



Statement of Environmental Effects

72 Cooyong Road, Terrey Hills

Prepared by Serenescapes Landscape Designs

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Site description

The site is known as 72 Cooyong Road, Terrey Hills described as Lot 233, D.P. 752017.

The site has an area of 19,173.20m² and the street frontage faces south. The site adjoins residential lots on all sides with Ku-Ring-Gai Chase national Park to the south on the opposite side of Cooyong Road.



Image 1. Aerial view of the development site. Image source Northern Beaches Council Planning Maps.

The proposal

It is proposed to:

- *Demolish an existing in-ground swimming pool.*
- *Construct a concrete swimming pool with tiled coping surrounds and stairs.*
- *Construct a cabana with outdoor kitchen and toilet facilities.*
- *Install an artificial turf lawn area.*
- *Construct a subsurface storage area beneath the pool.*
- *Construct a tiled planter wall to screen the structure.*

Site analysis

72 Cooyong Road, Terrey Hills is a sloping block which generally falls from north to south over a height of approx. 25m. At the centre of the site, an area has been levelled to provide a platform for the existing residence which looks out over an existing rock outcrop to the National Park to the south.

The existing dwelling house is a one and two storey, rendered structure with a Colorbond roof and has the benefit of an attached garage accessed from Cooyong Road. The site also has the benefit of multiple sheds at the rear of the block and a dam to the north.

Previous and present uses

The present and previous known uses of the site have been, and are for, a single residential dwelling. The adjoining allotments are also used for residential development. 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.

Development standards & design guidelines

The statutory and strategic planning controls that guide this proposal are:

- *Warringah Local Environmental Plan 2011 (WLEP)*
- *Warringah Development Control Plan 2011 (WDCP)*
- *Northern Beaches Bushfire Prone Land Map 2020 (NBBPLM)*

The relevant sections of each are addressed on the following pages.



Image 2: Oblique aerial view of proposed area of works, showing existing dwelling with pool to be demolished and existing water storage tank in midground with rock outcrop in foreground.



Image 3: Aerial photo of proposed area of works, showing existing dwelling with pool to be demolished and existing water storage tank in midground with rock outcrop in foreground.



Image 4: View to north showing sloped lawn area with existing pool and stacked boulder walls to be demolished.



Image 5: View to southwest from upper balcony showing proposed works area. Existing pool and stacked boulder walls to be demolished. Sloping lawn area with screened view over rock outcrop shown.



Image 6: View to south showing sloped lawn area with existing pool to be demolished and stepped level change adjacent the pool.

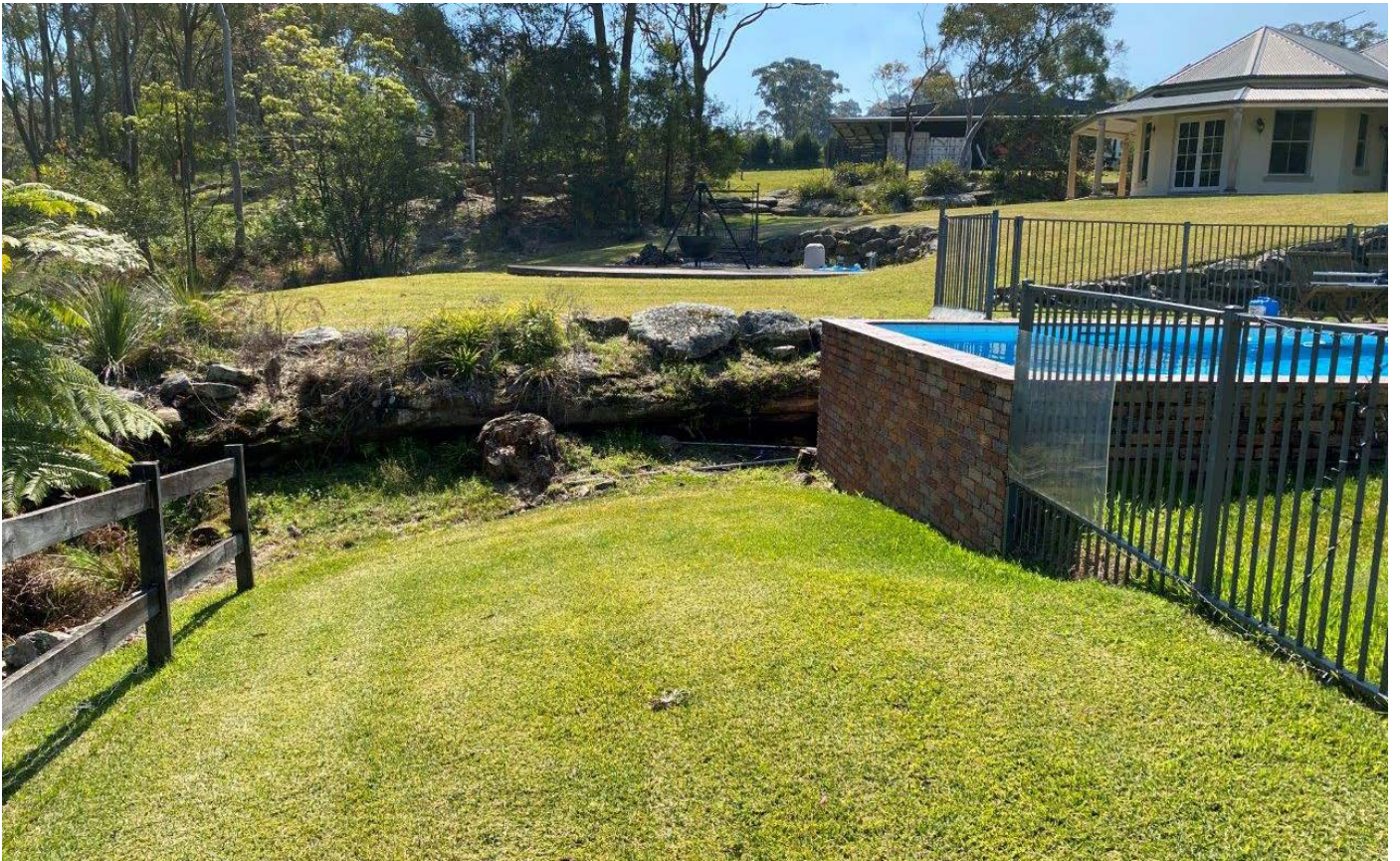


Image 7: View to north showing level change adjacent to the existing pool.



Image 8: View looking southeast from rock outcrop showing existing vegetation screening Cooyong Road.



Image 9: View looking southwest from rock outcrop showing existing vegetation screening Cooyong Road.



Image 10: View from upper balcony towards southern boundary showing existing vegetation screening to Cooyong Road and existing pool to be demolished in the foreground.



Image 11: View looking west from driveway over sloping lawn to site of proposed works.

Warringah Local Environmental Plan 2011 controls

The planning maps contained in WLEP show the site is zoned as RU4 – primary Production Small Lots. The site is found on the Land Slip Risk Map and is zoned as Land Slip Risk Area B – *Flanking slopes 5 to 25 degrees*. The site also appears on the Northern Beaches Bushfire Prone Land Map as *Vegetation Category 1 and Vegetation Buffer*.

Part 4 Principal development standards

4.3 Height of Buildings

The maximum permissible height of a building at 72 Cooyong Road, Terrey Hills is 8.5m above existing ground level as shown on the Height of Buildings Map. The maximum height of the roof of the cabana structure is set 7.315m above the existing ground level, which is within the required maximum, meeting the control with positive compliance.

Part 5 Miscellaneous provisions

5.11 Bushfire hazard reduction

The subject site appears on the Northern Beaches Bushfire Prone Land Map 2020. The lower portion of the site, beneath the existing rock outcrop is shown site is shown Vegetation Category 1 and the portion of the site containing the proposed works is shown as Buffer planting.

A Bushfire Risk Assessment has been prepared by *Bushfire Planning Services Pty Ltd* and accompanies this Development Application.

Part 6 Additional local provisions

6.2 Earthworks

Earthworks have been proposed as part of this Development Application in the form of excavation for the swimming pool and storage area. 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 licenced to do so. Any imported fill soil is to meet the relevant standards. There will be no adverse effect of the development on the existing and likely amenity of adjoining properties.

6.4 Development on sloping land

The subject site is zoned as Land Slip Risk Area B – *Flanking slopes 5 to 25 degrees*. A Geotechnical Assessment prepared by AscentGEO Geotechnical Consulting accompanies this Development Application.

Warringah Development Control Plan 2011 controls

The planning maps contained in WDCP show the site on the Waterways and Riparian Lands Map, the Wildlife Corridors Map and the Native Vegetation Map.

Part B Built form controls

B1 Wall Heights

The maximum permissible height of walls at 72 Cooyong Road, Terrey Hills is not to exceed 7.2m from the existing ground level to the underside of the ceiling of any building, as shown on the DCP Wall Heights Map. The maximum height of the proposed cabana walls is 5.2m above the existing ground level, which is within the required maximum, meeting the control with positive compliance.

B5 Side boundary setbacks

72 Cooyong Road, Terrey Hills is required to have a side boundary setback of 10m. The proposed swimming pool coping measured from the western corner of the pergola structure has a side boundary setback of 36.03 metres, meeting the control with positive compliance.

B7 Front boundary setback

72 Cooyong Road, Terrey Hills is required to have a front boundary setback of 20m. This area should be landscaped and free of structures excluding driveways, letterboxes garbage storage areas and fences. There are no works proposed within the front setback as part of this application, the proposed swimming pool coping has a front boundary setback of 41.23 metres meeting the control with positive compliance.

B9 Rear boundary setback

The subject site is required to have a rear boundary setback of 10 metres that is free of any above or below ground structures. The Rear Boundary Setback is illustrated on Sheet L-01 *Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs and shows no proposed or existing works within the setback, meeting the control with positive compliance.

Part C Siting factors

C4 Stormwater

The proposed development will result in a net impervious area increase of 618.38m² or 3.21% of the total site area (note: the pool water makes up 128m² of this total and will be sent to the onsite wastewater system). Although this is an increase, it is felt that the existing onsite stormwater runoff patterns will not be impacted by the design and the quality of water discharged into the natural areas will not change. It is therefore felt that there will be no increased load on Council's stormwater assets or any downstream flooding as a result of the proposed development.

C7 Excavation and landfill

As noted above in 6.2 *Earthworks*, earthworks are associated with this Development Application. 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 for the proposed swimming pool, cabana and storage area. The soil to be excavated will be reused in the proposed works or redistributed on site with any excess to be disposed of at an establishment licenced to do so. Any imported fill soil is to meet the relevant standards. There will be no adverse effect of the development on the existing and likely amenity of adjoining properties.

C8 Demolition and Construction

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

C9 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. Refer to sheet *L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs for details.

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.

Part D Design

D1 Landscaped open space and bushland setting

72 Cooyong Road, Terrey Hills is required to have 30% of the total site area as Landscaped Open Space and Bushland Setting. The Landscaped Area calculations are illustrated on Sheet *L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs and are outlined again below:

- *Site Area:* 19,273.20m²
- *Required Landscaped Open Space:* 5,781.96m² (30%)
- *Existing Landscaped Open Space:* 15,712.50m² (81.53%)
- *Proposed Landscaped Open Space:* 15,153.22m² (78.62%)

As seen above, the proposed works associated with this Development Application meet the control with positive compliance.

D3 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.

D8 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 due to the generous side and rear setbacks. Where the proposed swimming pool is located above the natural ground level the existing vegetated front setback provides adequate screening and minimal opportunity for overlooking into the adjoining properties.

D9 Building bulk

The objectives of the building bulk control include minimising the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

As noted above in *D8 Privacy*, it is acknowledged that the proposed swimming pool is above existing ground levels. However, it is felt that the extensive screening provided by the existing tree canopy and hedge planting within the front setback of the property combined with the generous side and rear setbacks and the stepped planter boxes on the eastern side of the structure will ensure the bulk of the proposed development is minimised.

D10 Building Colours and Materials

The material palette chosen for the pool coping and cabana structures reflects the existing materiality of the onsite dwelling and is in keeping with surrounding development in the area. It is felt that the materials are sympathetic to the natural and built environment and meet the control with positive compliance.

D11 Roofs

The proposed roof to the cabana is designed to complement the roof of the existing dwelling by reflecting the pitch and materiality of the existing structure. Eaves have been incorporated into the roof to provide adequate shade.

D16 Swimming pools and spa pools

The proposed swimming pool is located behind the front building setback, as shown Sheet L-01 Site Plan, Site Analysis & Sedimentation Control Plan as prepared by Serenescapes Landscape Designs and is not located within the canopy of any existing trees.

D22 Conservation of energy and water

A BASIX report has been completed and has been submitted as part of this Development Application.

Part E The natural environment

E1 Preservation of trees or bushland vegetation

No trees or significant vegetation are to be removed as part of this Development Application.

E4 Wildlife corridors

A portion of 72 Cooyong Road, Terrey Hills, including the location of the proposed works is found on the Wildlife Corridor map, as illustrated on Sheet *L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs. As noted above in *E1 Preservation of trees or bushland vegetation*, no trees or significant vegetation are to be removed as part of this Development Application. The only vegetation within the site of the proposed pool is an exotic turf lawn. It is therefore felt that there will be no reduction in habitat for wildlife as a result of the proposed works.

The area where the proposed works are to be located currently has existing barriers that could hinder fauna movements such as the existing pool fencing, retaining walls and a large level change adjacent to the existing pool. The planned works propose to provide level access at this point which would open a new channel for movement within the corridor. It is therefore felt that the proposed works will have no adverse impact on fauna movements.

E5 Native vegetation

The subject site is found on the Native Vegetation Map. The extent of the Native Vegetation zoning is illustrated on Sheet *L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs. The proposed works are outside this area (which is located at the lower level of the site, beneath the rock outcrop) and it is therefore felt that there will be no adverse impact on Native Vegetation resulting from the proposed development.

E8 Waterways and riparian lands

The subject site is found on the Waterways and Riparian Lands Map. The extent of the Waterways and Riparian Lands zoning is illustrated on Sheet *L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs. The proposed works are outside this area, it is felt that there will be no negative impact on current drainage patterns that would result in an adverse change in watercourse or riparian land condition as a result of the proposed works.

E10 Land slip risk

As noted above in *6.4 Development on Sloping Land*, the subject site is zoned as Land Slip Risk Area B – *Flanking slopes 5 to 25 degrees*. A Geotechnical Assessment prepared by AscentGEO Geotechnical Consulting accompanies this Development Application.

Conclusion

It is felt that the proposed works associated with this Development Application meet Council's planning controls with positive compliance and that the proposed development presents a considered design in accordance with the spirit of Council's planning documents.

It is felt that the improvement to the site functionality and creation of additional space for passive recreation will increase the value of the property and amenity of the site for the owners and their family.

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19/02/2023