

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS & ADDITIONS
AT No.54 WYNDORA AVENUE, CURL CURL**

FOR

ROBERT & CHERYL MORROWS

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01 INTRODUCTION

This statement examines the proposed new swimming pool and cabana at No.54 Wyndora Avenue, Freshwater and the site being identified as Lot 15 of Deposited Plan 8502.

The site is zoned R2 Low Density Residential as indicated in the Land Zoning Map of the Warringah LEP 2011.

The site is not in a heritage conservation area.

The site is in Area A (slope less than 5 degrees) of the Warringah Landslip Risk Map.

02 SITE & SURROUNDING DEVELOPMENT

The site is located on the southern side of Wyndora Avenue and has an area of 490.5 square metres. The frontage to Wyndora Avenue at the boundary is 12.19 metres and the rear southern boundary is 12.19 metres. The eastern side boundary adjoining the property at No.52 is 40.235 metres long and the western side boundary adjoining the property at No.56 is 40.235 metres.

The site falls from the street front boundary to the rear boundary with a difference in ground levels of approx. 2 metres.

On the property currently stands a two storey cement rendered dwelling with tiled roof. Attached to the rear of the dwelling is an existing elevated deck which steps down to an existing above ground swimming pool.

The adjacent residence at no. 52 Wyndora Avenue adjoining the eastern side boundary is a brick two storey dwelling with tiled roof which was built approx. fifteen years ago.

The adjacent residence at no. 56 Wyndora Avenue adjoining the western side boundary is a single storey rendered and fibre-cement sheet clad dwelling with corrugated metal sheet clad roof.

The surrounding area is established urban residential with a mixture of dwelling types. Many of the original residences have been subject to significant renovations or alterations and additions typical of the on-going upgrading of residential development occurring within the local area.

03 PROPOSED DEVELOPMENT

The development being proposed seeks consent for removal of the existing above ground swimming pool which is at a lower level to the adjacent existing deck and installation of a new swimming pool as well as construction of a new cabana at the same level as the adjacent existing deck.

04 BUILDING HEIGHT

The proposed cabana roof height is under the 8.5 metre maximum building height and complies with the requirement.

05 SETBACKS

The proposed residence maintains a 6.5 metre minimum front boundary setback and there is a 15.35 metre setback to the rear boundary. The setback from the rear boundary to the existing pool decking is approx. 5.8 metres and it is proposed to maintain this distance to the new pool decking.

The eastern side boundary setback is 2.59 metres approx. to the eastern rear wall of the residence with the deck maintaining this alignment.

The western side boundary is 1.85 metres approx. to the western rear wall of the residence with the deck maintaining this alignment..

06 SIDE BOUNDARY ENVELOPE

The proposed new works are wholly within the side boundary envelope control.

07 PARKING & VEHICULAR ACCESS

Car parking and vehicular access is maintained from the Wyndora Avenue existing vehicular crossing.

08 STORMWATER MANAGEMENT

A stormwater disposal system complying with the requirements of Council's Stormwater Drainage for Low Level Properties policy will service the development.

09 LANDSCAPED AREA & PRIVATE OPEN SPACE AREA

The required landscaped area is 196.2 sq.m. (40% of site area) while the existing and proposed landscaped area is 171 sq.m. (35% of site area) which does not comply with the requirements of the Warringah DCP.

It is requested that council allows the non-compliance in this instance as the proposed works remain within the footprint of the existing pool and surrounding decking (which are to be removed), therefore the current existing landscaped area remains unaltered.

The required private open space area for dwelling houses is 60 sq. m. and the proposed development shall provide 187 sq. m. in the rear yard area (which includes the cabana, pool and deck area).

10 VIEW SHARING

The proposal does not result in any significant loss of views to the adjoining properties. Views from the rear of the adjacent residences are primarily focussed over their rear yards and toward the public reserve adjoining the rear boundaries as are the views from the proposed rear balcony of the subject residence.

11 PRIVACY & SECURITY

The proposal does not result in any significant loss of visual privacy to the adjoining properties. Along the eastern side boundary there is existing screen planting with new screen planting of the same type being added along the boundary fence adjacent to the rear yard of No.24 Eric Street. A privacy screen shall be installed along the west side of the cabana to minimise overlooking into the neighbouring property. Existing fencing providing security along the side and rear boundaries are maintained.

12 SOLAR ACCESS & SHADOWING

No adjacent residences or sites will suffer any loss of natural light or detrimental overshadowing as a result of the proposal. No primary living areas or outdoor living areas of adjacent residences are adversely affected by shadows of the proposed cabana.

13 NOISE

The proposal shall not generate any additional noise to that which would be expected from outdoor living spaces in a residential area.

The proposed residence shall maintain a single-family occupancy of the current property owners and no excess or undue noise will be generated.

SUMMARY

The proposed development will provide a quality upgrade to the rear yard outdoor living area with improved amenity.

No adjacent residences or properties will suffer any significant loss of natural light, sunlight, privacy, views or amenity. The development has been designed to address these issues and successfully negates any adverse effect on neighbouring sites.

The proposal has no impact on existing services or infrastructure and it will provide for upgraded stormwater disposal in accordance with council's requirements.

Finally, the proposed development generally complies with the requirements and objectives of council's planning controls. Where minor non-compliance with the requirements occur, it is believed the objectives of the planning controls are still achieved.