

Statement of Environmental Effects – Section 4.55

114 Delmar Parade, Dee Why

1. Site Description

The site is known as 114 Delmar Parade, Dee Why described as Lot 6, Section B, D.P. 8270. The site is a corner lot with an area of 605.30m². The street frontages face north and east. The site adjoins residential lots to the west and south.

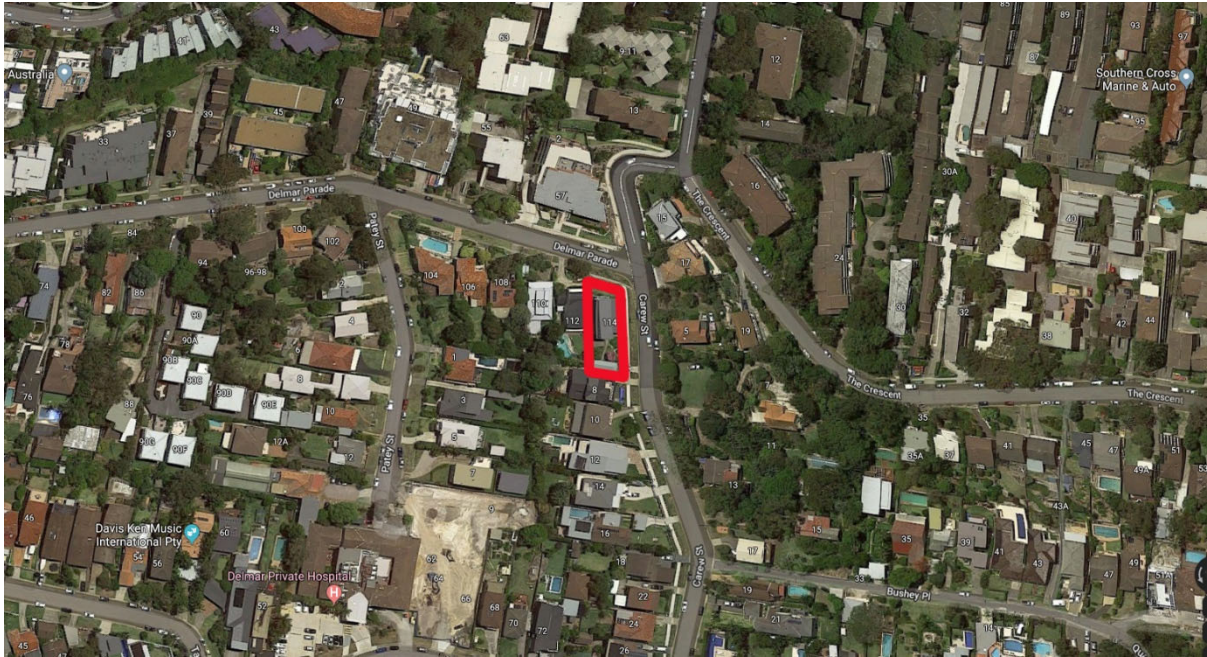


Image 1. Aerial view of the development site. Image courtesy of Google Maps.



Image 2. Location of the approved swimming pool to be modified.



Image 3. Location of the proposed swimming pool to be modified as seen from the eastern side of Carew Street.

2. Application history

The dwelling house and swimming pool were approved by Development Application DA2013/1229 and Section 4.55 Modification Mod2015/02063.

3. The Proposed Amendments

It is proposed to:

- Re-configure the approved swimming pool to delete the infinity edge and catchment trough.
- Re-configure the approved swimming pool to extend the main body of the swimming pool to the alignment of the approved catchment trough.
- Install screen planting.

4. Development standards & design guidelines

The statutory and strategic planning controls that guide this proposal are;

- Warringah Local Environmental Plan 2011 (WLEP)
- Warringah Development Control Plan 2011 (WDCP)

WLEP controls

The planning maps contained in WLEP 2011 show the site is zoned R2 Low Density Residential. The site is zoned as Area B – *Flanking Slopes from 5 to 25 degrees*.

Part 6 Additional local provisions

6.2 Earthworks

Earthworks have been proposed as part of this Section 4.55 Application. There will be no disruption of, or detrimental effect on, drainage patterns and soil stability in the locality of the development as a result of the excavation. The soil to be excavated will be reused for fill on site as required, with any additional spoil to be disposed of at an establishment licenced to do so. Any imported fill soil is to meet the relevant standards. There will be no adverse effect of the development in relation to earthworks on the existing and likely amenity of adjoining properties.

6.4 Development on sloping land

The site is zoned as *Area B, - Flanking Slopes from 5 to 15 degrees*. A Preliminary Geotechnical Report was submitted as part of the original Development Application (DA2013/1229). It is felt that the modifications that form this Section 4.55 Application are very minor and will not change the findings of the original Preliminary Geotechnical Report.

WDCP Controls – Part B built form controls

B3 Side boundary envelope

114 Delmar Parade, Dee Why has a side boundary envelope of 5 metres. As illustrated on *L-03 Sectional Elevations* as prepared by Serenescapes Landscape Designs, the swimming pool meets the control with positive compliance.

B5 Side boundary setbacks

114 Delmar Parade, Dee Why is required to have a side boundary setback of 900mm. As illustrated on *L-02 Detail Plan* as prepared by Serenescapes Landscape Designs, the setback of the swimming pool is 1.23 metres meeting the control with positive compliance. This setback is identical to the approved setback of the swimming pool.

B9 Rear boundary setbacks

114 Delmar Parade, Dee Why is required to have a rear boundary setback of 6 metres. The proposed works associated with this application are outside the Rear Boundary Setback.

WDCP Controls – Part C siting factors

C7 Excavation and landfill

As noted above in 6.2 *Earthworks*, earthworks are associated with this Development Application. All landfill is to be clean and not contain any materials that are contaminated and must comply with the relevant legislation.

The excavation and landfill is to be contained wholly within the subject site and not result in any adverse impact on adjoining land.

WDCP Controls – Part D design

D1 Landscaped open space and bushland setting

114 Delmar Parade, Dee Why is required to have 40% of the total site area as Landscaped Open Space. The Landscaped Area Calculations are illustrated on Sheet L-01 *Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenespaces Landscape Designs and are outlined again below:

Site Area:	605.30m ²
Required landscape open space	242.12m ² (40%)
DA approved landscape open space:	219.00m ² (36.2%)
Proposed landscape open space:	219.00m ² (36.2%)

As illustrated above, there will be no change to the landscaped open space as a result of this works associated with this Section 4.55 Application.

D9 Building bulk

The amendments to the swimming pool are wholly within the approved footprint of the swimming pool. It is acknowledged that wall and coping of the swimming pool (RL 58.55) are closer to the side boundary than the original Development Application. It is felt that this amendment should be deemed acceptable for the following reasons:

- The swimming pool is compliant with the required setbacks.
- The increase in height from the approved scenario is relatively minor at 975mm.
- The decrease in setback of this height from the approved scenario is relatively minor at 1.025 metres.
- The proposed scenario complies with *B.3 Side building envelope*. The objective of this control is to *ensure that development does not become visually dominant by virtue of its height and bulk*.
- Screen planting has been proposed between the swimming pool and the side boundary to further soften the bulk and scale of the development.
- The coping adjacent to Carew Street is only 300mm wide making it non-trafficable.

D16 Swimming pools and spa pools

The proposed modifications that form this Section 4.55 Application will not change the compliant nature of the approved development.

WDCP Controls – Part E the natural environment

E10 Landslip Risk

As noted above in 6.4 *Development on sloping land*, the subject site is zoned as Area B, - *Flanking Slopes from 5 to 15 degrees*. As noted above in 6.4 *Development on sloping land* it is felt that the modifications that form this Section 4.55 Application are very minor and will not change the findings of the original Preliminary Geotechnical Report.

Conclusion

It is acknowledged that there is an existing non-compliance with *D1 Landscaped open space and bushland setting* as a result of the previous approval. However, the proposed minor amendments to the swimming pool will not change the approved landscape open space calculations.

It is felt that the amendments will not adversely affect the streetscape and the inclusion of screen planting will in fact improve the approved scenario.

Prepared by Ben Farrar AILD # 1179 Serenescapes Landscape Designs. 22/08/2019