

RYDE CITY COUNCIL - DEVELOPMENT APPLICATION

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR PROPOSED ADDITION TO EXISTING DWELLING, SWIMMING POOL,
PERGOLA & RETAINING WALLS

OWNER MR MATTHEW BRESSA
MRS SHANNON BRESSA

PROPERTY **LOT 2, 100 WINBOURNE STREET, WEST RYDE**

1. PROPOSAL

- 1.1 Construct an addition to an existing dwelling
- 1.2 Construct an in-ground swimming pool and spa
- 1.3 Construct a pergola with outdoor kitchen
- 1.4 Construct retaining walls and associated landscaping

2. ASSOCIATED DRAWINGS

- 2.1 The drawings associated with this proposal are found on sheets L01 – L07 Revision D, by ecodeign, dated 08-06-22.

3. SITE DESCRIPTION

- 3.1 The subject property is 533m²
- 3.2 The subject property is zoned R2
- 3.3 The site has a fall approximately 2m from the West Boundary to the East Boundary
- 3.4 Currently on the site is a residential dwelling, driveway, retaining walls, front fence and associated landscaping
- 3.5 The site is Bush Fire Prone, please refer to the bushfire report prepared by BPAD Bushfire Planning and Design
- 3.6 Existing site photos show the existing characteristics of the site



4. PROPOSED WORKS

- 4.1 **HOUSE ADDITION** – It is proposed to add an addition to the existing dwelling to the Eastern setback
 - 4.1.1 The proposed addition will have a FFL of 94.835, a step down of 75mm from the existing dwelling
 - 4.1.2 The proposed addition is to be located in the side yard of the property. It is proposed to be setback from the South boundary 8m and setback from the East boundary 1m
 - 4.1.3 The extension roof will have a skillion roof to create fall into the guttering and stormwater system. The addition will have a maximum height of 3.06m and a pitch height of + RL 97.895
 - 4.1.4 There will be 3 windows in the proposed extension and 2 proposed doors. All 3 windows will be located on the eastern side of the dwelling. The sliding door will be located on the northern side to create access to the pergola, with an access door located on the southern side
 - 4.1.5 The proposed roof structure will connect to existing storm water services
 - 4.1.6 The colour and material selection of alfresco roof and pergola will match the existing dwelling
 - 4.1.7 The extension will be constructed to engineers detail
 - 4.1.8 The extension will be constructed with non-combustible materials
- 4.2 **SWIMMING POOL & SPA** – It is construct a new in ground swimming pool and spa
 - 4.2.1 The proposed in-ground swimming pool will have a footprint of approximately 22m² and an approximate capacity of 35,000 litres.
 - 4.2.2 The proposed in-ground spa will have a footprint of approximately 4m² and an approximate capacity of 2,000 litres.
 - 4.2.3 The pool and spa surrounds will cover approximately 55m².
 - 4.2.4 The proposed swimming pool and spa will be located in the front setback of the property. It is proposed to be setback from the North boundary 1.245m and setback from the West boundary at 1.745m.
 - 4.2.5 The proposed swimming pool is to be built at an RL of + 94.675
 - 4.2.6 The proposed swimming pool and spa concourse area RL of + 94.675 is 1m below the level of the Council nature strip. The heavily vegetated nature strip screens the pool from view from the public space.
 - 4.2.7 All pool fencing and boundary fencing associated with the pool area will be installed in accordance with AS 1926.1 – Safety Barriers for Swimming Pools

- 4.2.8 As part of the new works, the existing plants will be maintained in accordance with AS 1926.1 – Safety Barriers for Swimming Pools
- 4.2.9 The pool will be constructed to engineers detail
- 4.2.10 The pool will be constructed with non-combustible materials

4.3 **PERGOLA & OUTDOOR KITCHEN** – It is proposed to construct a new pergola with associated outdoor kitchen

- 4.3.1 The proposed pergola will have a footprint of 12m²
- 4.3.2 The proposed pergola is to be built at an RL of + 94.835, which is the same level of the existing alfresco
- 4.3.3 The proposed pergola is to be located in the side yard of the property. It is proposed to be setback from the North boundary 7.4m and setback from the East boundary 1m
- 4.3.4 The pergola will have a maximum height of 2.81m and a pitch height of + RL 97.635
- 4.3.5 The pergola will connect to existing storm water services
- 4.3.6 The colour and material selection of alfresco roof and pergola will match the existing dwelling
- 4.3.7 The proposed outdoor kitchen will have a 1.2m high splashback wall across the north and eastern sides
- 4.3.8 The alfresco roof and pergola will be constructed to engineers detail
- 4.3.9 The alfresco roof and pergola will be constructed with non-combustible materials

4.4 **RETAINING WALL & LANDSCAPE WORKS** – It is proposed to install high quality landscaping to compliment the proposed addition, in-ground swimming pool and spa and pergola

- 4.4.1 It is proposed to re-construct existing retaining walls between the existing boundary and swimming pool. These will have a TOW of + 95.490
- 4.4.2 It is proposed to construct retaining walls to create a sunken seating area in the rear setback. These retaining walls will have a maximum height of 680mm and a TOW of + 94.675
- 4.4.3 Landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006

5. AREAS OF NON COMPLIANCE

- 5.1 It is proposed to seek variations to the DCP as per the following:

5.2 **SWIMMING POOL & SPA 2.12**

- 5.2.1 It is proposed to locate the swimming pool and spa within the front setback. Due to the unique shape of the property and the location of the sewer, the proposed location of the swimming pool is the only feasible location of the swimming pool and spa. The swimming pool is hidden by dense vegetation as well as an existing front fence. It is also lower

then the street level by 1m which means it reduces the impact on neighbours. The proposed swimming pool and spa provides a space for recreation & enjoyment, and with the pool fencing provides a high level of child safety.

5.3 **SITE CONFIGURATION 2.6**

- 5.3.1 The proposed deep soil of 34% area does not meet the minimum requirement of 35%. It does also not meet the requirement of having 2 x 8 x 8m deep soil areas. Due to the unique nature of the property, it is not possible to have any 8 x 8m deep soil area. The site is also bush fire effected, therefore it is not possible to specify large canopy trees that will overhang the dwelling. The swimming pool and spa also provides 29m² of surface area that is not included in the deep soil area but also does not produce stormwater runoff. There is also 90m² of deep soil area within the existing fencing but outside the boundary line. The existing nature strip already provides a healthy growth of large trees. The pockets of garden areas throughout the design improves the amenity of the development as well as the microclimate of the site.

6. OVERSHADOWING OF NEIGHBOURS

- 6.1 There will be a minor change to neighbouring shade patterns as a result of this proposal

7. NEIGHBOURS PRIVACY

- 7.1 The proposed windows in the house addition will be highlight windows to reduce any impact on neighbouring privacy
- 7.2 Existing and proposed planting will increase neighbouring privacy

8. NOISE

- 8.1 The proposed in-ground swimming pool pump and equipment is to be located in a sound proof enclosure. This location is an acceptable distance from the subject property dwelling and surrounding neighbouring dwellings
- 8.2 The proposal will increase passive and active use to the rear yard of the dwelling, which will have minor impacts on noise levels

9. POLLUTION

- 9.1 There will be no significant pollution impact should this project be approved

10. TRAFFIC

- 10.1 There will be no impact on traffic to and from the site

11. NATURAL ENVIRONMENT

- 11.1 The selected builder and landscaper are to install all required soil and erosion protection measures including sediment control barrier. Please refer to submitted plan - DA08 Sediment Control Plan

12. STREETScape / SCENIC QUALITY OF THE LANDSCAPE

- 12.1 The proposed works will not impact the surrounding streetscape. There is dense vegetation within the council verge that restricts the ability of the public to use it. As a result, there will be no public impact of the swimming pool being in the front setback

13. USABLE OPEN SPACE

- 13.1 The proposed in-ground swimming pool, deck, pergola and retaining walls will create a safer, more usable area for the occupants to enjoy. Currently most of the neighbouring properties have similar sized entertaining areas and swimming pools

14. UTILITY SERVICES

- 14.1 All required utility services are either existing or easily available on site

15. SOCIAL AND ECONOMIC EFFECT

- 15.1 This proposal will contribute to an improved lifestyle for the residents and add value to the property

16. APPROPRIATENESS OF DESIGN TO THE SITE

- 16.1 Due to existing conditions of the existing structures on site, our proposal attempts to get a balance of rectifying these as well as creating new usable spaces
- 16.2 The proposed design makes the best use of the available space whilst contributing to increasing the landscape amenity of the area

17. LICENSED BUILDER

- 17.1 All structures are to be built by a licensed pool contractor and landscape contractor where applicable, to be confirmed at the construction certificate stage