

# Statement of Environmental Effects

April 2025

Proposed Swimming Pool, Hardstand & Driveway Crossing  
to an Existing Dwelling

at

**No.14 Addiscombe Road, Manly Vale**

## **INTRODUCTION**

This report has been prepared to accompany a Development Application to Northern Beaches Council for proposed works at No.14 Addiscombe Road, Manly Vale. This report should be read in conjunction with the following documentation:

- 2416/DA-01                      Site Analysis Plan
- 2416/DA-02                      Existing Site Plan
- 2416/DA-03                      Proposed Site Plan
- 2416/DA-04                      Proposed Elevations & Sections
- 33773-24 DET/ID                Site Survey prepared by 'C&A Surveyors'

## **SITE DESCRIPTION AND SURROUNDS**

The subject site is described as Lot 20 in DP 12186 and is known as No.14 Addiscombe Road, Manly Vale. Pursuant to the Northern Beaches Council Local Planning Controls, the subject site has the following characteristics:

- Zoned R2 Low Density Residential
- Landslip Risk                      - Area A + B
- Minimum Landscape Area        - Landscaped Open Space and Bushland Setting 40% of site.
- Maximum Building Height        - 8.5m
- Flood Hazard                        - Low + Medium Risk

The subject site is a rectangular corner lot. The front boundary faces east and fronts Addiscombe Road, while the northern side boundary fronts Innes Road. The subject site has a boundary width of 14.435m and a boundary length of 39.625m. The subject site slopes from the rear boundary down towards the front boundary. However, the Council verge and Innes road slope more steeply toward Addiscombe road than the subject site. The implications of this topography mean that the rear of the subject site is relatively level with Innes Road, but with the more gradual slope of the subject site, the front of the site is approximately 1m higher than the footpath and verge of Addiscombe Road. As a result, the existing front boundary fence and part of the northern boundary fence also serve as a retaining wall for the subject site.

The existing dwelling is a 2-storey rendered brick dwelling. The existing driveway crossing is located at the rear of the site and is accessed from Innes Road.

As the subject site is a corner lot, it shares boundaries with only 2 properties. To the south is a 2-storey brick and clad dwelling known as No.12 Addiscombe Road and to the west is another 2-storey clad dwelling known as No.81 Innes Road.

The existing streetscape consists of a mixture of single and 2 storey dwellings in varying architectural styles. Housing is only positioned on a single side of Addiscombe Road with the Manly Golf Club and Manly Creek running along the opposite side.

## THE PROPOSAL

Currently, the existing driveway crossing is located at the rear of the site and is accessed from Innes Road. This driveway leads to a concrete hardstand parking space located in the rear northern corner of the subject site.

The proposed works will remove this concrete hardstand area and replace it with a new swimming pool which will add landscape area to the rear yard as well as increase the amenity of the subject site. With the existing driveway crossing on Innes Road no longer being utilised, a new driveway crossing and hardstand area is proposed along the front boundary accessible via Addiscombe Road.

The subject site is currently approximately 1m higher than the footpath and verge along Addiscombe Road and as a result excavation will be required to ensure the proposed hardstand is at an appropriate level for the new driveway crossing. This proposed hardstand will also incorporate a bin store to allow for easy transfer of bins for kerbside pick up as well as stairs to allow for easy access to and from the dwelling.

The location of the proposed driveway crossing has been designed so that it sits between an existing kerb stormwater drain and an existing sewer inspection point on the subject site in order to minimise the impact to any existing utility assets as much as possible. Currently, the stormwater lintel drain (SPP06687) may be impacted by the proposed works and could require redesign. Consultation with Civil Engineers and Council Engineers will be sort during construction to ensure a viable solution can be reached.

## SITE PHOTOS



*Figure 1: Addiscombe Road Frontage - Proposed location of driveway crossing*





Figure 2: Corner of Addiscombe Road & Innes Road - To remain as existing



Figure 3: Innes Road Frontage - To remain as existing





*Figure 4: Innes Road - Existing driveway crossing & hardstand to be removed. Proposed location of swimming pool*





*Figure 5: Existing front yard - Area to be excavated for proposed hardstand*





*Figure 6: Existing rear yard - Showing extensive planting along northern side boundary.*





*Figure 7: Northern side boundary - Showing extensive planting that cannot be counted as landscaped space due to paved path.*





*Figure 8: Northern side boundary - Showing extensive planting that cannot be counted as landscaped space due to paved path.*



## GENERAL PLANNING AUTHORITY REQUIREMENTS

The proposed development is subject to the provisions of two statutory planning instruments:

- Warringah Local Environmental Plan 2011 (LEP)
- Warringah Development Control Plan 2011 (DCP)

As the proposed works are for a proposed swimming pool, driveway crossing and hardstand it is recognised that not all of the development controls listed in the LEP and DCP may be relevant. Those controls that are deemed to be relevant are listed below:

### Warringah LEP 2011 Compliance

Principal Standard	Requirement	Proposal	Compliance
2.3 Zone objectives and Land Use Table	Zone R2 Low Density Residential	Swimming pool, driveway crossing and hardstand.	YES
4.3 Height of Buildings	Maximum height = 8.5m	The height of the existing dwelling is to be maintained. The proposed works are all at ground level.	YES
5.21 Flood Planning	<p>Minimise the flood risk to life and property associated with the use of land.</p> <p>Allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.</p> <p>Avoid adverse or cumulative impacts on flood behaviour and the environment.</p> <p>Enable the safe occupation and efficient evacuation of people in the event of a flood.</p>	<p>The existing dwelling is currently raised above the natural ground level and is not considered at risk from flooding. These existing conditions are to be maintained.</p> <p>The proposed works are for a swimming pool and hardstand area which will have minimal impact on the safe occupation and efficient evacuation of people in the event of a flood.</p>	YES
6.2 Earthworks	<p>Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>Allow earthworks of a minor nature without requiring separate development consent.</p>	<p>The proposed works will involve earthworks. The proposed swimming pool located at the rear of the site will require excavation and the proposed hardstand located at the front of the site will also require excavation to allow for appropriate level changes between the hardstand and driveway crossing. The proposed excavation is deemed acceptable and will have minimal impact on the neighbouring properties and surrounding streetscape.</p>	YES



6.4 Development on Sloping Land	<p>Avoid significant adverse impacts on development and the properties in the vicinity of development sites resulting from landslides originating either on or near sloping land.</p> <p>Ensure the impacts of stormwater runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land.</p> <p>Ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p>	<p>There should be no impact on the subject site or surrounding sites due to the proposed works.</p> <p>An assessment from a Geotechnical Engineer will be obtained if required.</p>	YES
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#### Conclusion with respect to LEP requirements

The proposed works seek to comply with the requirements set out in the LEP.



PART B: Built Form Controls

Requirement	Proposal	Compliance
<b>B3: Side Boundary Envelope:</b> Requirements: Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4m.	The proposed works are within the side boundary envelope.	YES
<b>B5: Side Boundary Setbacks:</b> Requirements: <ol style="list-style-type: none"><li>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</li><li>2. Side boundary setbacks areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</li></ol>	The required side boundary setback for the subject site is 0.9m. The proposed works comply with the minimum side setback.	YES

PART C: Siting Factors

Requirement	Proposal	Compliance
<b>C2: Traffic, Access and Safety:</b> Objectives: To minimise: <ol style="list-style-type: none"><li>a) Traffic hazards</li><li>b) Vehicles queuing on public roads</li><li>c) The number of vehicle crossings in a street.</li><li>d) Traffic, pedestrian and cyclist conflict</li><li>e) Interference with public transport facilities</li><li>f) the loss of 'on street' kerbside parking</li></ol> Requirements: <ol style="list-style-type: none"><li>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</li><li>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</li><li>3. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</li></ol>	The subject site is a corner lot with the existing driveway crossing located on Innes Road. The proposed driveway crossing is to be located on Addiscombe Road. There will be no loss of 'on street' kerb side parking as what is lost on Addiscombe Road is gained on Innes Road. The proposed works have been designed to comply with Council's Minor works specification and Driveway Crossing details.	YES

<p><b>C6: Building over or adjacent to constructed Council Drainage Easements</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>1. All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</li> <li>2. Any Council drainage line located within the property ay require upgrading and easements created in favour of Council over the drainage line at the applicant's expense.</li> </ol>	<p>The proposed driveway crossing on Addiscombe Road is to be located adjacent to an existing kerb stormwater lintel drain. This drain is labelled SPP06687 on the Northern Beaches stormwater drainage map.</p> <p>Design and/or reconstruction of this kerb lintel may be required. If required, redesign will be coordinated with qualified civil engineers to ensure compliance with all of Council's requirements and specifications.</p> <p>YES</p>
<p><b>C7: Excavation and Landfill</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</li> <li>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</li> <li>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</li> <li>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines or degrade or destroy the natural environment.</li> </ol>	<p>The proposed swimming pool and hardstand area will both require excavation of the subject site. These proposed works will have no impact on the adjoining properties or surrounding streetscape.</p> <p>Where required, retaining walls and underpinning will be constructed in accordance with Structural Engineers details and specifications.</p> <p>All excavated material will be removed from site in accordance with all relevant legislation.</p> <p>YES</p>



## PART D: Design

Requirement	Proposal	Compliance
<b>D1: Landscaped Open Space and Bushland Setting</b> Requirements: <ol style="list-style-type: none"> <li>The required minimum area of landscaped open space shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:               <ol style="list-style-type: none"> <li>Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc and any open space areas with a dimension of less than 2m are excluded from the calculation.</li> <li>The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation.</li> <li>Landscaped open space must be at ground level (finished).</li> <li>The minimum soil depth of land that can be included as landscaped open space is 1m.</li> </ol> </li> </ol>	<p>The minimum required landscaped area is 40% of the total site area.</p> <p>Total Site Area = 565.30m<sup>2</sup></p> <p>Minimum Required Landscape Open Space = 226.12m<sup>2</sup></p> <p>Existing Landscape Open Space = 132.10m<sup>2</sup></p> <p>Proposed Landscape Open Space = 124.06m<sup>2</sup></p> <p>The existing and proposed site conditions result in a non-compliance in regard to landscaped open space. However, this is misleading and caused by large areas of landscaping and substantial tree planting that is currently present on the subject site being unable to be included as landscaped open space due to existing paths decreasing these areas to under 2m.</p> <p>A clause 4.6 variation statement has been provided as part of this submission to show how the proposed works achieve the desired objectives of this control.</p>	NO
<b>D13: Front Fences and Front Walls</b> Requirements: <ol style="list-style-type: none"> <li>Fences, including side fences, located within the street setback are to be compatible with the existing streetscape character.</li> <li>Where a solid fence is required, it is to be articulated to provide visual interest and setback to allow for landscaping to soften and screen the appearance of the fence.</li> <li>Fences located within the front building setback area are to complement the existing streetscape character.</li> <li>Fences are to be constructed to allow casual surveillance, except where there is excessive noise.</li> <li>Gates are not to encroach over the property boundary when opening or closing.</li> <li>Fences should complement the architectural period of the building.</li> </ol>	<p>The proposed driveway crossing and associated hardstand will require a large portion of the existing front fence to be reconstructed. The new front fence and gate has been designed to match the remaining existing front fence in height and materials to ensure minimal impact to the surrounding streetscape character.</p> <p>The proposed front gate is to be an automatic sliding gate and will not encroach over the property boundary when in the open or closed position.</p>	YES

<p><b>D15: Side and Rear Fences</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>1. Generally, side and rear boundary fences are to be no higher than 1.8m on level sites, or 1.8m measured from the low side where there is a difference in either side of the boundary.</li> <li>2. For sloping sites, the height of fences may be averaged, and fences and walls may be regularly stepped.</li> <li>3. All fencing materials are to complement the existing neighbourhood.</li> </ol>	<p>The proposed swimming pool is to be located where the existing hardstand currently is. As a result, new rear and side fencing will be required to provide privacy to the backyard as well as the required safety measures for the proposed swimming pool. These proposed fences will match the existing fences.</p> <p>YES</p>
<p><b>D16: Swimming Pools and Spa Pools</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>1. Pools are not to be located in the front building setback.</li> <li>2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.</li> <li>3. Swimming pools and spas are to be setback from any trees.</li> </ol>	<p>The proposed swimming pool has been designed to comply with the relevant development controls.</p> <p>YES</p>



## PART E: The Natural Environment

Requirement	Proposal	Compliance
<p><b>E10: Landslip Risk</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>The applicant must demonstrate that: <ol style="list-style-type: none"> <li>The proposed development is justified in terms of geotechnical stability; and</li> <li>The proposed development will be carried out in accordance with good engineering practice.</li> </ol> </li> <li>Development must not cause detrimental impacts because of stormwater discharge from the land.</li> <li>Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</li> <li>For land identified as being in Area B or Area D:</li> </ol> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>	<p>The subject site is located within landslip risk areas A &amp; B.</p> <p>The proposed works are for a swimming pool, driveway crossing and associated hardstand. These proposed works will have not impact on the stability of the subject site or surrounding environment.</p> <p>If required, a Geotechnical Assessment from a Geotechnical Engineer will be provided.</p>	<p>YES</p>

<p><b>E11: Flood Prone Land</b></p> <p>Requirements:</p> <ol style="list-style-type: none"> <li>1. Development must comply with the prescriptive controls set out in the Flood Risk Matrix.</li> <li>2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.</li> </ol> <p>Flood Risk Matrix: Car Parking</p> <ol style="list-style-type: none"> <li>1. Open carpark areas and carports shall not be located within a floodway.</li> <li>2. The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.</li> <li>3. Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event.</li> </ol>	<p>The subject site is partially within the 'Low Risk' and 'Medium Risk' Flood Precincts. The only proposed works within these precincts is the hardstand area and driveway crossing.</p> <p>This area has been designed in accordance with the Flood Risk Matrix and the Flood Management Report.</p> <p>YES</p>
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#### Conclusion with respect to DCP requirements

The proposed works seek to comply with the requirements set out in the DCP. Where a non-compliance exists, a Clause 4.6 variation statement has been prepared to illustrate how the relevant objectives are achieved.

#### GROSS FLOOR AREA (GFA), FLOOR SPACE RATIO (FSR) AND LANDSCAPE AREA CALCULATIONS

- Total Site Area - 565.30m<sup>2</sup>
- Existing Gross Floor Area and Site Coverage of Dwelling to be maintained.

*Minimum Landscape area for subject site* - *40% of site area (226.12m<sup>2</sup>)*

- Existing Landscape Area - 23.4% of site area (132.10m<sup>2</sup>)
- Proposed Landscape Area - 22% of site area (124.06m<sup>2</sup>)

The existing site conditions have a non-compliant landscape open space area. The proposed works will increase this non-compliance by 1.4% or 8.04m<sup>2</sup>.

A Clause 4.6 Variation Statement forms part of this submission and illustrates how the proposed works achieve the desired objectives



## **SITE WASTE MANAGEMENT**

Any existing material which has been demolished and cannot be reused in the proposed works will be sorted as materials for recycling.

Other general building waste will be minimised through good management of the building process and these materials will be sorted for recycling at appropriate depots or minimal land fill sites.

Waste storage containers, skip bins and the like will be stored on site where possible. If required, activity approval will be sort from council for alternative location.

Dust mitigation will be implemented during the proposed works and will include:

- Dust screens where required.
- All stockpiles and loose materials will be covered when not in use.
- All equipment, where capable, will be fitted with dust catchers.

All skip bins will be kept covered when not being filled or emptied.

## **BUILDING CODE OF AUSTRALIA**

All aspects of the proposed works will be executed in compliance with the current edition of The National Construction Code (as amended), current editions of relevant Australian Standards (as amended) and current requirements of other authorities relevant to the proposed works.

## **CONCLUSION**

The proposed works are compatible with the reasonable expectations of contemporary use of the property as a family home and will increase the amenity of the subject site. There will be minimal impact to the surrounding streetscape and no impact to the adjoining properties.

The proposed works seek to comply with the controls set out in the Warringah LEP and DCP and are deemed worthy of consideration for approval.