

25 May 2020

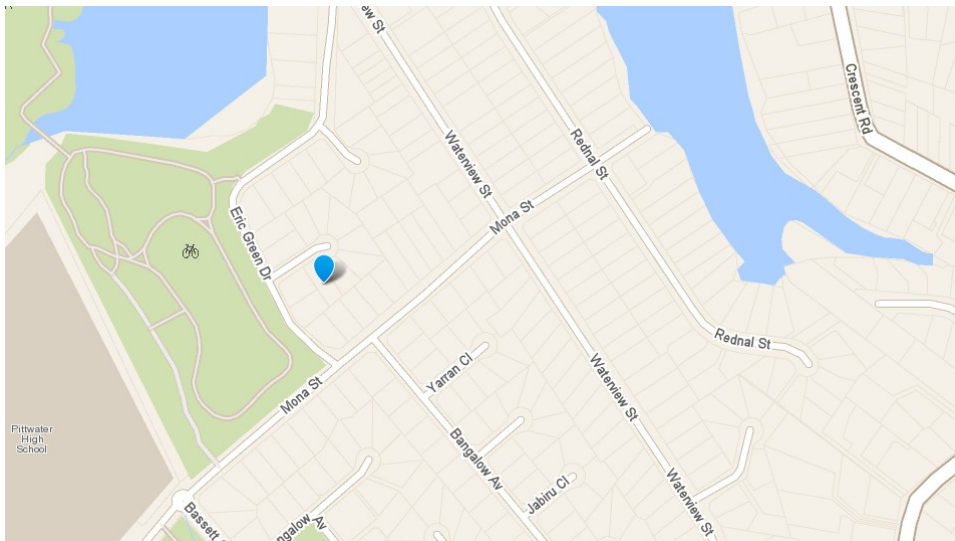
STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED NEW REAR YARD SWIMMING POOL, ALFRESCO,
AND ASSOCIATE WORKS
ALISTAIR WARNE
9 MAYBANKE COURT, MONA VALE 2103
LOT 8 DP 1011074

Introduction

This statement of environmental effects is to accompany a development application for the construction of a new rear swimming pool, alfresco, and associated works for the residential property at 9 Maybanke Court, Mona Vale. The statement has been prepared by Right Angle Design and Drafting on behalf of the owners of the above address. This proposal requests approval for work that is all acceptable and within Council's controls for this property and zoning.

Accompanying Documentation

Right Angle Design and Drafting P1	-site plan/site analysis plan
Right Angle Design and Drafting P2	-plan at rear yard
Right Angle Design and Drafting P3	-pool plan and sections
Right Angle Design and Drafting P4	-landscape calculation plan
Right Angle Design and Drafting P5	-sediment control plan
Robert Friend Surveys	-AHD survey
Urban Arbor	-arborist report



LOCATION OF 9 Maybanke Court, Mona Vale

SITE DESCRIPTION AND DETAILS

The site is located at 9 Maybanke Court, Mona Vale; lot number 8 in DP 1011074. The total site is approximately 773 square metres and is rectangular in shape. The site has an existing one to two storey single family dwelling house located in the middle of the site. The house has no outdoor or covered area at the rear of the residence. The rear yard has a ground level paved area at

the northern side of the house. This paved area will be partially removed with this application. The remainder of the rear yard is a grass and garden area. The majority of the front and rear yards, with the exception of the driveway, are all grass. The rear yard has excellent drainage as the site has all stormwater flow away to the front northern boundary.

There are no known easements associated with the site. A Sydney Water sewer line runs across the front boundary and down the neighbouring western property. The proposed works will not impact on this sewer. This proposal will not impede any existing work on site or affect any neighbouring properties. The front entrance to the residence is located on the northern side, with the living space, views and general usage area of the residence is to the south. The neighbouring properties are all similar in ground levels and aspect. The immediate neighbours are large residences, many of them with swimming pools. Neighbouring properties on all sides are at a similar level due to the low plain the suburb is located in. With all properties at a similar level it is unlikely that these neighbouring properties would be able to view the proposed works.

The present use of the site and the adjoining properties is residential. It is not known whether the site is on contaminated land or whether there has been any testing. The property is located in the E4 Environmental Living Residential zone, is in Acid Sulfate soil Class 5, and is not in the immediate vicinity of a heritage item or Conservation Area. There are no concerns with the Wildlife Corridor. The site does not fall within the Flood Risk Category zone and has not been identified as requiring a flood risk assessment. There are no restrictions regarding Land Acquisition, Urban Release, or Floor Space Ratio. The property does not lie within a Bushfire Prone zone and it is not geotech affected land. A Geotech report can be supplied if required. All work will be conducted in accordance with Council requirements and will satisfy the objectives of the PLEP 2014.

PROPOSED DEVELOPMENT

It is proposed to construct a new rear yard swimming pool in the southern rear section of the site for the recreational use of the owners and their family. The proposed pool will be medium in nature being 8.5 x 3.2m. The pool will meet all requirements for pool position, site coverage, setbacks, and heights out of ground. A small spa will be located at the eastern side of the pool. The setbacks will allow for significant planting for screening and privacy to neighbours. The position of the swimming pool, at ground level on the site, will ensure that it limits its visibility to or from the neighbouring residences. The pool will have its base located at existing ground level and due to the minimal slope of the site, will not exceed 200mm out of ground at any corner. The pool will be constructed out of concrete with steel framing. The concrete will be in compliance with the related soil levels. There will be 600 to 1200mm of coping around the pool to provide adequate access and safety while ensuring that a large percentage of the grass yard remains. A large section of existing paving, to the eastern side of the residence, along with a small western section of paving, will be removed to accommodate the pool and ensure that the site ratios remain as existing. This paving removal will increase the amount of soft surface on site even with the new pool and surrounds. The owners wish to maintain a high level of grass and garden on

site and therefore do not wish to have extensive paving around the pool area. It also ensures that the remainder of the rear yard can remain grass, natural vegetation, and garden. The pool area will be constructed as unobtrusively as possible and will be screened from the neighbouring properties. All proper pool fencing, and boundary fencing will be in place. There should be little to no impact on the neighbouring properties with this portion of the proposal. The large setback from the street, and the location of the existing structures on site, will ensure that the pool and coping are not visible from the road. The proposed location has been chosen as it is as low as possible on site while remaining as far away as possible from any neighbouring residences.

The pool filtration will be located adjacent to the western boundary and will be housed in a sound suppression enclosure. Childproof fencing 1200mm high min will isolate the pool from the house and the rest of the property.

The second portion of the proposal is to construct a small covered patio area at the rear of the residence. At present there is no outdoor covered area for the property. The house was constructed with a rear wall, including sliding doors that open out to the rear yard, without any paving or covered area adjacent to these doors. It is a very impractical design and does not allow the house or property to be used to full effect. The new covered patio will be a 5 by 4.5m area with a pitched roof designed to exactly match the existing roof pitch, colour, and material. This will provide an outdoor area for the family to relax out of the sun, provide an area to view swimmers in the proposed pool, and supply an area that allows access to the rear of the residence without tracking in mud or debris. This addition is in keeping with all properties in the area and is something that any house constructed today would expect.

The proposal has been designed to incorporate materials and colours, which will visually tie together the existing parts of the dwelling with the pool and complement the surrounding area. The structure is in keeping with the neighbourhood and the scale of this form is balanced by the vegetation. It is proposed to use quality materials to finish the area and to maintain the architectural style of the existing residence. The pool location does not impact on the adjoining properties by any means of blocking views or noise. There is minimal outdoor paved area to be added that the owners may use for relaxation and entertainment. A large portion of existing paving will be removed to accommodate this application. The owner will ensure that all proper drainage is installed or repaired if necessary. The site at present has excellent stormwater. This will be maintained.

The pool is under 40,000L and therefore there is no BASIX Certificate required.

There are no retaining walls required with this proposal. Additional local plants may be planted to the boundaries at Council's request. Though the proposal is not in a bushfire zone, the pool may be used as a source of water in the case of a local fire. The surrounding trees will not be affected by this proposal as all work is a substantial distance away. An arborist report accompanies this application. No major roots will be severed with the excavation. There will be no work to the front yard with this proposal. No trees are to be removed with this application.

SETBACKS AND BUSHFIRE ZONE

The pool is located behind the building line and a minimum 2550mm from the eastern side boundary, over 1800mm from the side western boundary to structure, a minimum of 35m from the northern front boundary, and 1700mm to structure from the southern rear boundary, all in keeping with Council's controls. Due to the rear yard being the main outdoor private open space on site, the pool has been positioned to maximise outdoor living area. The size and position of the pool have been prepared to take advantage of the low section of the property and to impact on the flora of the as minimally as possible. The pool development meets Council's rear 6m-setback requirement as a swimming pool is permitted to be located within this area. There will be no need for large retaining walls or structural plans for retaining. The proposed level of the pool is to provide simple access to the pool and provide a practical view from the residence and the rest of the yard and outdoor paving for safety and supervision of the pool area. The pool, having been located below the existing floor level of the residence, has been designed to minimise impact on the neighbouring properties. The natural features of the site will be retained as much as possible.

Though the property is not located in a bushfire zone, the pool may be used by the Fire Service as a supply of water if necessary.

The proposed covered paved area will also fully comply with all setbacks, heights, building envelope, and materials. The work will have no impact on any neighbouring site.

SOLAR ACCESS

The pool is located at a low point on the property and is located below the ground floor level of the neighbouring residence and will have minimal to no impact on the neighbouring residential structures. There will be no affect on solar access or visual sight lines. The pool has sufficient setback from the residence to receive a large amount of sunlight during the day.

PRIVACY AND NOISE

The pool has been sited to minimise encroachment and to avoid amenity impacts to the adjoining properties. The outdoor area will be screened to the boundary with fencing and if necessary, planting, to provide privacy to neighbouring residences. It is not envisaged that noise from the pool will be a disturbance in this area as the pool equipment will be located away from neighbouring residences. There are many private swimming pools located down in this area and this pool should not change the overall affect of the area. The provision of planting and screening will provide a more private area to all neighbours. The pool filter will be located inside a soundproof enclosure.

SOFT LANDSCAPING

The proposal does fall short of the requested Council's soft landscaping ratios, having a site coverage of 56%. There is approximately 51% of the site considered landscaped area, and though this is below the requested percentage for sites in this area, it is considered quite normal. This includes the permitted variations. The property is zoned E4 Environmental Living and as such, Council prefers the site to have 60% soft landscaped area. Due to the location of the residence, the house and driveway alone do not allow this site to

comply with this regulation. This proposal aims to ensure that the site does not make the ratios any less compliant with this application. A large portion of paving on site will be lifted in the rear yard. This area is similar in size to the proposed works. Though the site will continue to be under the requested amount of soft surface, with the additional soft areas added, and the variations permitted by Council, the proposal will slightly increase the site soft surface area while maintaining 51% landscaped.

Though the site does not technically comply with the control it is consistent with the intent of the controls regarding stormwater runoff, soft landscaping, retention of plants and vegetation. The pool location will occupy area that is at a low level well below neighbouring residences and therefore should not increase runoff or stormwater impact. The owners have situated the pool to minimize site impact. There has also been a concerted effort by the owners to minimize proposed paving to ensure that the hard surface ratio remains as low as possible. The owners wish to retain or increase the percentage of soft surface on site. The existing driveway is the largest contributor to site coverage, apart from the residence, on the property. There are no large existing areas of paving for entertaining. The main hard surface consists of the driveway and access area. The owner has gone to great lengths to retain the existing soft surface, including removing over 50 sqm of paving, and the natural features of the site. All proposed work will comply with Council setbacks and heights.

WATER MANAGEMENT

The pool water will be filtered and sanitized. The pool will be drained to the sewer as required. Water falling onto the pool concourse will drain to the pool water area. Stormwater drainage from the residence and the garden will remain as existing.

SITE MANAGEMENT

There is excavation required, approximately 44 cubic metres, which will be carried out by machine. The excavated material will be removed from the site at the responsibility of the excavation contractor. A silt and sediment control fence will be constructed and maintained on site. Soil will be removed from equipment before exiting the site.

BUILDERS INTEGRITY

A specialist pool builder will be constructing the pool. During the construction process utmost care and consideration will be taken to ensure the privacy and lifestyle of the neighbouring residences is uninterrupted.



View down to 9 Maybanke Court

Please note the additional paving in the rear yard that will be removed by the owner
Also note that six of seven neighbouring properties have pools in a similar location

DCP REQUIREMENTS AND OBJECTIVES—MONA VALE LOCALITY

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context. To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)

D9.2 Scenic Protection

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposal does everything possible to minimise and limit the impact on the site as viewed from the road. There are no public reserves or waterways impacted by this proposal. The proposed works will not be visible from the street.

D9.3 Building Colours and Materials

External colours and materials shall be dark and earthy tones

The external surfaces will be muted, with a tiled pool and paver area. This will not be visible from the street or have any impact on neighbours. The proposed covered patio will have materials and colours that directly match the residence.

D9.6 Front Building Line

6.5 metres or established building line, whichever is greater

The proposal will not exceed the front building line of the property. There is no work in the front of the property for this application. The proposal is not seen as out of the ordinary or exceptional for this type of site. The owners and neighbours do not believe that the proposal is beyond what should be permitted on site.

D9.7 Side and Rear Building Line

2.5m to at least one side, 1.0 for the other side

6.5 rear (other than where the foreshore building line applies)

The property meets all requirements for side and rear building lines. The new work will fully comply with all of the Council setback regulations.

D9.9 Building Envelope

3.5m vertical at boundary, 45 degree slope from there, maximum 8.5m

The property has been specifically designed to meet all requirements for vertical and diagonal envelope setbacks. There is no requirement for a Clause 4.6 with this application.

D9.10 Landscaped Area

The site is requested to have a landscaped area of 60% of the site area. The use of porous materials and finishes is encouraged.

The site does not comply with the 60% landscaped area for Council residential properties. The property lies within the E4 Environmental Living zone. The site had 46% landscaped area. Over 50 sqm of existing paving in the rear yard will be removed by the owners in preparation of this proposal. With this removal of paving, the moderate size of the proposal, and Council's permitted variations, the site will have over 51% landscaped area if the application is accepted. The application has adopted the variations permitted by Council.

D9.12 Fences

Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

The proposal will comply with all fencing regulations.

CONTROL	REQ'D	COMPLIES	COMMENTS
		SUPPLIED	
B1 HERITAGE			
B1.1 heritage conservation		N/A	The site is not heritage listed nor is it in a heritage conservation area
B1.4 Aboriginal Heritage		N/A	The property is not listed as aboriginal heritage
B2 DENSITY CONTROLS			
B3 HAZARD CONTROLS			
B3.1 landslip	N	NY	Y
B3.2 bushfire	N	N	Y

B3.3 coastline hazard	N	N	Y	
B3.4 coastline bluff	N/A	N/A	Y	
B3.6 contaminated land	N	N	Y	Land not contaminated
B3.7 estuarine	N	N	Y	Not in hazard zone
B3.11 flood	N	N	Y	Not in flood zone
B3.23 climate change	N	N	Y	Not in climate change zone
B4 NATURAL ENVIRONMENT				
B4.1 flora and fauna	N	N	Y	Not in conservation area
B4.2 wildlife corridor	N	N	Y	No corridor on site
B4.7-22 endangered communities	N	N	Y	No community on site
B4.11 land adjoining bushland	N	N	Y	No secondary report required
B5 WATER MANAGEMENT				
B5.2 wastewater disposal	Y	Y	Y	All wastewater to enter Sydney Water sewage pipes, all stormwater to proper system
B5.3 greywater reuse	N/A	N/A	Y	
B5.4 stormwater harvesting	Y	Y	Y	Stormwater harvested in rainwater tanks
B5.5 rainwater tanks	N	N	Y	
B5.7 OSD page 16	N	N	Y	Not required
B5.8 water quality	Y	Y	Y	All proper screening to be carried out
B5.10 stormwater discharge into public drainage system	Y	Y	Y	Will comply with stormwater engineering
B5.11 discharge into waterways and coastal areas	Y	Y	Y	Will comply with stormwater engineering
B5.12 drainage to natural watercourses	N	N	N/A	
B5.13 waterfront land	N	N	N/A	
B5.14 drainage easements	N	N	N/A	
B6 ACCESS + PARKING				
B6.1 driveways on public road reserve	N/A	N/A	Y	Will comply with Council required road levels and crossing
B6.3 internal driveways	Y	Y	Y	Internal driveway provided
B6.5 off-street parking	Y	Y	Y	Two spots supplied
B6.7 driveway adjacent to a main road	N	N	N/A	
B6.8 driveway adjacent to a primary road	N	N	N/A	
B8 SITE WORKS MANAGEMENT				
B8.1 excavation and landfill	Y	Y	Y	Will fully comply with DCP, no work to disrupt neighbouring structures
B8.2 erosion and sediment	Y	Y	Y	A full sediment control plan will be enacted on site during demolition and construction
B8.3 waste minimisation	Y	Y	Y	The owners wish to recycle as much material as possible
B8.4 site fencing and security	Y	Y	Y	The site will be secured with proper fencing at all times, locked when not in use
B8.5 works in public domain	Y	Y	Y	Will comply with all work regulations
B8.6 traffic management plan	Y	Y	Y	A full plan will be supplied at Council's request once a builder has been obtained
C1 DESIGN CRITERIA				
C1.1 landscaping			Y	No trees on site are to be removed. Neighbouring trees have been assessed and no work is within 5m of any substantial tree. An arborist report accompanies this application.
C1.2 safety and security	Y	Y	Y	Building designed to comply
C1.3 view sharing	Y	Y	Y	All views out to north and east, no obstruction of side neighbours or rear neighbours
C1.4 solar access	3 hours	3 hours	Y	Min 3 hours to private open space and to principal living area of neighbours
C1.5 visual privacy	Y	Y	Y	No direct overlooking of neighbours
C1.6 acoustic privacy	Y	Y	Y	
C1.7 private open space	60sqm	60+	Y	The site has abundant private open space

C1.8 dual occupancy	N	N	N/A	
C1.9 adaptable housing	N	N	N/A	
C1.10 building facades	Y	Y	Y	No visible services on front facade
C1.11 secondary dwelling	N	N	N/A	
C1.12 waste and recycling	Y	Y	Y	Provided on site
C1.13 pollution control	Y	Y	Y	Designed to be efficient and minimise pollution-air, water, noise, land
C1.16 tennis court	N	N	N/A	
C1.17 swimming pool safety	Y	Y	Y	All requirements of NSW and Australia to be met
C1.19 incline lifts, stairways	N	N	N/A	
C1.23 eaves	N/A	N/A	Y	To meet standards
C1.24 public road reserve landscaping and infrastructure	Y	Y	Y	Will maintain and ensure clause is met
C1.25 plant, equipment boxes	Y	Y	Y	No units on roof or balconies
D3 MONA VALE				
D9.1 character as viewed from a public place	Y	Y	Y	Proposal complies with controls
D9.3 colours	Y	Y	Y	
D9.6 front building line	6.5m	6.5m	Y	
D9.7 side building line	1m	1.7m	Y	1.0m setback to all new work
rear building line	6.5m	8.8m	Y	Pool permitted in rear setback
pool	1m	1.7m	Y	
D9.9 building envelope	8.5m	5.0m	Y	Building complies, no breach of envelope
D9.12 fences	1.8m max	1.8m max	Y	All fencing to not exceed 1.8m in height
D9.14 retaining walls and terracing	Minimal impact	Y	Y	No retaining walls to be removed or constructed with this application
SEPP BASIX	N	N	Y	No BASIX certificate required

PHOTOS



View from residence to proposed pool position



View to proposed covered patio area from rear boundary



View showing some of the existing paving area to be removed