

3 July 2022

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED SWIMMING POOL, DECKING, AND ASSOCIATED
WORKS
JOANNE VADILLO
15 BRIDGEVIEW CRESCENT, FORESTVILLE 2087
LOT 9 DP 25048

Introduction

This statement of environmental effects is to accompany a development application for the construction of a new concrete swimming pool, decking, and associated works for the residential property at 15 Bridgeview Crescent, Forestville. This statement outlines the description of the proposed development, the design elements and their impact on the local environment, and details of compliance with local Council policies. In preparation of this development application consideration has been given to the following plans and Acts:

Warringah Local Environmental Plan 2011
Warringah Development Control Plan 2011
Environmental Planning & Assessment Act, 2000

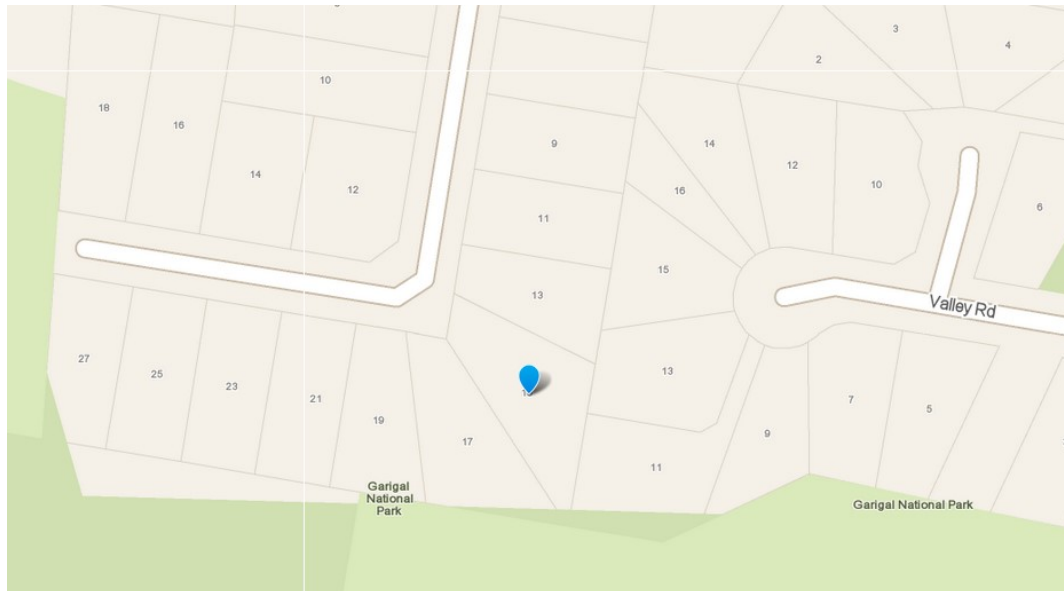
Accompanying Documentation

Right Angle Design and Drafting P1	-site plan/site analysis
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	-elevations N and S
Right Angle Design and Drafting P5	-landscape/landscape calculation plan
Right Angle Design and Drafting P6	-sediment control plan
TSS Surveyors	-AHD survey
White Geotechnical Group	-geotechnical assessment
alw design	-stormwater plan
Urban Arbor	-arborist report

This application has been designed and prepared to Northern Beaches Council specifications and design standards. A development application is currently in Council for the removal of the existing residence and construction of a new single-family home, lodged as DA2021/2515.

All proposed pool and decking work are contained to the southwestern rear side of the site with all proposed work well below the street level. This proposed work will not be visible from the Crescent and will be contained behind the building line of the new dwelling. In preliminary discussions with Council, it was

recommended that a standard development application was sufficient for this application. Details regarding structure, site coverage, and trees are all fully addressed.



map showing position of 15 Bridgeview Cres, Forestville

SITE DESCRIPTION AND DETAILS

The site is located at 15 Bridgeview Crescent, Forestville; lot number 9 in DP 25048. The total site is approximately 928.2 square metres and is triangular in shape. The site has an existing single family dwelling house located in the middle portion of the site. This residence is currently part of a development application lodged at Council to have it replaced with a new two storey residence located in a similar position. The rear yard is all soft surface, grass and garden. There are paved areas to each side of the residence with the remainder of each side being landscaped area. The front yard has an extended driveway that runs along the western side boundary. the rest of the front yard is natural rock and garden. There are no easements associated with the property. A Sydney Water sewer line runs parallel to the rear boundary and the location and depth of the sewer have been assessed as part of this application. This proposal will not impede any existing work on site or affect any neighbouring properties. The front entrance to the new residence is located on northern side, with the living space, views and general usage area of the residence is to the southeast. The side neighbouring properties are all similar in ground levels and aspect. The immediate neighbours are similar sized residences, many of them with swimming pools. Rear neighbouring properties to the east are at a lower elevation but it must be noted that there are reasonable setbacks, and all of their views would be to the east as well. The immediate neighbours on each side will be able to view down into the yard. 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 R2 Low Density Residential zone, is not in

an Acid Sulfate soil zone, 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 lie within a Bushfire zone. A full report has been lodged with this application. With the property listed as being within Zone B, geotech affected land, a full Geotech report accompanies this application. All work will be conducted in accordance with Council requirements and will satisfy the objectives of the WLEP 2011.

EXISTING STREETSCAPE

The street, Bridgeview Cres, is a short, single block, residential street that accommodates local traffic with all near properties residential. With the street constructed as a dead end, not far past this residence, the area is mainly trafficked by the local residents. The street is almost solely residential houses of a similar nature, the majority of which are similar or larger in size. There has been substantial work carried out on the Crescent, including new residences, pools, and associated landscape 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 not located in acid sulfate soil nor is it heritage or conservation listed. The possibility of traffic being affected by this proposal is minimal and only during construction. The proposal will not be widely viewed by the public; only the residents on adjoining properties will know that it is there, and for the majority of the work, only during construction.

The property is located in the following zones:

Residential zone R2 Low Residential of the LEP 2011

Landslip Risk Area B: this site does require a geotech report to accompany the submission, a full report accompanies this application—emphasis in the report is that full permission be granted for the work to be carried out

Bushfire Prone Land: Yes, a bushfire assessment accompanies this application

Conservation Area: the property is not located within a conservation area and there are no heritage properties or items located in the vicinity



Google earth showing location of 15 Bridgeview Cres

PROPOSAL

This development proposal seeks approval for the following:

- New concrete swimming pool and decking, located in the southwest portion of the site

There will be no change to the proposed dwelling on site. All pool and deck work will be located to the immediate rear of the proposed residence. The new residence is requesting permission for a rear 2.5m wide tiled deck at the rear of the residence. The proposed pool and additional decking will be at a similar level to the residential deck. The proposed decking will add an additional 1m to the width of the deck, to provide an adequate outdoor area for the family to relax and socialise. Due to the slope of the site, the pool and decking will be located above existing ground level. The works will be approximately 1500mm out of ground at the house end, and, with the slope of the site, up to 2.77m above ground level at the rear southwestern corner. Though the pool has been designed to be out of ground, it has also been designed to ensure that there are large setbacks to the boundaries and ample room for screening and planting.

The proposed pool will be located on an existing rock and soil shelf between the rear boundary and the residence. The idea is to create a functional outdoor space for the recreational use of the owners and their family. The remainder of the site will continue to be grass and garden.

The swimming pool will be medium in size; being a 6.2 x 3.5m pool with a small spa attached to the northeastern side. The additional decking areas are to provide adequate areas for safety and supervision around the pool. Pool copings within the pool area will not exceed 800mm and there will be no decking inside the pool fencing. The pool will have setbacks that exceed Council requirements to ensure that the neighbouring properties retain their privacy. A number of properties in

the immediate area have pools and there are numerous precedents for pools of this size and located similarly on sites. There should be no change in views to and from the residence or the neighbouring residences. Due to the site restrictions, mainly regarding the slope of the property and the trees located on site, the pool will be located out of ground. Design of the pool and surrounds took into account the large trees on site, which every effort was made to ensure they would remain healthy, and the Sydney Water sewer line running through the rear yard. These restrictions left only one location on site for a pool.

Though the site is located in Landslip Area B, there should be no impact on any geotechnical concerns of Council provided that the accompanying report and engineering recommendations are complied with. All recommendations will be followed during the construction phase. The pool has been designed to limit the impact on any excavation, tree roots or neighbouring structures.

The pool will be fully fenced and screened from the rest of the property. It should not be visible to passerbys. All residences located across the Crescent are at such a distance and at a level so as not to be affected.

No additional hard surface has been added with this application outside of the pool and decking structure. The aim is to keep as much natural landscaping around the proposal as possible. The proposed garden and grassed areas will continue to permit rainwater to flow through and be absorbed by the soil below. An arborist report accompanies this application as per Council regulations. The trees in the rear yard will not be impacted by the proposal.

Existing stormwater from the house should not be affected and continue to function as constructed, it will be upgraded as necessary. All stormwater flows into excellent pipes that flow to the large easement pipes running parallel to the western side of this site. The proposal is not accompanied by a BASIX Certificate as the pool is under 40,000L. The swimming pool may also be used by the Rural Fire Service as a static water supply if there is ever the need. No trees are to be removed with this application. The closest tree will be approximately 3.7m from pool coping but will be approximately 4.5m to any excavation pool structure point or pier. The supplied arborist report details the health, condition, and impact on the trees. The location on site has been chosen to provide the maximum soft landscape ratio for the property. The proposal does meet Council's requirements for soft surface, with 52% of the site grass and garden. Though the site ratios will change with this proposal, the site will continue to far exceed Council requirements. Please see the accompanying landscape calculation table for defined landscape areas and percentages.

The structure is in keeping with the neighbourhood and the scale of this form is balanced by the existing vegetation. It is proposed to use quality materials to finish the area and to maintain the architectural style of the existing residence. The development meets all outcomes and objectives of the LEP and Residential DCP and the desired future character of the area.

ZONING CONTROLS

The following Council documentation is applicable to the property:

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Environmental Planning and Assessment Act 1997

LEP PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.1 Minimum Subdivision of Lot size - Not applicable to this application

4.2 Rural Subdivision – Not applicable to this application.

4.3 Height of Buildings – as shown on the Height of Buildings Map = 8.5m high.
The 8.5m building height will be complied with for this application.

4.4 Floor Space Ratio & 4.5 Calculation of Floor Space Ratio and Site Area – Not adopted

4.6 Exceptions to the Development Standards – It is considered that the proposal meets the outlines and objectives of the LEP therefore no exception will be applied for, for this application.

WARRINGAH DCP

1.5-Objectives

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

Part B Built Form Controls

B3 Side Boundary Envelope

The proposal is not visually dominant by virtue of height or bulk.

There will be adequate light, solar access, and privacy for neighbouring properties, as the work will provide proper spatial separation between buildings.

The proposal is located in areas that will ensure that the development has been designed in response to the topography of the site. The location is positioned to ensure minimal upheaval on site. There are no exceptions to this section of the DCP.

B5 Side Boundary Setbacks

The proposal maintains the opportunity for deep soil landscape areas on site. The Council required setbacks to each side boundary will continue to be met ensuring planting and grassed areas can be maintained. There is a small change to the deep soil zones on site as the new pool structure and decking will provide additional hard surface. The proposal, though not insubstantial, will remain subtle, as all work will be well below the floor levels and the majority of the actual yard ground levels of the two adjacent neighbours. Only the rear portion of each neighbouring site is located at the proposed works level. The eastern boundary will be maintained for necessary pool screening and planting to occur. No pool work should be visible from Bridgeview Cres and there will be sufficient screening and planting to the side boundaries if required. .

The proposal maintains the DCP setbacks. The side setbacks will be landscaped where necessary. New planting, including replacement trees can be added if the Council requires.

B7 Front Boundary Setbacks

The proposal has been designed to maintain the sense of openness that the Council requires. There will continue to be a visual continuity of pattern for all the buildings on the street. There will be no impact on view sharing and no neighbours will have a loss of light, airflow, or privacy.

The proposed pool location is deemed to be in the rear yard.

B9 Rear Boundary Setbacks

There will be no impact on this portion of the DCP as all work will be fully compliant with rear boundary setbacks. There is no change to privacy, visual continuity, or sight lines.

Part C Sitting Factors

C7 Excavation and Landfill

All work to be carried out on site will have no adverse impact on the visual and natural environment or the adjoining and adjacent properties. The existing eastern yard will be upgraded to help ensure the integrity of the physical environment. The visual and scenic quality of the site and the surrounds will be improved with this application. The position, location, and height of the proposal have all been considered and determined to be the most appropriate location on site to minimise impacts on the land and the neighbours. There will be no situation created that will create additional siltation or pollution of the local waterways or drainage lines.

The position and height of the pool have been chosen to limit excavation where possible and to ensure that the existing slope of the site and trees on the property

remain unaffected. A full geotech report accompanies this application and states that all work may be carried out.

Part D Design

D1 Landscaped Open Space and Bushland Setting

The pool surface area is included in the landscape open space. All onsite impervious areas that are naturally occurring are also included in the open space calculations. The chart below fully details all landscape calculations, as does the chart on the accompanying plans.

There are no existing trees that will be impacted with this proposal. No new trees will be planted unless at Council's request. The excavation of the pool will be carried out in a thoughtful manner. The works are similar to a large number of adjacent residences. This proposal is in keeping with the area and previous builds.

D2 Private Open Space

The site complies with private open space requirements. There is a requirement for a minimum 60sqm on site. The site will have over 60sqm. The majority of this is on slightly sloped land, all fully usable by the residents. The proposed location has good solar access on site. There will be access to the private open space directly from the living areas of the residence. There are sight lines directly from the residential living areas. The primary open space will not be moved or affected.

D3 Noise

Once work is completed on site there are two types of noise to be noted with this proposal. There will be the regular swimming pool activity noise of splashing and children's voices. This noise is unavoidable with this proposal. The owners would like to assure Council that the noise should be in regular hours of the day and will not be any different than the numerous properties that are in the area that already have an existing pool. The second noise will be that of the pool filtration equipment and pumps. This equipment will be housed in a sound suppression enclosure, constructed to meet Council standards, located to the eastern side of the residence with the supplied rainwater tank. This position has been chosen to limit impact on neighbours as it will be over 3m from any boundary. The filter equipment will be enclosed in a sound suppression box, ensuring the neighbours should not be impacted by any of the baffled noise.

D6 Access to Sunlight

The proposed swimming pool location has been situated to maximise all light access for the site. The pool, though located on the southern side of the property, will receive sun through a large portion of the day, year-round. This will help ensure that the pool water remains warm and that there will be minimal to no heating required, providing a longer swimming season for the family. The pool level, being located away from any boundaries and at or below neighbouring residences floor levels, will not overshadow or affect any of the neighbouring properties sight lines or solar access.

D7 Views

This proposal will have no affect on the sharing of views. The design and position of the pool is practical in its location and use of the site. The existing native trees on site will maintain their canopies and will not be affected by the proposal.

D8 Privacy

It is important to note that there should be no loss of privacy to either side neighbour. No neighbour should be affected. Screening or screen planting can be provided for the rear neighbour if requested.

D10 Building Colours and Materials

All colours and materials will be natural in nature and sympathetic to the local surrounding environment. They will blend into the natural streetscape and landscaping.

D13 Front Fences and Front Walls

There will be no change to any fencing forward of the building line. Boundary fencing will be upgraded where necessary with this application. New pool fencing will also be installed on site. This will help ensure that the site has realistic and safe access.

D14 Site Facilities

The pool, being a formed concrete pool, should not impact on the site much at all. Concrete piers will elevate the pool for the formwork. The proposed decking will be steel frame and tile covering. There will be no structural elements that would prohibit building and none to encourage bushfire. The pool equipment will be placed in a sound suppression enclosure and placed beside the new residence, to minimise any impact on neighbours, both for sound and sight.

The site should have no need to upgrade existing drainage. The property has good drainage as is, though if during construction it is revealed that work should be carried out, the owners will upgrade. The swimming pool will be directly connected to the sewer for backwashing purposes as per Council requirements.

D16 Swimming Pools and Spa Pools

Objectives

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.

The proposed pool area has taken these objectives into account. It is located the required setback away from neighbouring residences, the natural topography lends itself to locating the pool in the proposed location, and it affords the proposal solar access. The pool may also be used as a static water supply by the Rural NSW Bushfire Service.

Requirements

1. Pools are not to be located in the front building setback.
2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.
3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.

The pool fully complies with these requirements. The pool is located to the southern side of the site, and it is setback from the boundary. The pool will be located below the existing access areas of this property and side neighbouring residences and the structure will not be visible from the street. A minimum 3800mm setback will be used to ensure adequate planting and screening are provided where required.

The pool has been intentionally sighted to ensure that it has adequate setback from all boundaries. The pool position and height have been chosen to ensure that the surrounding outdoor areas will provide excellent passive surveillance to the pool area increasing the ability to provide a safe and secure environment. This is a major concern of Council as outlined in section D20.

D20 Safety and Security

- To ensure that development maintains and enhances the security and safety of the community.
- The proposed swimming pool will not be visible from the street as it is below street level and located behind existing planting and retaining as well as screened by surrounding structures. There will be proper pool fencing and screen planting provided as well. The position of the pool will allow for excellent visibility from the residence and the remainder of the yard outdoor area. Safety in the pool area is the number one concern for the owners. The pool will be a separate from the rest of the yard and from the house. Any windows that are required to be secured will be in accordance with AS 1926.1-2012 and the Swimming Pools Act 1992. The pool will be isolated from the rest of the property and there will be no access directly to the pool area from the yard or the residence.

E10 Landslip Risk

The property is identified as being located in Landslip area B and therefore the proposal has a full geotech report accompanying this application. The report states the proposal does not propose any risk to the geotech assessment for the area.

E11 Flood Prone Land

The property is not affected by any of Council's flood zoning maps. The property is not flood affected.

WARRINGAH DEVELOPMENT CONTROL PLAN

Site information & Building controls	Required	Supplied	Compliance with Controls Y/N	Comments
PART B BUILT FORM CONTROL				
B1. Max ceiling height above natural Ground level	7.2m ceiling	7.2	Y	
Max building height	8.5m walls	2.7	Y	
B2. Number of Storeys		1	Y	
B3. Side Boundary Envelope	4m at 45deg		Y	All work is below the side boundary envelope
B4. Site Coverage	60% max	45%	Y	Site fully complies
B5. Side Boundary Setbacks	0.9m	3.8m	Y	
B6. Merit Assessment of Side Boundary	-	-	N/A	
B7. Front Boundary Setbacks	6.5m	Existing	Y	Pool to be located in the rear setback, this is permitted by Council
B8. Merit assessment of Front Setbacks	-	-	N/A	
B9. Rear Boundary Setbacks	6m	existing	Y	Fully compliant as pools may be in the rear setback
B10. Merit assessment of Rear Boundary Setbacks	-	-	N/A	
B11-Foreshore building Setbacks	-	-	Y	Proposed works are not visible from the foreshore
B12- National Park Setbacks.	-	-	Y	The property is adjacent to the national park, all care has been taken to limit impact
B13-Coastal Cliffs Setbacks	-	-	N/A	
B14-Main Road Setback	-	-	N/A	
B15-Min Floor to ceiling height	-	-	N/A	
PART C SITING FACTORS				
C1-Subdivision	-	-	N/A	
C2-Traffic, Access and Safety			Y	Vehicle access is off the main street.
C3-Parking Facilities		2	Y	Existing parking to remain
C4-Stormwater			Y	Stormwater to remain to residence as existing. The new pool will be designed to better accommodate the rainwater.
C5-Erosion & Sediment			Y	Refer sediment control plan

C6-Building over Council drainage easement			N/A	No easements within 4m of any proposed works
C7-Excavation and landfill			Y	
C8-Demolition & construction				A waste management plan will be carried out during the construction certificate.
C9-Waste Management				A waste management plan will be carried out during the construction certificate.
D1-Landscaped Open Space and Bushland Setting	40%	52%	Y	The site as is compliant, the ratios will only be moderately affected, and still be well above the required ratios
D2-Private Open Space	60 sq m	60sq m	Y	
D3-Noise			N/A	
D8- Privacy			Y	
D12-Glare and reflection			Y	Pool structure and screening to be muted to ensure no reflection
D16-Swimming Pools and Spa Pools			Y	Proposal is fully compliant with the Acts
D22-Conservation of energy and water			Y	The development will comply with all conservation requirements of BASIX
PART E-THE NATURAL ENVIRONMENT				
E1-Tree management			Y	No trees to be removed
E2-Prescribed Vegetation			Y	Minimal site disturbance and additional planting is proposed
E6-Retaining Unique Environmental features			Y	There are no natural features on the property or nearby.
E10-Landslip Risk			Y	Zone B, report supplied

PRIVACY AND NOISE

The proposal has been designed to increase the usability of the site for the owners. The design has also considered the position of the house and property in relation to the neighbours and has been designed to try to maximise the privacy and views of the existing residences. Once construction is completed, there should be no further impact on privacy or noise to the adjoining properties.

SITE MANAGEMENT

There should be approximately 4-5 cubic metres of excavation required with this proposal. All material will be removed from site. A sediment control fence will be in place to contain any runoff during construction.

BUILDERS INTEGRITY

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

OWNERS STATEMENT

The family living in this residence are owner occupiers. The house is the family home, and the owners wish to make the property as inclusive as possible. The site should have all the amenities that other properties in the Northern Beaches are afforded. The family enjoy outdoor living and an active lifestyle. The proposal should help encourage both. The swimming pool is not only a recreation area for the children, but a tool to help ensure that the family has the ability to swim as there are skills necessary in an Australian's life that the owners want to provide. The proximity to the coast for all Australians requires everyone to feel confident and secure in a water environment. The pool will provide this for the family as well as for friends and neighbours. The ability to have it at their own residence is a big plus as they can be assured of proper supervision. The belief is that with an excellent design, proper landscaping, and the utilization of a portion of the site that is underused, this proposal can help improve the neighbourhood design and streetscape.

Author: Robyn Good Draftsperson, Hort CIII, Assoc Dip Structural Engineering, NZCDrafting (Architectural)