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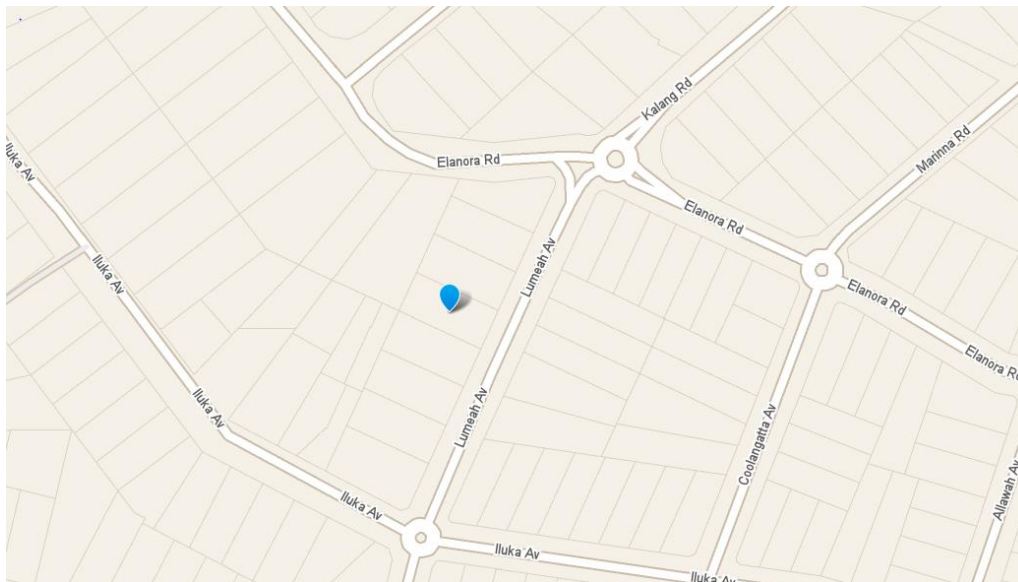
STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED NEW REAR YARD SWIMMING POOL AND
ASSOCIATE WORKS
MATTHEW BRAMLEY OF SPLISH SPLASH POOLS
7 LUMEAH AVENUE, ELANORA HEIGHTS 2101
LOT 110 DP 24360

Introduction

This statement of environmental effects is to accompany a development application for the construction of a new rear swimming pool and associated works for the residential property at 7 Lumeah Avenue, Elanora Heights. 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
CMS Surveying	-AHD survey
Margot Blues	-arboricultural report



LOCATION OF 7 Lumeah Ave, Elanora Heights

SITE DESCRIPTION AND DETAILS

The site is located at 7 Lumeah Ave, Elanora Heights; lot number 110 in DP 24360. The total site is approximately 973.8 square metres and is rectangular in shape. The frontage is 21.335m. The site has an existing one-two storey single family dwelling house. The house is east-west facing with the access driveway on the north eastern side of the site. The house has a small covered verandah at the front entrance of the residence, and an outdoor paved area to

the rear for entertaining and relaxation. A small retaining wall separates the house and paved area from the grassed and gardened rear yard. The majority of the front and rear yards are all grass. The property has excellent drainage as all stormwater flows away to the front eastern boundary.

There are no known easements associated with the site. A Sydney Water sewer line runs parallel to the southern side boundary and has been addressed with this application. Sydney Water have granted permission to locate the pool in the proposed position. This proposal will not impede any existing work on site or affect any neighbouring properties. The site falls from the rear to the front boundary. 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 to the west, are at a slightly higher elevation, while the neighbours to the south are slightly lower level. It is unlikely that any of these properties would be able to view the proposed works except from their upper windows. 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 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 in regards to 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. 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 south western rear section of the site for the recreational use of the owners and their family. The proposed pool will be medium in nature being 10.0 x 4.0m. The pool will meet all requirements for pool position, site coverage, setbacks, and heights out of ground. The setbacks will allow for significant planting for screening and privacy to neighbours. The position of the swimming pool, at the rear of the site, will ensure that it limits its visibility to or from the neighbouring residences. The rear of the property has a large concrete fence and retaining as the property to the rear is at a higher level. All work will be designed to ensure the existing wall is not affected.

The pool will have its base located at existing ground level at the rear of the site, and due to the fall of the site, will be out of ground to a maximum of 300mm at the eastern corners. 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 1000-2600mm of coping around the pool to provide adequate access and safety though the side closest to the residence will only have minimal access of 400mm. 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. The pool area will be constructed as unobtrusively as possible and will be screened from the neighbouring properties by planting and boundary fencing. 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 from neighbouring properties as possible. A full arborist report accompanies this application as there are trees over the rear boundary with both trees being well over 3m from any excavation line. It also ensures that the remainder of the rear yard can remain grass, natural vegetation, and garden.

The pool filtration will be located in the far rear southwestern corner, positioned well away from neighbours and protected on site. The filter 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 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. It is not seen as necessary to remove or replace any existing paving. 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 over 40,000L and a full BASIX Certificate is required and supplied.

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. 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 2000mm from the western boundary, over 5.5m from the side northern boundary to structure, a minimum of 35m from the eastern front boundary, and 2.2m to structure from the south side 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 level 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 at existing ground level, has been

designed to minimise impact on the neighbouring properties. The natural features of the site will be retained as much as possible.

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

SOLAR ACCESS

The pool is located at a low point on the property and is located below the ground floor level of the rear neighbouring residences and will have minimal to no impact on the neighbouring residential structures. There will be no affect on solar access or visual sight lines.

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 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 is positioned away from neighbours and will be located inside a soundproof enclosure.

SOFT LANDSCAPING

The proposal will comply with the requested Council's soft landscaping ratios, having a site coverage of 47%. There is approximately 62% of the site considered landscaped area, a large percentage for sites in this area. This calculation includes the permitted variations allowable by Council in this zoning. The property is zoned E4 Environmental Living and as such, Council prefers the site to have 60% soft landscaped area.

It is important to note that the site has minimal hard surface after the driveway and access paths. The rear outdoor paved area is a fair size for relaxation and outdoor usage. With the design and the minimal existing hard surface, the site is consistent with the intent of the controls in regards to stormwater runoff, soft landscaping, retention of plants and vegetation. 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 the high percentage of soft surface on site. They have continuously maintained a site that promotes use by local birds and wildlife. The existing driveway is the largest contributor to site coverage, apart from the residence, on the property. 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 50 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. Topsoil will be used to replenish gardens and grassed areas where possible. This will not alter the ground levels of 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 7 Lumeah Avenue

Please note the site has excellent setbacks to neighbouring residences and that there are numerous swimming pools in the area

DCP REQUIREMENTS AND OBJECTIVES—ELANORA HEIGHTS 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)

D5.2 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.

D5.3 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.

D5.5 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.

D5.6 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.

D5.7 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.

D5.9 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 comply with the 60% landscaped area for Council residential properties. The property lies within the E4 Environmental Living zone. The site has over 53% landscaped area, all of which is soft. There are soft areas not calculated in these totals that bring the application close to the requested 60% and the permitted allowances ensure that the proposal have over 62% of the site requirements. The application has adopted the variations permitted by Council. There is minimal paving or hard surface on site with the exception of the driveway and access around the residence.

D5.11 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	N	Y No geotech report accompanies this application
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 a rainwater tank is required and supplied
B5.7 OSD page 116	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	3 trees	3 trees	Y	No trees on site are to be removed. Neighbouring trees have been assessed with the accompanying arborist report. Site has over 60% landscaping as per Council regulations.
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
D5 ELANORA HEIGHTS				
D5.1 character as viewed from a public place	Y	Y	Y	Proposal complies with controls
D5.3 colours	Y	Y	Y	
D5.5 front building line	6.5m	6.5m	Y	
D5.6 side building line	1m	2.2m	Y	1.0m setback to all new work
rear building line	6.5m	10m	Y	Pool permitted in rear setback
pool	1m	1.0m	Y	
D5.7 building envelope	8.5m	1.0m	Y	Building complies, no breach of envelope
D5.11 fences	1.8m max	1.8m max	Y	All fencing to not exceed 1.8m in height
D5.13 retaining walls and terracing	Minimal impact	Y	Y	No retaining walls to be removed or constructed with this application
SEPP BASIX	Y	Y	Y	A full BASIX certificate is supplied

PHOTOS



View from proposed pool position



View to proposed pool position from northern side boundary



View from existing patio to proposed pool location



View to existing rear block fencing. Fencing height fully complies with the Pool Fencing Act and will be altered to ensure compliance. The fencing acts as a partial retaining wall for the rear neighbour.