

# STATEMENT OF ENVIRONMENTAL EFFECTS

# 220 Allambie Rd  
Allambie Hts

## PROPOSED SWIMMING POOL AND ASSOCIATED WORKS

PREPARED ON BEHALF OF  
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## Table of Contents

<b>1. INTRODUCTION .....</b>	<b>3</b>
<b>2. SITE DESCRIPTION AND LOCALITY.....</b>	<b>3</b>
<b>4. ZONING &amp; DEVELOPMENT CONTROLS .....</b>	<b>14</b>
4.1 Landscaping .....	14
4.2 Planning for Bushfire Protection 2006 .....	14
4.3 Warringah Local Environmental Plan 2000 .....	15
4.4 Objectives of zone .....	16
4.5 Warringah Development Control Plan .....	17
4.6 Private Open Space .....	17
4.7 Private Recreational Facilities .....	18
4.8 Excavation, Earthworks and Retaining Walls .....	18
4.9 Environmental Living Zone and Sydney Regional Environmental Plan (Sydney.....	19
Harbour Catchment) .....	19
4.9.1 Views .....	19
4.9.2 Privacy .....	19
4.9.3 Solar Access .....	19
4.9.4 The Public Interest .....	19
<b>5. CONCLUSION .....</b>	<b>20</b>

## 1. INTRODUCTION

This application seeks approval for the construction of a swimming pool and associated landscaping upon land at Lot 13 in DP 844158, which is known as No. 220 Allambie Rd Allambie Hts.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2000.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by CMS Surveyorss , dated 26.6.19.
- Site Plan by Urban Escape Landscape Contractors, dated 4.3.21.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. SITE DESCRIPTION AND LOCALITY



## URBAN ESCAPE

LANDSCAPE CONTRACTORS

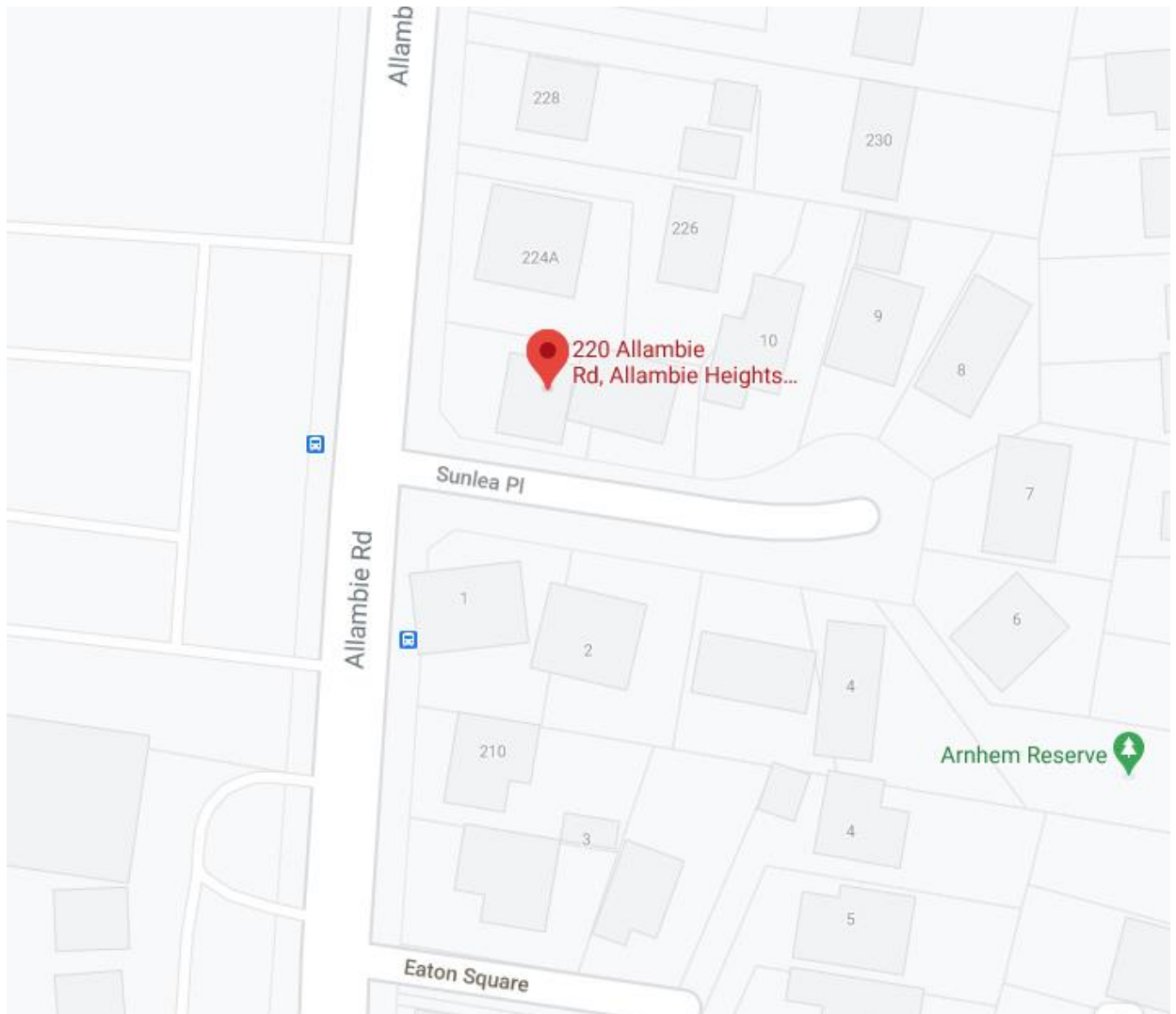
The site is identified as Lot 13 in DP 844158, which is known as No. 220 Allambie Rd Allambie Hts with its closest cross street being Sunlea Place. The site is located on the Eastern side of Allambie Rd and is generally rectangular in shape with a total site area of 398.9m<sup>2</sup>.

The site has a slight slope from the western boundary towards the eastern boundary.

The site is a corner block and currently comprises of a two storey dwelling that is situated towards the rear of the block and is mostly decking with the large front garden being lawn and garden beds. Garden beds are generally restricted to the rear and side boundaries. The front garden consists of an access driveway steep street frontage and a lawn area. The access driveway runs along the southern boundary from Sunlea Place.

The house is set towards the rear of the block and is set in from both boundaries. The small size of the site and the location of the residence effectively makes the front garden the most usable space on the site.

The locality is depicted in the following map:



Site Location Map

The site is not identified as being in a flame zone and bushfire Hazard Report does not accompany this application. The site is not identified as being in a geological hazard zone. The site is not listed as a heritage item, is not within a conservation area, nor does it include or comprise critical habitat.

The site is depicted in the following photographs:



View of existing driveway access from Sunlea Place.





## URBAN ESCAPE



View of existing residence from Sunlea Place.



## URBAN ESCAPE



View from proposed pool location towards pedestrian access and front door to the residence





View of proposed swimming pool location.





## URBAN ESCAPE



View of proposed pool location.





## URBAN ESCAPE



View of proposed front lawn / swimming pool location.





View of existing Crepe Myrtle to remain.



The existing surrounding development comprises predominantly multi-level dwellings and two story residential development. The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph

### 3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of a swimming pool and associated landscaping. Landscape renewal for this area will be included for privacy and to soften the built form.

All collected stormwater from the development will continue to drain to the existing system.

The proposal will result in the following numerical

indices: Site Area:

398.9 m<sup>2</sup> Zone E2 – Low Density Residential

Minimum Landscape Area            159.52m<sup>2</sup>=40.00%

Proposed Landscape Area            199.679 m<sup>2</sup> = 50.06%

## **4. ZONING & DEVELOPMENT CONTROLS**

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

### **4.1 Landscaping**

The proposed development meets the necessary criteria regarding ratios of soft landscape areas.

The objects of visual quality and amenity, absorptive areas for on-site infiltration of stormwater have been considered, designed and met.

Performance criteria are met in this proposal with sensitivity to the local native bushland, microclimate, view, minimizing the dominance of the development from the street, relating the indoor living area to useable outdoor recreational space, contributing to the solar efficiency of the dwelling and the proximity and impact of the development to adjoining properties.

### **4.2 Planning for Bushfire Protection 2006**

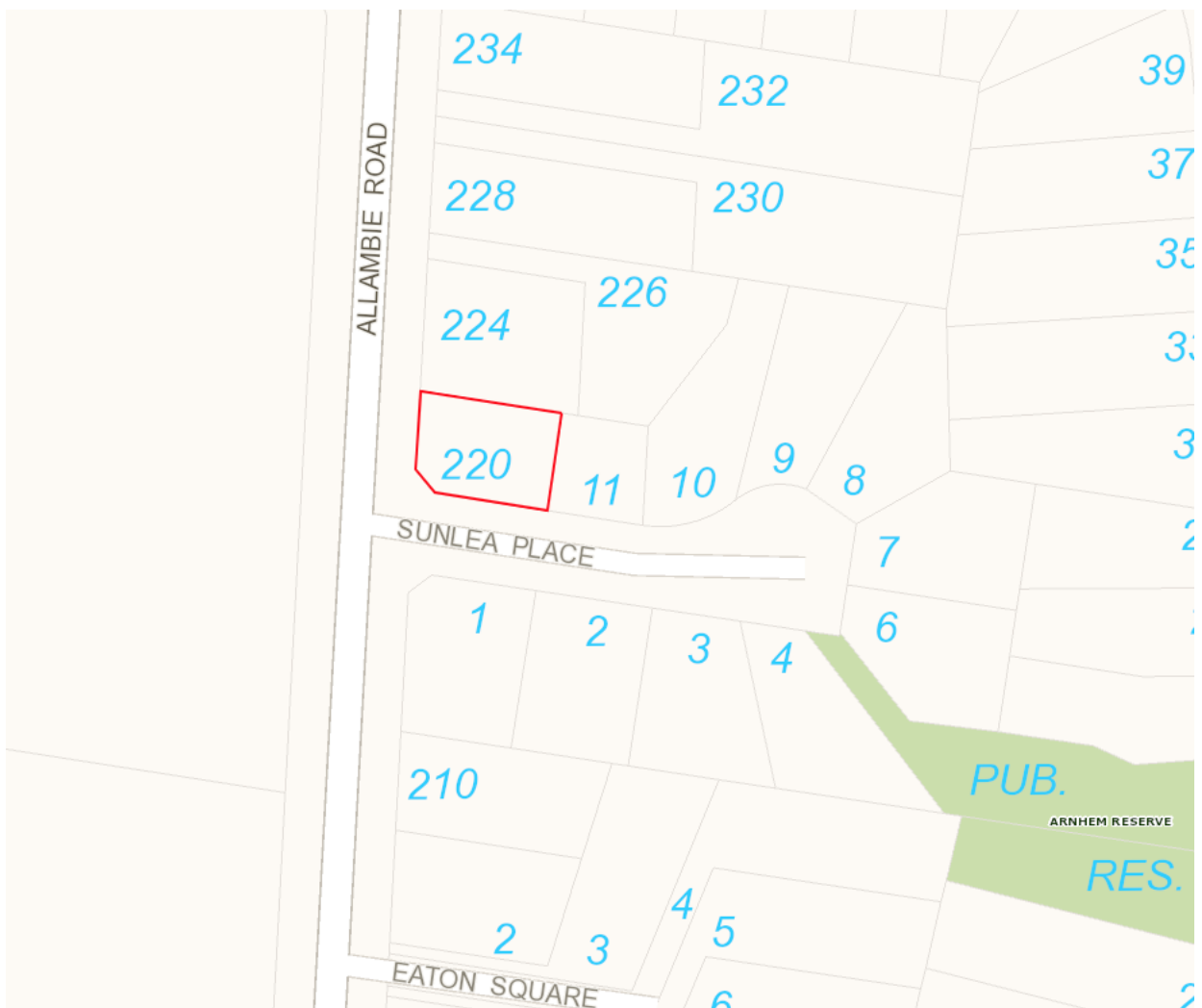
The subject site is not identified as bushfire prone land on Council's Bushfire

Prone Land Map and therefore the provisions of Planning for Bushfire Protection

2006 do not apply. .

#### 4.3 Warringah Local Environmental Plan 2000

The Warringah Local Environmental Plan 2000 aims to make local environmental planning provisions for land in Warringah in accordance with the relevant standard environmental planning instrument under section 33A of the Act.



Extract of Zoning Map

The site is zoned R2 – Low Density Residential Living. Development for the purposes of the swimming pool and associated landscaping is permissible in this zone with the consent of Council. It is considered that the proposal is consistent with the objectives of the R2 – Low Density Residential Living for the following reasons:

#### 4.4 Objectives of zone

- 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.



#### 4.5 Warringah Development Control Plan

The Warringah Development Control Plan (DCP 2011) has been prepared by Council and came into effect 30 September 2005. The DCP contains detailed planning controls that support Warringah WLEP 2000.

It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal mostly complies with the relevant provisions.

This proposal meets the minimum landscape area provision and will mostly increase the areas available for planting.

#### 4.6 Private Open Space

The proposal meets the objectives of providing useable, sufficient private open space and integrating this with living areas, achieving privacy from the public domain and receiving adequate sunlight.

Performance criteria are met by maximizing solar access, ensuring privacy, convenient access from the dwelling and maintaining character and nature of the site. This is achieved with the proposed swimming pool being only slightly raised above existing ground levels but set well below street level create more practical and more useable private open space which works within the constraints of the site. The proposed works are to be screened with significant plantings.

#### 4.7 Private Recreational Facilities

This section relates specifically to the proposed swimming pool and landscaping in the front yard of the specified property.

The proposal is located in the most logical position, working with the natural topography of the land and the space available due to the house location on the corner block. The swimming pool has been positioned to be mostly inground. This will create usable open space. The poolside deck is minimal and does not dominate allowing for mostly garden beds around the pool. The proposed pool is only slightly higher than existing current ground levels. The pool is setback from the front and side boundary so as not to impact neighbours and to provide adequate garden areas for screening.

The pool and poolside paved areas are setback from all boundaries. This will allow for adequate screen planting which will reduce the visual impact of the proposal and increase the privacy for neighboring properties.

The proposal meets most of the objectives and performance criteria. In those circumstances where it does not, it can be argued that this is due to the limitations of the house location and the nature of the property being a corner block. This development provides the most considered and well designed solution which has minimal impact on the subject site and does not affect adjoining properties in any significant way. The swimming pool and associated landscaping have been designed to be integrated with the landscape and in sympathy with the existing dwelling. Intensive landscaping between the proposed works and adjacent properties and the use of dense plantings to screen the proposal have all been considered, designed and met.

#### 4.8 Excavation, Earthworks and Retaining Walls

The slight slope of the subject site and existing small terraced gardens have been taken into consideration in this proposal with the pool being mostly inground and designed to reduce the amount of excavation works in order to achieve a safe and useable private open space.

The proposed landscaping and swimming pool will be constructed with the intention of retaining visual characteristics of the site through the use of natural materials such as timber and sandstone cladding and the inclusion of dense planting in new garden beds created between adjacent to the proposed works.

#### 4.9 Environmental Living Zone and Sydney Regional Environmental Plan (Sydney Harbour Catchment)

The proposed development meets all of the necessary criteria and objectives outlined in the Warringah DCP and the Sydney Regional Environmental Plan.

Performance criteria are met with sensitivity to the form and features of the local topography, retaining the important environmental qualities and characteristics of the area, retaining natural features of the site where possible, micro-climate, ensuring the development is not visually dominant and does not affect the amenity / views of surrounding properties.

##### 4.9.1 Views

The proposal will not affect the existing views from neighbouring properties.

##### 4.9.2 Privacy

The proposal will increase privacy with the use of screening hedges along the northern, eastern and southern boundaries. This will assist in maintaining privacy for both the neighbouring sites and the subject property.

##### 4.9.3 Solar Access

Solar access to the rear garden will be improved under the proposed development. This will be achieved by creating larger more useable level outdoor recreational areas and removing the large palm existing on the northern boundary.

##### 4.9.4 The Public Interest

It is considered that the proposal is in the public interest in that it will provide for development that is compatible with the existing surrounding development.

## 5. CONCLUSION

This application seeks approval for the construction of a swimming pool and associated landscaping in the front yard of the property. As demonstrated in this report the proposal is mostly consistent with the aims and objectives of the Warringah Local Environmental Plan 2000 and the Warringah DCP. The proposed development will be consistent with the objectives of the R2 – Low Density Residential zoning. The proposed works do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

Considerations for the following points have been given:

- Similar developments within a 200m vicinity of the proposed development.
- The proposed development not being seen from waterways, public vantage points, foreshores or bushland and the retention of views.
- The development integrating with the natural topography of the site.
- The retention and reuse of any excavated materials on site to maintain the visual characteristics of the area.
- The need for safe and useable private open space.
- The increase in privacy through the use of hedges, fences and privacy screens.
- Increase in visual amenity.
- The need for solar access
- The meeting of objectives, performance criteria and controls in this proposal.

It is therefore considered that the proposed development to an existing dwelling upon land at No. 220 Allambie Rd Allambie Hts is worthy of the consent of Council.