

STATEMENT OF ENVIRONMENTAL EFFECTS

Date- Tuesday 25th August 2020

Site- 22 Goondari Rd, Allambie
Heights

Lot- 2341

DP-752038

Area- 999m²

Proposal- Installation of pre-
fabricated, swimming pool timber
decks and a pergola

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Introduction

The following document serves to provide detail in relation to the proposed development at the abovementioned address, and to provide all necessary evidence to demonstrate the compliance and consideration of the proposed Works with the Warringah Local Environment Plan 2011 and the Warringah Development Control Plan 2011. It serves to outline any likely, and or potential impacts which the development may have, compliance with the DCP and LEP, measures proposed to be taken to alleviate these impacts.

The following issues have been addressed;

- 1. Site suitability**
- 2. Present and previous uses**
- 3. Development Proposal and Compliance**
- 4. Privacy, Views and Overshadowing**
- 5. Stormwater Drainage Statement**
- 6. Summary**
- 7. Site Photographs**

1. Site Suitability

The existing site is located on the North-Eastern side of Goondari Rd, Allambie Heights. Goondari Rd is a residential street, located within R2 Low Density Residential zone. The property adjoins a private residential home on both the Northern and Southern boundaries, and several private properties to the rear.

The block is 999m² and is occupied by a private residential (3 storey weatherboard and brick) house, with a detached carport which is accessed by the private driveway. The site has a significant slope from the rear of the property, down to the front boundary. The steepness of the slope increases considerably in the front garden. The existing front yard contains terraced gardens and sandstone rock outcrops, and the rear yard contains large rock platforms and pockets of garden areas.

Overall, the property has been modestly developed, and has retained the character of the local bushland area and the adjoining streetscape.

The overall objective of the proposed works is to create a usable, family orientated recreation space, and to improve the existing rear garden, both in terms of aesthetic quality, and useability. Combined with the existing bushland setting, the overall concept is to create a space, which is useable for all members of the family, relaxing, aesthetically appealing, and private.

The property is mapped as Area B on the Landslip Risk Map WLEP 2011, and a Preliminary Geotechnical Assessment has been provided with this application. There are no other known restrictions on the property.

2. Present and previous uses

The purpose of the proposed development is for private family recreational purposes.

3. Development Proposal and Compliance

The DA proposes to construct to;

- Install an elevated, pre-fabricated swimming pool 5.8m x 3.4 with a combination tiled and timber deck surround, and a flat roofed pergola.

The proposed location of the pool and the surrounding decking has been designed to better utilise an existing area of rear yard. Proposed new steps and a timber boardwalk will create safe access from the rear of the house to the outdoor seating areas and swimming pool. The large garden and terraced beds in the front yard, will remain untouched.

The proposed pool will be partially elevated on one side, due to the fall of the site, with the proposed height of the finished pool surround to be 2.50m above existing ground level at the highest point. Excavation will be minimised, and therefore create minimal impact on the site. Any excess soil will be disposed of according to the Waste Management Plan. The proposed timber decks have been designed suit the aspect and existing levels of the site, and the proposed heights will ensure that the decks will remain sympathetic to the existing fall and level changes in the rear yard.

The impact of the proposed finished level of the pool, will be very minor, due to the existing height difference between the proposed pool area and the surrounding landscape, and the location of the pool towards the middle of the rear yard.

The pool is to be surrounded with a tile and timber deck combination, and glass pool fencing.

The location of the pool, including the proposed height, and its surrounds, was directly influenced by the location of relevant Council setbacks, the layout of the proposed house, the access from the rear of the house, the ability to see the pool from the rear of the home (for safety reasons), the desire to create a seamless pool and landscaped area, and the consideration of the pool in terms of access to sunlight.

The proposed upper deck will also form an area from which children can be supervised whilst in the pool area. The balance of the proposed pool surrounds is to allow pedestrian access for cleaning and a safety area. This safety area is recommended if in the event of resuscitation needing to be performed.

Setbacks- The proposed pool is to be located behind the front building setback in the rear yard. The location of the pool water's edge is set at 4.40m, on the closest side (Southern) side boundary, with this setback increasing to approx. 10.8m at the opposite (Northern) side of the pool, and approximately 8.20m to the rear boundary.

The proposed decks vary from 1.4m at the closest point, to 4m to the side and rear boundaries. These setbacks are a variation to the Warringah DCP 2011 B9- 6m rear building setback, however the proposed works do not exceed 50% (proposed variation of 35%) of the rear setback area, and the objectives of this provision, will still be satisfied. In addition to this, the proposed design of the deck areas, will allow the existing vegetation along the side and rear boundaries to be maintained, providing a substantial 'green' buffer between the adjoining properties.

Finished Level

The pool is to be installed approximately 2.5m above existing ground level at the highest point pool. The proposed height of the pool also allows for minimal excavation and site disturbance, and due to the increased proposed setbacks, the location of the swimming pool (towards the centre of the rear yard) and existing screening plants, the proposed height will have negligible impact of the surrounding properties. In addition to this, the far side of the pool, has a minimal pool surround of 400mm wide, which minimises access on the side of the pool which is highest out of the ground.

Landscaped Open Space– the total site area is 999m². The Landscaped Area requirement for R2 is a minimum of 40% landscaped area. The existing hard surface coverage totals 367.30m² or 36.70m²%. The proposed new works (pool and decking), totals 138m².

The new total area of hard surface will be 505m², or 50.50% hard surface, and the balance of 49.50% being landscaped open space.

This percentage of 49.50% complies with the Warringah DCP 2011- D1- Landscaped Open Space requirement.

Trees the site supports a significant number of mature trees and shrubs, however it should be noted that the design of the decks and location of the pool is over a portion of the existing rock platform, and does not impact on any deep soil areas, or pockets of soil where there is existing vegetation. The proposed deck will be constructed up off the existing rock, where there would not be roots from any of the surrounding trees and vegetation.

Fencing- the pool is to be fenced to comply with the Swimming Pools Act 1992- the location of the pool fence has been sited on the Landscape Concept Plan.

Pool Filter- The pool filter and equipment will be located underneath the proposed deck. This location of this equipment has specifically been selected to eliminate any risk of potential noise interfering with neighbouring homes.

BASIX- Due to the pool capacity (19,000litres), a BASIX certificate is not required for this application.

4. Privacy, Views and Overshadowing

There will be no overshadowing created as a result of this development. The area surrounding the pool is not being constructed to form an entertaining area, rather to form modest pedestrian access around the pool, therefore there will be an extremely low impact on acoustic privacy

5. Stormwater Drainage Statement

Overflow from the pool will be gravity fed to, and connected to the Mains Sewer. This has been indicated on the Site Plan. Rainwater which hits the deck, will drain through and be absorbed by the ground below.

Summary

- a) The proposed works will have nil effect on the ecological, scientific or aesthetic values of the area. The proposed works are proportionate to the site in terms of scale, and have been sited to suit the natural grade of the site.
- b) a satisfactory portion of this site is to be maintained as open landscaped area. The total soft landscaped area, post development, will be 49.50%.
- c) The scale of the pool and landscaped surrounds in relation to the balance of the site, will ensure that the proposal will in no way dominate the site.
- d) The materials and finishes of the proposed pool and surrounds will ensure that the finished project will compliment the new house, and the local bushland area.
- e) The proposal will have no impact on the existing vehicular access to the site.
- f) The proposed pool and surrounds will have no negative impact on the existing sunlight on either adjoining properties, as the level of the proposal will not affect the sunlight.

6. Site Photographs



Proposed pool location

