

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

A PROPOSED SWIMMING POOL AND LANDSCAPING

for

I HAINES AND N MOSS

of

26 PARR AVE NORTH CURL CURL

DEVELOPMENT PROPOSAL:

- SWIMMING POOL
- LANDSCAPING
- PERGOLA
- BOUNDARY FENCING



Prepared by:
Outside Living Pty Ltd
Unit 20, 12 Phillip Mall, West Pymble
June 2021

STATEMENT OF ENVIRONMENTAL EFFECTS

for a

PROPOSED SWIMMING POOL, LANDSCAPING AND PERGOLA

within

NORTHERN BEACHES COUNCIL (Warringah)

for

I HAINES AND N MOSS

at

26 PARR AVE NORTH CURL CURL

BUILDER: TBA

PROPOSAL

It is proposed to construct a reinforced concrete swimming pool 7.18 metres x 3.79-4.39 metres, incorporating a spa 1.8 x 1.8 metres, with a 600-800mm coping in the rear yard of the property.

It is also proposed to –

- undertake landscaping to the rear yard;
- construct a new boundary fence along the rear portion of the western site boundary; and
- construct a new pergola over the existing deck to the rear of the dwelling.

SITE DESCRIPTION

Lot 14
DP 13900
Zoning R2 – Low Density Residential

- The land does not comprise critical habitat
- The land does not contain an item of environmental heritage and is not within a conservation area.
- The land has not been identified as bushfire prone.
- The land is identified as being within Area B – Flanking slopes 5° – 25° on the Landslip Risk Map.

The site is regularly shaped with an area of 574.4 square metres. It is found on the north-eastern corner of Parr Ave and Playfair Rd and slopes towards Parr Ave.

There is an existing, recently constructed, two storey residence on the site, incorporating a secondary dwelling on the Parr Ave (southern) frontage.

The site is located in a low density, residential area, comprising a mixture of old and recent residential single and two storey dwellings.



Photo 1: Residence viewed from Parr Ave



Photo 2: Residence viewed from Playfair Rd

PROPOSED DEVELOPMENT

CONCRETE POOL AND SPA

Dimensions – Pool - 6.68 x 2.39-4.19 metres; Spa – 1.8 x 1.8 metres

Level (AHD) – 33.69

Capacity – 30,000 Litres

The proposed pool and spa are located to the rear of the dwelling, along the eastern side boundary with a water surface area of 27m². The top of the pool's coping will be approximately level with the existing deck – 33.69 AHD, the spa is raised 200mm to the pool – 33.89 AHD. The pool is to be set back minimum 1.2 metres from the rear boundary and the closest side boundary to water.



Photo 3: Site for proposed pool

REAR YARD LANDSCAPING

It is proposed to develop open lawn area in the rear yard, creating a series of raised planters around the pool and lawn. Retaining walls will be constructed as required around the pool and the lawn area, including along the western side boundary.

The site currently includes retaining walls in poor condition traversing the rear yard (height varies – approx. 1 metre). The proposed retaining walls are at approximately the same finished level as the existing walls. The proposed landscaping will improve amenity for the residents.

The entry to the main dwelling will be enhanced by increasing the landing and creating a stepped entry. Access will be provided from the Playfair Road entry through to the rear yard.



Photo 4: Rear yard of subject site

SIDE BOUNDARY FENCE

It is proposed to install a new boundary fence above the retaining walls along the western boundary – from the northern rear boundary to the existing driveway on Playfair Rd, replacing the existing fence which is in poor repair. The height of the existing fence ranges from approximately 1.8 – 2.1 metres.



Photo 5: Northern end of proposed boundary fence along Playfair Rd



Photo 6: Southern end of proposed boundary fence along Playfair Rd

PERGOLA

It is proposed to construct a pergola at the rear of the dwelling – over the existing deck, adjacent to the roof partially covering the deck.



Photo 7: Site for proposed pergola

COMPLIANCE

The principal planning instruments for this development are –

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

LEP

Zone – R2 Low density residential

Objectives of the zone –

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed works are consistent with the objectives and are permitted with consent.

Part 6 – Additional Local Provisions

6.1 Acid sulfate soils

The site is not identified as Class 1-5 on the Acid sulfate soils map.

6.2 Earthworks

The objectives for earthworks are –

- (a) *to 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,*
- (b) *to allow earthworks of a minor nature without requiring separate development consent.*

It is considered earthworks will not have a detrimental impact on any functions, processes, uses or features of the surrounding land.

Prior to granting development consent for earthworks, the consent authority must consider —

- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

The proposed earthworks are associated with creating functional landscape areas linked to the residential use of the site. Lowering ground levels within the subject site will not impact the amenity of adjoining properties.

There is no reasonable expectation of relics being found on the site, given the previous development (including a swimming pool) on the site.

The site is not in proximity to any watercourse, drinking water catchment or environmentally sensitive area.

6.3 Flood planning

N/A

6.4 Development on sloping land

The objectives for development on sloping land are –

- (a) *to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
- (b) *to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
- (c) *to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

Prior to granting development consent for development on sloping land, the consent authority must consider —

- (a) *the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) *the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) *the development will not impact on or affect the existing subsurface flow conditions.*

A separate report has been prepared assessing land slip risk.

DCP

Part B – Built Form Controls

DESCRIPTION – CONTROL	PROPOSED	COMPLIES
B1. Wall heights	None proposed	N/A
B2. No of storeys		N/A
B3. Side boundary envelope 45° from 4m	Pergola – 2.92m above ground level adjoining deck	Yes
B4.Site Coverage	N/A	N/A
B5. Side boundary setback – 0.9m	1.6m	Yes
B7.Front boundary setback – 6.5m	N/A	N/A
B9.Rear boundary setback – 6m	Pergola exceeds 8m	Yes

Part C – Siting Factors

DESCRIPTION – CONTROL	PROPOSED	COMPLIES
C1.Subdivision	N/A	N/A
C2.Traffic Access and safety	N/A	N/A
C3.Parking facilities	N/A	N/A
C4.Stormwater – in accordance with Council's policy	No works proposed – additional impervious area 22.4m ² All existing systems retained.	Yes

<p>C7.Excavation and Landfill</p> <ul style="list-style-type: none"> No adverse impacts on adjoining land; Ensure geological stability of the work; Work not to degrade the natural environment; 	<p>Excavation is within the site boundaries. There are no adverse impacts on adjoining land. Control measures will be installed until disturbed soils have been stabilised. All structural works will be detailed by a structural engineer and inspected appropriated during the construction phase.</p>	Yes
<p>C8.Demolition and Construction</p> <p>Construction to minimise impacts on adjoining properties. Waste to be managed to encourage source separation, reuse and recycling of materials.</p>	<p>No demolition proposed. Waste management plan prepared for the works.</p>	Yes

Part D – Design

DESCRIPTION – CONTROL	PROPOSED	COMPLIES
D1.Landscaped Open Space – min 40% landscaped area = 229.8m ²	221.5m ²	No – see notes below
D2.Private open space – 60m ² with min dimension of 5m	Private open space is directly accessible from the living room. The POS exceeds 60m ²	Yes
D3.Noise – ensure noise emissions do not unreasonably impact the amenity of occupants, users or visitors.	The pool filtration equipment will be enclosed in a structure to limit noise emissions	Yes
D6.Access to sunlight – avoid unreasonable overshadowing	Proposed development will have no impact on solar access to the adjoining properties or to the POS of the subject site.	Yes
D7.Views – provide for the reasonable sharing of views	N/A	N/A
D8. Privacy – no overlooking of habitable rooms and POS of adjoining properties. Provide personal and property security for	There is no increased opportunity for overlooking of adjoining properties. Boundary fences	Yes

occupants and visitors	contribute to the provision of privacy for the occupants.	
D9.Building Bulk – minimise the visual impact of development when viewed from adjoining properties, streets...	Setbacks exceed requirements for the proposed built forms. Boundary fences step down to follow the natural slope of the land.	Yes
D10.Building colours and materials – external finishes sympathetic to the natural and built environment.	Built structures will be compatible with the existing dwelling in terms of materials and colours.	Yes
D11.Roofs – roofs should complement the local skyline	The proposed pergola is lower than the existing built forms and will not impact the local skyline.	N/A
D12.Glare and reflection – minimise glare and reflective materials	Materials proposed should not result in any adverse glare or reflection.	Yes
D13.Front fences and walls	None proposed	N/A
D14.Site Facilities – minimal visual impact; ease of servicing	N/A	N/A
D15.Side and rear fences – fences to 1.8m in height; materials to complement the neighbourhood	Proposed side fence (along Playfair Rd) comprises timber fence above new retaining walls – height to 1.8 – 2m The proposed painted finish will complement both the newly constructed dwelling and the neighbourhood.	No – see note below
D16.Swimming pools and spas – preserve the natural environment, streetscape and residential amenity; not located in the primary frontage; not located near trees.	No impact on the streetscape, No trees in the vicinity of construction, Not in primary frontage.	Yes
D17.Tennis courts	N/A	N/A
D18.Accessibility and adaptability	N/A	N/A

D19.Site consolidation	N/A	N/A
D20.Safety and security - development to maintain and enhance the security and safety of the community	The improved side entry will enhance security and safety.	Yes
D21.Provision and locality of utility services – provide adequate security services to the site	All services required are available on site	Yes
D22.Conservation of energy and water – ensure energy and water use is minimised	BASIX not required as pool capacity under 40,000 litres and works do not include any habitable rooms. Perimeter landscaping supports natural ventilation, daylight and solar access; No impact on solar access for adjoining properties; No stormwater works proposed (minimal impervious area introduced);	Yes
D23 Signs	N/A	N/A

NOTE – D1 Landscaped Open Space

- The proposed development increases the impervious area by 22.4m² – comprising the pool coping and the improved entrance to the dwelling.
- Following development, the site will feature generous landscaped space with dimensions sufficient to enable establishment of functional garden areas with trees, shrubs and ground covers.
- There are several garden spaces that have not been included in the calculated area as their dimension is less than the required 2 metres but are considered adequate to support planting.
- The proposed works will create appropriate outdoor recreational opportunities meeting the needs of the occupants.
- Space is sufficient for service functions, including clothes drying.
- The landscaped lawn and garden will encourage the infiltration of stormwater. The functioning on site detention system will not be impacted by the development.
- The entry steps and parts of the decks around the secondary dwelling are elevated and unroofed, allowing garden areas to be developed under and around them.

NOTE – D15 Side and rear fences

- Much of the site features a gentle to moderate slope falling towards the south-east corner. The northerly part of the site is more steeply sloping with the adjoining property to the north elevated to the subject site.
- The proposed fence approximates the height of the existing fence (up to 2.1 metres) but with a level top and regular step downs to follow the slope (rather than sloping top).
- The pedestrian pathway along Playfair Road is well used by local residents, utilising the connection to Headland Road. As the pedestrians walk down the slope, they would have the potential to look directly into the rear yard and living areas of the subject site if fences were to be restricted to 1.8m in height.
- Fences have been designed to partially resolve this lack of privacy without creating an unnecessarily bulky structure. The fences have frequent and regular step downs in height, providing a visually pleasing aesthetic for passers-by. The extent of increased fence height is indicated on the Playfair Road Elevation (Plan No 6)
- The immediate neighbourhood includes examples where fences are in excess of 1.8 metres in height. The proposed timber fence is considered a suitable method of managing the slope while maintaining privacy.



Photos 8 and 9 Local examples of boundary fences above 1.8m

Part E – The Natural Environment

DESCRIPTION – CONTROL	PROPOSED	COMPLIES
E1.Preservation of trees or bushland vegetation	No removal of any trees required	Yes
E2.Prescribed vegetation	N/A	N/A
E3.Threatened species, populations, ecological communities	N/A	N/A
E4.Wildlife corridors	N/A	N/A
E5.Native vegetation	N/A	N/A
E6.Retaining unique environmental features	N/A	N/A
E7.Developing land adjoining public open space	N/A	N/A
E8.Waterways and riparian land	N/A	N/A

E9.Coastline hazard	N/A	N/A
E10.Landslip risk – ensure development is geotechnically stable, following good engineering practice, no adverse impact on subsurface flow conditions and stormwater flows	Land identified as Area A and Area B. A separate report has been prepared.	Yes
E11.Flood prone land	N/A	N/A

FLOODING, DRAINAGE, SOIL EROSION, BUSHFIRES

No significant effect is envisaged. The land is not in an area of high bushfire risk.

WASTE & POLLUTION

No significant effect is envisaged. Wastewater from the pool will be carried to the main sewer as required by Sydney Water.

OVERSHADOWING OF NEIGHBOUR'S

No effect envisaged. The proposal is for an in-ground swimming pool and pergola over a ground floor deck.

NEIGHBOURS' PRIVACY

The existing 1.8m boundary fences provide significant privacy to and from adjoining residences. The pool is not significantly elevated above existing ground levels and does not provide opportunity for over-looking into adjoining properties.

NOISE

This pool is intended for domestic recreational use, and no adverse effects with regards to noise are envisaged. The pool filter has been sited in the eastern side setback and will be housed in a structure to minimise noise.

TRAFFIC

The pool is intended for domestic recreational use, and no effect is envisaged.

NATURAL ENVIRONMENT

No effect is envisaged. An approved erosion control barrier will be erected around the construction area as required. The development site is in a residential zone with no immediate linkages to natural or bushland areas.

FLORA & FAUNA

No effect is envisaged.

STREETSCAPE, NATIONAL PARK & SCENIC QUALITY OF THE LOCALITY

The pool will have no impact on the streetscape, or scenic quality of the locality as it will be contained wholly within the rear yard of the site and will not be visible from the front street. The ground floor pergola will blend sympathetically with the residence. The boundary fences are in keeping with the general height and style of properties in the immediate vicinity.

EXISTING & FUTURE AMENITY OF THE LOCALITY

No effect envisaged.

UTILITY SERVICES

All required services are available on site.

HERITAGE

No effect is envisaged.

SOCIAL & ECONOMIC EFFECTS

It is envisaged that the proposed works will contribute to an improved lifestyle for the resident and will add value to the property.

HISTORICAL & ARCHAEOLOGICAL ASPECTS

No effect is envisaged.

ACCESS FOR THE DISABLED

No specific provision has been made for disabled access as such use is not envisaged by the owners.

SPILLAGE FROM LIGHTING, ILLUMINATED SIGNAGE, GLARE FROM ROOF SURFACES OR DOOR/WINDOW PANELS

No effect envisaged.

APPROPRIATENESS OF DESIGN TO THE SITE

The pool has been designed to make best use of the available space in the rear yard. It has been sited close to outdoor living areas and will retain extensive areas of open space. The pergola will provide shading for the outdoor deck and to the interior living area. The proposed fences will secure the rear yard and improve privacy.

POOL SAFETY

Fences around the pool are to comply with the NSW Swimming Pool Act (1992) and Australian Standard 1926.1 – *Safety Barriers for Swimming Pools*.

EXCAVATION

Excess excavated material will be removed from site by the contract excavator. The waste material shall be disposed of by an organization properly licensed to carry out such work.

* * * * *