



Statement of Environmental Effects

Proposed New Swimming Pool - DA issue A

Site Address: 31 Woodbine Street, North Balgowlah

Lot 2 / DP 11936

Client: Paul Hull

Prepared by
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1.0 Introduction

This Statement of Environmental Effects accompanies DA documentation prepared by Rich Carr Architects on behalf of Paul Hull, dated July 2020, to detail the proposed swimming pool at 31 Woodbine Street, North Balgowlah.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, (as amended) including:

- The Warringah Local Environmental Plan 2011
- The Warringah Development Control Plan 2011

2.0 Property Description

The subject allotment is described as 31 Woodbine Street, being Lot 2 within Deposited Plan 11936 and is zoned R2 low density residential under the Warringah Local Environmental Plan 2011.

The dwelling is not listed as a heritage item not noted as being within a Conservation Area. The property is not noted as being affected by any flood planning or bushfire prone land controls.

3.0 Site Description

The site is located on the southern side of Woodbine Street. The allotment has a primary frontage to Woodbine Street of approximately 12.98m. The alignment of the primary front boundary follows the alignment of the street which is irregular to the side and rear boundaries. The eastern site boundary is approximately 41.55m long and western side boundary is approximately 45.985m long. The rear boundary measures approximately 12.19m in width. The total site area is approximately 533.7m² (531.1m² on title).

The site is currently occupied by a two-storey lightweight weatherboard dwelling. The dwelling also includes a garage structure to the front alignment. The details of the site are included on the survey plan prepared by Goeodesy Survey Group Pty Ltd, Plan No. J10227_DL dated 15 July, 2020 which accompanies the DA submission.



Fig 1: Overall Location image
(Source: Six Viewer Maps)

4.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks approval for a new swimming pool with associated paving and fence works all of which is located within the backyard of the existing dwelling

4.1 Land Use

The proposed development is for landscaping works (swimming pool) to service the existing dwelling house.

4.2 Driveway Extension and Vehicular Access

No change proposed

4.3 Utility Services

No Change proposed

4.4 Site Preparation Works

Site preparation works will be limited to minor grading of earth to provide suitable site levels for the proposed secondary dwelling. No substantial tree removal or demolition is being proposed as part of this application.

5.0 Zoning and Development Controls

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

The proposal does not require a BASIX report to be submitted as the pool capacity is less than 40,000L

5.3 The Warringah Local Environmental Plan 2011 (WLEP 2011)

Clause 2.3 Land Use Zones and Zone Objectives

The land is zoned 'R2 Low Density Residential' under the provisions of the WLEP 2011.

The development of and use of the land for residential purposes is consistent with the R2 zone objectives, which are noted as:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered that the proposed Swimming pool dwelling is permissible and meets the objectives of the LEP, and will be consistent with the desired future character of the surrounding locality

Clause 4.3 Height of Buildings

The maximum permissible building height noted by the LEP is 8.5m – no change is proposed to height

Clause 6.4 Development on Sloping land

The site is identified as within Area A of the landslip risk map. It is noted that due to the minimal impact of the development and from initial discussions with council, no further action is required. The site is considered to have a minor cross fall of 4.8% measured from the North Western corner (high point) to the South Easter corner (low point)

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP 2011.

6.0 The Warringah Development Control Plan 2011 (WDCP 2011)

The Warringah Development Control Plan 2011 applies to the proposed development. The relevant provisions of the DCP are summarised in the table below

Part/Section	Guideline	Proposed Swimming pool	Compliance
Part A	Introduction		
A1-A9	Introduction	The proposal is consistent with the provisions in Part A of the DCP.	Y
Part B	Built Form Controls		
B5	Side boundary Setbacks	2m Side setbacks proposed	Y
B7	Front Setbacks	No Change Proposed	N/A
B9	Rear Setbacks	6m rear setback. New swimming pool does not exceed 50% of the rear setback	Y
Part C	Siting Factors		
C8	Demolition and Construction	The proposal and works are considered minor with demolition and construction waste measures in place in accordance with the WCP2011 and the northern beaches waste management guidelines	Y
C9	Waste Management	The proposal and works are considered minor with waste management = measures in place in accordance with the WCP2011 and the northern beaches waste management guidelines	Y
Part D	Design		
D1	Landscaped Open Space	40% of site area required = 213.48m ² The proposal = 38.1% landscaped area (203.3m ²)	N
D2	Private Open Space	60m ² required. 60m ² Proposed	Y
D16	Swimming Pools and Spa Pools	Swimming pool is located in rear yard with no interference from trees	Y
Part E	The Natural Environment		
E10	Landslip Risk	Area A – The proposal meets the objectives. From initial discussions with council, no further information is required	Y

There are no other clauses of the WDCP 2011 that are considered to be relevant to the proposed development. It is therefore considered that the proposal meets the objectives the requirements of the WDCP 2011.

7.0 Environmental Planning and Assessment Consideration

7.1 Character of the locality

The proposed development is for purposes of a swimming pool and associated landscaping which is consistent with the character of the locality.

7.2 The Built Environment

The proposal has an appropriate scale and built form. The scale and built form is consistent with its proposed use and will sit in harmony with surrounding built structures.

7.3 Streetscape and Public Domain

The proposal will not be visible from the street

7.4 Interface with Surrounding Properties

The proposal will be concealed behind all existing site fences.

7.5 Access

No change to access is proposed

7.6 Vegetation

No substantial trees are proposed to be removed as part of the proposed development.

7.7 Environmental Hazards

The only recognised environmental hazard relates to landslip area (Area A) which is considered minor with a site cross fall of maximum 4.8%

7.8 Construction Impacts

The site of the proposed development has sufficient size and separation distance for conventional construction techniques to be contained within the site boundaries. Given this, it is anticipated that there will be no unreasonable impact on neighbours or the environment during construction. Construction activities will include measures to management potential impacts including site access control, dust management, vehicles limited to being on site, noise and vibration limited to standard work hours, erosion and sediment control in line with Council's standard consent conditions.

7.9 Social and Economic Impact

It is considered the proposed swimming pool will have an overall positive social and economic impact given the proposal will be increasing the amenity of the dwelling uplifting the quality of housing in the locality in terms of amenity.

7.10 Suitability of the Site

The site is suitable for the proposed development in the following respects:

- it is located in a zone in which the proposed type of development is permissible;
- it is surrounded by compatible residential use;
- it has appropriate site access;
- the site area and dimensions are capable of supporting the proposed development;

- utility services are currently available at the site and have capacity to support the proposed development; and there are no environmental constraints of such significance as to preclude the proposed development.

8.0 Conclusion

This statement assesses the application for a new swimming pool and associated landscaping at 31 Woodbine Street, North Balgowlah. We conclude that the proposal is permissible in the statutory zones; complies with and is consistent with development standards applicable to the site; has no negative impact on the neighbourhood and no negative environmental impact or amenity of the surrounds.

The proposal as documented will provide a positive contribution to the dwelling. Based on the proposal's strong performance against all key planning objectives, the application is submitted for favourable assessment.



Prepared By

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Director