site and attached to the existing rear deck of the dwelling.

The proposed pool will not affect the natural environment as no trees will be affected

The proposed development complies with this control.

5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1 The provisions of any environmental planning instrument

The proposed development is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3 Any development control plan

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.

It is considered that the proposal respects the aims and objectives of the DCP

The proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance are raised in regard to the proposed development.

5.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposed pool addition will not unreasonably impact upon the amenity of

adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for a pool addition without having a detrimental impact on the amenity of the adjoining properties or any adverse impact on the streetscape.

5.6 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.7 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

CONCLUSION

The proposal is consistent with and compliments the existing development in the area.

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on views.

The proposal does not present any significant impacts on the privacy and solar access for the subject and neighbouring properties.

The proposal will not have a detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Warringah Development Control Plan 2011 and WLEP 2011. There will be no effect on local fauna and flora.

The proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



The rearview from the existing dwelling



REAR VIEW OF EXISTING
DWELLING PROPOSED NEW
POOL LOCATED HERE



VIEW LOOKING NORTH EAST CNR OF SITE
PROPOSED POOL AND ASSOCIATE DECKING LOCATED HERE



VIEW LOOKING NORTH NORTH EAST



VIEW LOOKING EAST TO FENCE BEYOND FENCE IS A STEEP ROCK CLIFF