

STATEMENT OF ENVIRONMENTAL EFFECTS

57 Wyadra Avenue, North Manly

Site description

The site is known as 57 Wyadra Avenue, North Manly and described as Lot **62/-/DP21576**. The site has an area of 591.54m². The street frontage faces south. The site adjoins residential lots to the West North and East.

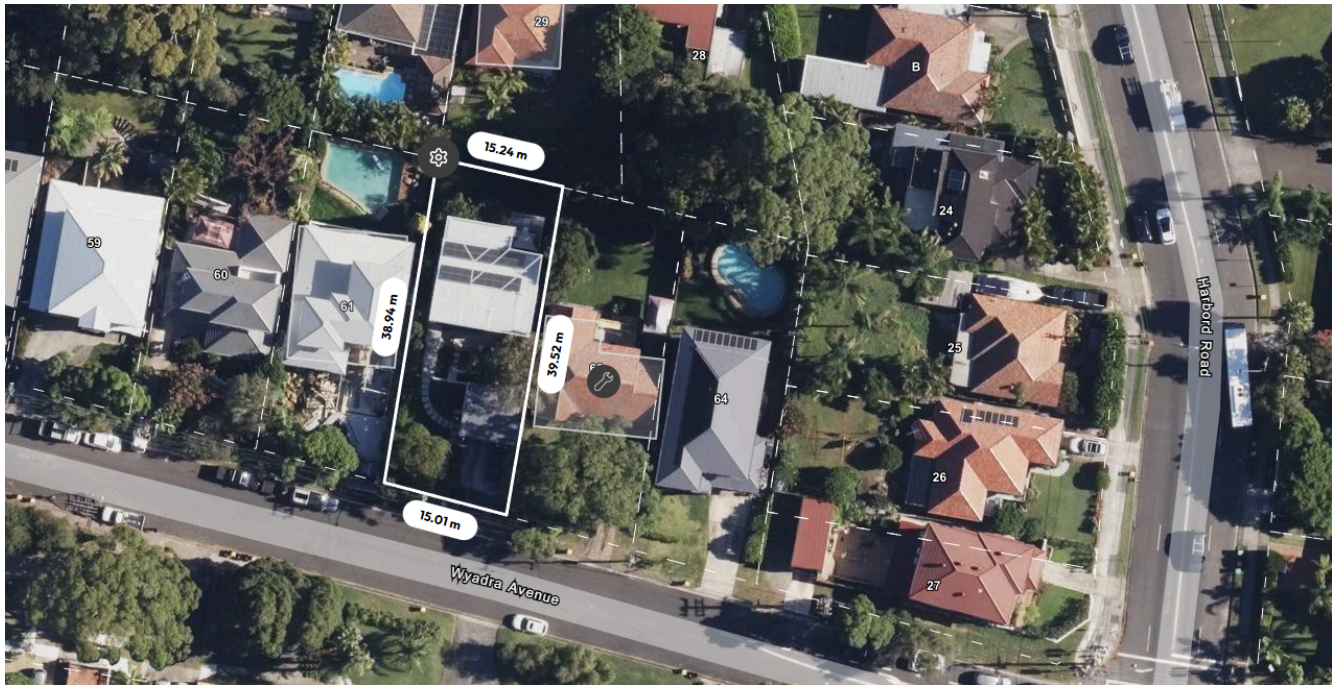


Image 1. Aerial view of the development site. Image courtesy of Google Maps.

The Proposal

It is proposed to:

- Construct a semi aboveground concrete swimming pool.
- Install glass pool fencing
- Paving in the pool surrounds

. Install a pergola with louvers on an existing 1st floor deck at the rear of the house.



Image 2. The subject site as seen from Wyadra Avenue.

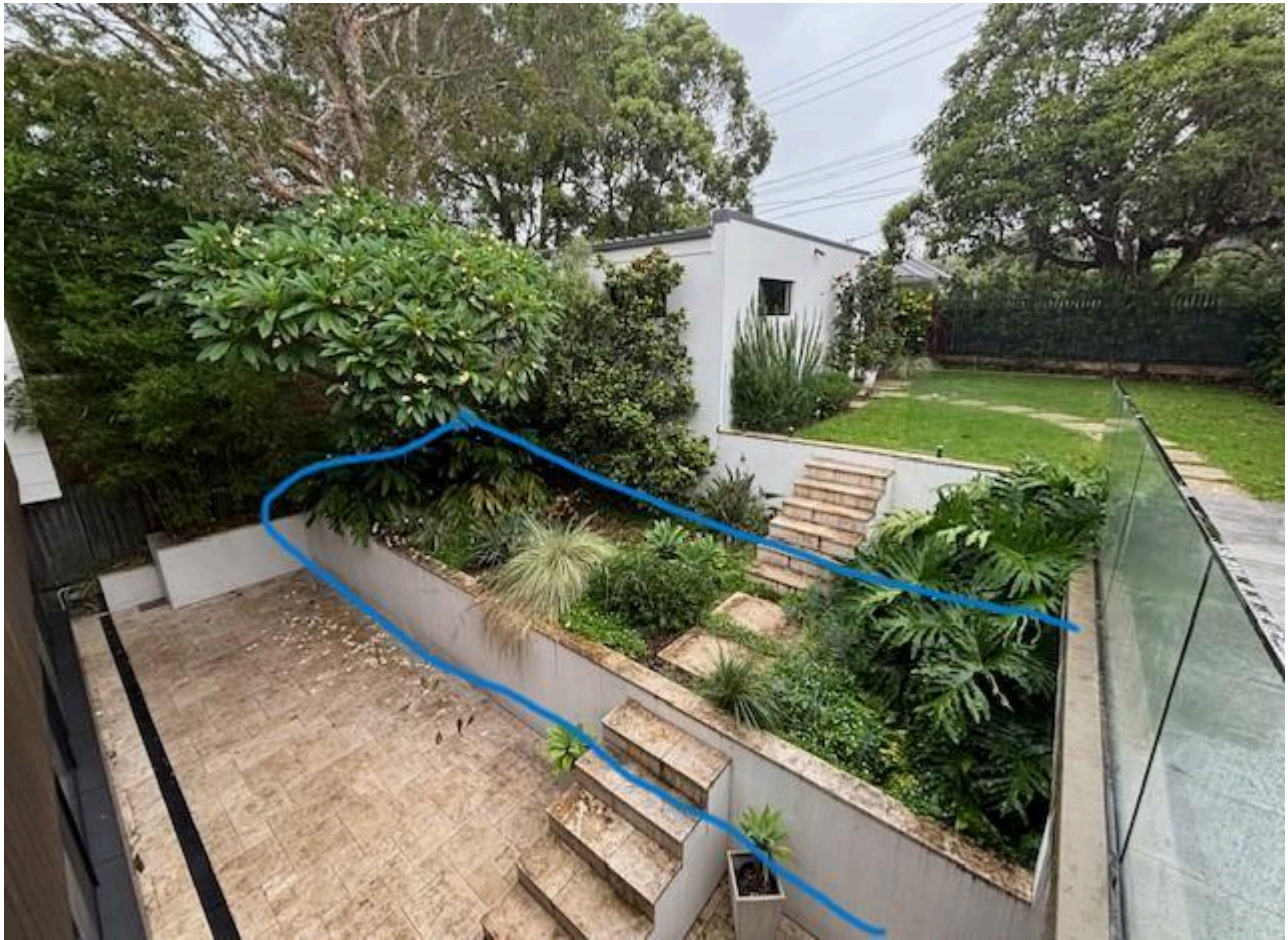


Image 3. Approximate location of the proposed pool (not too scale)

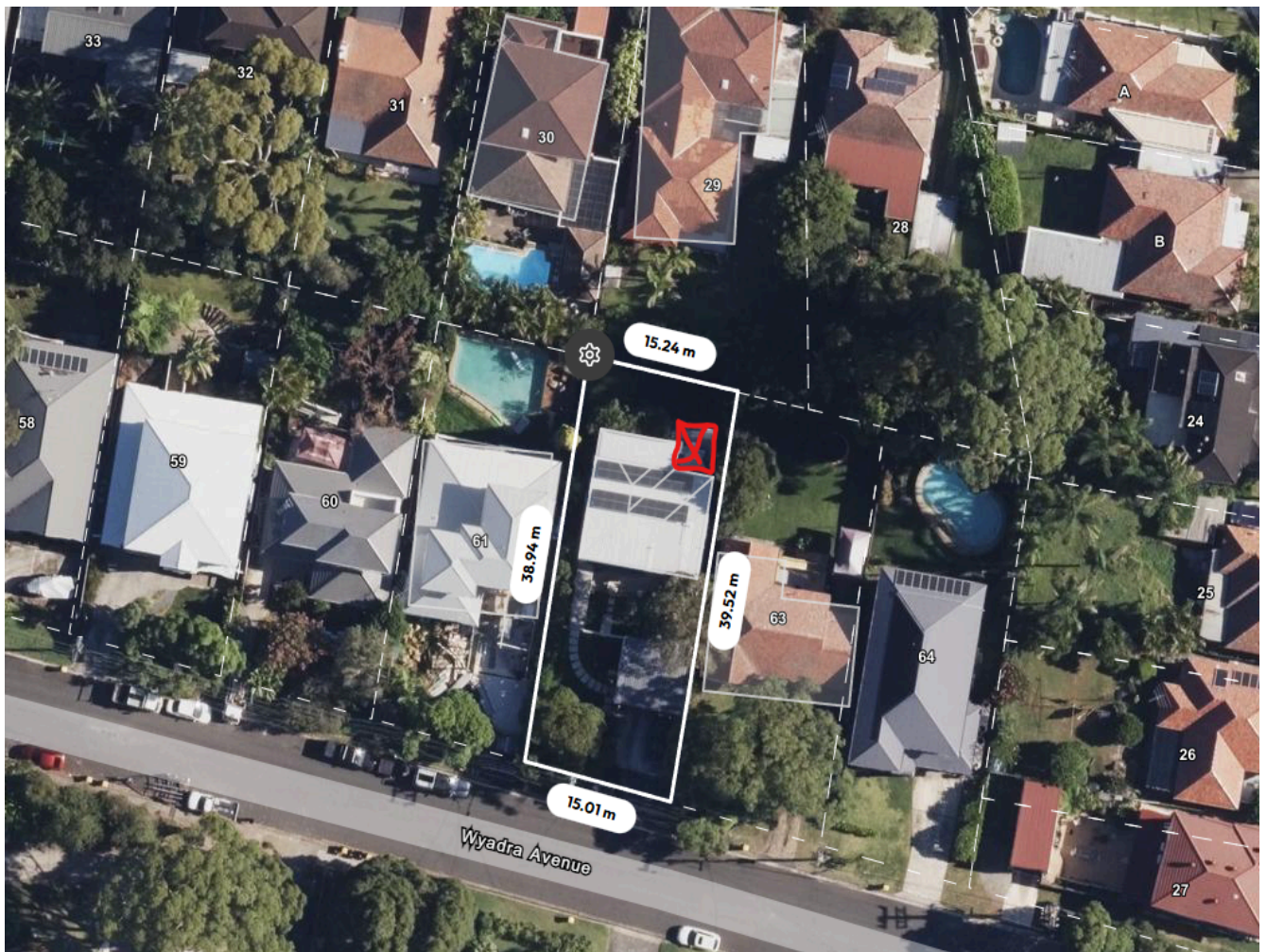


Image 4. Location of the pergola on existing rear deck upper floor level.



Image 5. Location of the existing rear deck from ground floor level



Image 6. Location of the existing rear deck upper floor level

Site analysis

57 Wyadra Avenue, North Manly is a sloping block which falls South to North. The existing dwelling house is two storey, brick structure with a colourbond roof. The site has the benefit of a detached garage accessed from Wyadra Avenue.

The site is zoned as Land Slip Risk Area A – Area slope *less than 5 degrees*.

Previous and present uses

The present and previous known uses of the site have been for residential dwellings only. The adjoining allotments are also used for residential development and public recreation. As a result, it is felt that the site would not be likely to be contaminated in any way from its known use, nor would there be any need to test the site to confirm this belief.

Earthworks

Earthworks have been proposed as part of this Development Application in the form of removing

the existing retaining wall and steps for the pool position. Excavation for the swimming pool. It is felt that 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 disposed of at an establishment licensed to do so. There will be no adverse effect of the development on the existing and likely amenity of adjoining properties.

No earthworks are required for the pergola at the rear of the house.

Warringah Development Control Plan 2011

The property is subject to the controls established in:

- the Warringah Local Environmental Plan (WLEP) 2011
- the Warringah Development Control Plan (WDCP) 2011
- State Environmental Planning Policy (SEPP) 2008

Swimming Pool side boundary setbacks - Complies

57 Wyadra Avenue, North Manly is required to have a side boundary setback of 900mm. The proposed pool has a side setback of 1.5m metres on the West boundary and 5.7 on the East side boundary meeting compliance.

Pergola Side boundary setbacks - Complies

The proposed pergola sits within the existing deck footprint. The deck sits 1.6m from the East side boundary and approximately 9.5m from the West boundary and will have no effect on any side boundary requirements.

Swimming Pool forward of building line - Does Not Comply

The pool will be set back approximately 13.5 metre from the front boundary however is positioned in front of the building line.

Note: There is however an existing garage that has been approved and built within the front boundary setback and also forward of the building from a previous DA.

Pergola rear boundary setbacks - Does Not Comply

The subject site is required to have a rear boundary setback of 6.0 metres that is free of any above or below ground structures. The proposed pergola sits within the 6.0m of the rear boundary but is positioned on an existing approved deck.

Note - The proposed louvered pergola is to be built on the existing rear deck and will not exceed this footprint. The deck is currently used often and the proposed louvered roof has little to no effect on the surrounding neighbours in relation to privacy or shadowing.

Pergola Height

- The proposed pergola roof sits well below the building height at 6.98m - **Complies**

Stormwater

The swimming pool overflow/backwash will connect to the existing sewer.

The pergolas stormwater shall be connected to the existing stormwater system.

Excavation and landfill

As noted above in *Earthworks*, earthworks are associated with this Development Application. The excavation for the swimming pool in the front of the site will be contained wholly within the site and will not have an adverse impact on the visual or natural environment of the adjoining properties.

Waste management

A Waste Management Plan has been completed and has been submitted as part of this Development Application.

An area will be allocated for the sorting and storage of materials for recycling and disposal.

The construction site will be managed to ensure vehicular and people movements are safe and do not impact surrounding infrastructure and residents. Demolition and construction waste will be legally handled, transported and disposed of including any asbestos if discovered. Demolition and construction waste will be minimised, and source separation, reuse and recycling of materials will be maximised.

Noise

There is no additional noise expected to be generated from the ongoing use of the works associated with this Development Application. The swimming pool equipment required as part of this development is proposed to be located in a soundproof enclosure meeting the control with positive compliance.

The existing rear deck will be used as it is currently (outdoor use) and will have no change in use for the homeowner.

Privacy

It is felt that the works proposed as part of this Development Application will have no adverse impact upon the private open space such as swimming pools or living rooms of adjoining properties.

As noted above in *Side Boundary Setbacks*, the proposed swimming pool and louvered pergola roof are compliant with the control.

It is acknowledged that the proposed swimming pool is above existing ground levels. However, it is felt that there will be no loss of privacy as the existing levels have privacy. The proposed swimming pool has a 'non-trafficable' 300mm coping in areas ensuring minimal opportunities for

overlooking into the adjoining property.

The current deck where the proposed pergola is to be placed is currently being used by the homeowner as an outdoor space and has no change in privacy to the neighbours under existing usage.

The natural environment

trees or bushland vegetation

1 x Frangipanni tree seen in photos will be removed and replanted on site) No other trees or significant vegetation are to be removed as part of this Development Application.

Land slip risk

As noted above the subject site is zoned as Land Slip Risk Area A – *Area slope less than 5 degrees.*

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling and neighborhood.

It is felt that the proposed development will increase the amenity of the site for the owners through the provision of increased outdoor areas and active recreation.

The proposal will complement the existing dwelling and streetscape.

We seek council to view this application favorably

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