

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**for**

**PROPOSED IN-GROUND SWIMMING POOL,  
FENCING, ADDITIONS TO EXISTING DECK &  
BALCONY, MINOR ALTERATIONS TO EXISTING  
DWELLING & MINOR SITEWORKS**

**at**

**6 MONSERRA ROAD, ALLAMBIE HEIGHTS**

**for**

**MR & MRS PERRI**



**SG ARCHITECTURAL & HERITAGE  
MAY 2021**

## **Site Details**

The land is zoned R2 – Low Density Residential under the Warringah LEP 2011 and the property is surrounded by similar R2 zoned dwellings.

Situated on the site is a split level residential dwelling house with numerous balcony and deck structures.

The area of the site is 722.8sqm.

Reference is made to the Warringah LEP 2011 and Warringah DCP 2011 within this Statement of Environmental Effects.

## **The Proposal**

The proposal includes the following:

- Construction of an in-ground concrete swimming pool.
- Construction of a masonry wall enclosing the new pool area.
- Extension to an upper floor balcony.
- Extension to a lower floor deck.
- Installation of a new window to an existing stairwell.
- Various other minor works as noted on the plans.

## **Setbacks and Side Boundary Envelopes**

The front (Monsera Road) boundary setback will be 8.25 metres to the proposed masonry wall and 9.5 metres to the proposed swimming pool structure which complies with clause B7 of the DCP requiring a 6.5 metre minimum setback.

The relevant side boundary setbacks of the new works are noted on the architectural plans and are compliant with clause B5 of the DCP which requires a .9m minimum setback.

All new works are sited within the 4.0m side boundary envelope.

## **Landscaped Open Space Calculation and Landscaping**

The new landscaped open space calculation on completion of work will be 289sqm (40%). This calculation includes permeable areas, natural rock surfaces and the swimming pool water surface, but excludes paved areas and areas less than 2.0m in width.

The landscaped open space calculation complies with clause D1 of the DCP requiring 40% minimum.

There is no tree removal proposed as part of this application.

## **Private Open Space**

There are no changes proposed to the site's rear yard private open space areas.

## **D16 Swimming Pools and Spa Pools (Warringah DCP 2011)**

The applicant wishes to vary the requirement that pools are not to be located in the front building setback for the following reasons:

- The existing dwelling is currently set back a significant distance from the front boundary making the front yard area an appropriate location and conducive to further development. The proposed swimming pool will be obscured from the street by a masonry wall and both the proposed pool and proposed wall will have significant front setbacks in excess of the minimum requirement;
- The rear yard contains exposed natural rock outcrops and would require a substantial amount of rock excavation;
- Machinery access into the rear yard for excavators and the like is restrictive.

## **Heights**

All relevant heights are noted on the architectural plans and will be compliant with the maximum LEP height limit of 8.5m.

## **Materials / Finishes**

All materials and finishes to be used will generally blend with the existing dwelling and complement the surrounding streetscape.

## **Car Parking**

The existing off street car parking arrangement remains unchanged.

## **Shadows and Shadow Diagrams**

The proposed works will result in a negligible increase in overshadowing and therefore it is considered that shadow diagrams are not warranted.

## **Privacy and Overlooking**

The proposed works will have a negligible impact on the privacy of adjoining neighbours. A privacy screen will be installed to an upper floor balcony and frosted glazing will be used on the new stairwell window.

## **Views**

The proposal will not impact on the views of any neighbouring property.

## **Energy Efficiency**

A Basix Certificate is not required for this proposal.

## **Waste Management**

It is the intention for all waste generated to be recycled where possible.

## **Stormwater Drainage**

Any additional stormwater collected will be piped to the existing system and disposed of at Monserra Road.