

14 March 2020

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED RESIDENTIAL ALTERATIONS AND ADDITIONS,
SWIMMING POOL, AND ASSOCIATED WORKS
TIMOTHY AND MICHELLE HAMMOND
No. 24 EDINBURGH ROAD, FORESTVILLE 2087
LOT 14 DP 29740

Introduction

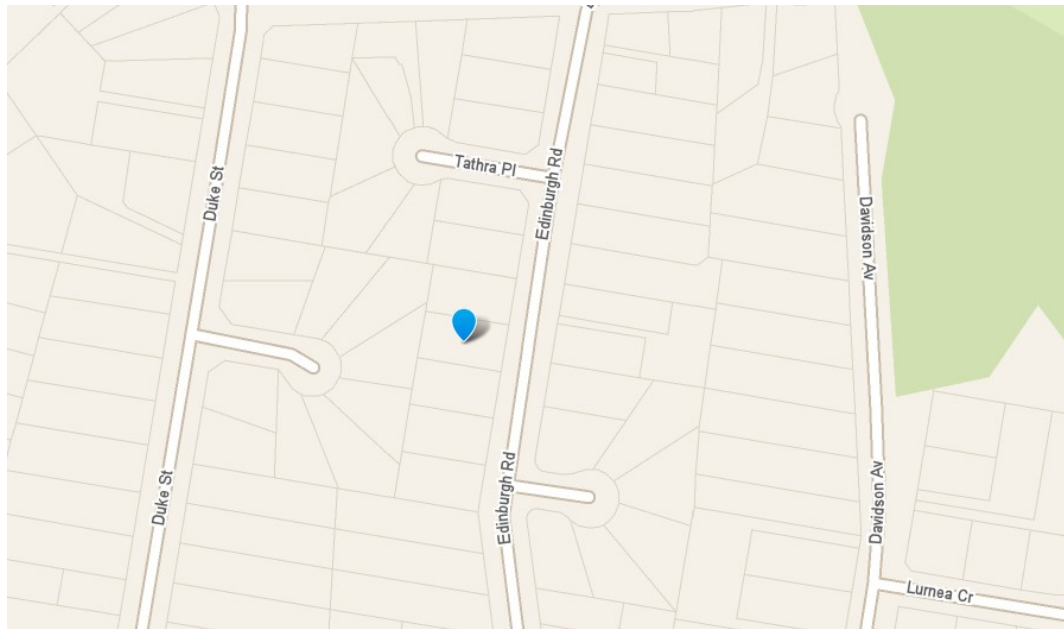
This statement of environmental effects is to accompany a development application for the construction of residential alterations and additions including a new rear yard concrete swimming pool, and associated works for the residential property at 24 Edinburgh Road, Forestville. This statement outlines 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 A0	-cover sheet
Right Angle Design and Drafting A1	-site plan/site analysis
Right Angle Design and Drafting A2	-existing floor plan
Right Angle Design and Drafting A3	-proposed ground floor plan
Right Angle Design and Drafting A4	-elevations S and W
Right Angle Design and Drafting A5	-elevations N and E
Right Angle Design and Drafting A6	-sections
Right Angle Design and Drafting A7	-roof plan
Right Angle Design and Drafting A8	-landscape/landscape calculation plan
Right Angle Design and Drafting A9	-sediment control plan
Right Angle Design and Drafting A10	-BASIX Certificate notations
Right Angle Design and Drafting	-BASIX Certificate
Hammond Smeallie & Co Pty Ltd Surveys	-AHD survey
ACCON Engineers	-stormwater assessment
Rain Tree Consulting	-arborist impact assessment

This application has been designed and prepared to Northern Beaches Council specifications and design standards. All work is contained to the rear of the site and no proposed work will be visible from the Road.



map showing position of 24 Edinburgh Road

EXISTING

The site area is approximately 695.6 square metres and is rectangular in shape. The property is located on the western side of Edinburgh Road near the corner of Tathra Place. The properties on both sides of the Road are all residential and have a natural parkland designated reservation at the northern end of Edinburgh. There is minimal traffic on this section of the road as the vast majority of traffic is neighbouring properties using the road as access. Both Edinburgh and Tathra end just to the north of this property.

There is an existing single storey brick residence located in the front central portion of the property with an existing driveway on the northern side boundary leading to an existing carport located beside the house where an existing shed is positioned. A small existing deck area is located at the rear of the house. The rest of the site is grass and garden soft surface. The site has a slope from the eastern boundary down to the west with an overall fall of approximately 1.5m, though the majority of this fall is in the front section of the site. There is a drainage easement that run parallel to the rear boundary totalling 1.83m of width. The position of the house on the site, and the slope of the land, have determined that the majority of the main living areas are located to the rear of the residence. The properties on all sides are residential. With the exception of the existing front driveway area, the front of the property has been created to be mainly grass and garden, with the narrow driveway on the northern side. The position of the residence is standard for these blocks and is quite practical on site, ensuring good airflow, light, and privacy. The properties to either side are similarly situated. This positioning helps ensure that the open space receives good light and is not overshadowing or

overshadowed by neighbouring structures. The rear yard is quite large and is substantial in size similar to the neighbouring properties. The majority of the rear yard is natural grass and garden, with the exception of a small amount of paving, the rear deck and the existing shed.

There is an acceptable front setback and a reasonably large Council verge on the front of the property.

EXISTING STREETSCAPE

The street, Edinburgh Road, is a medium length street that ends just to the north of this residence, all properties being surrounding houses and the area being mainly trafficked by the local residents. The street is almost solely residential houses of a similar nature. Single family homes located in the middle and front portion of the site. The properties to the side boundaries are similarly positioned. 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. The proposal will not be widely viewed by the public; only the residents on the road will know that it is there, and only during construction.

The property is located in the following zones:

Residential zone R2 Low Residential of the LEP 2011

Landslip Risk Area A: this site does not require a geotech report to accompany the submission

Bushfire Prone Land: No

Conservation Area: the property is not located within a conservation area and no properties in the immediate area have heritage listing



Google earth showing location of 24 Edinburgh Road

PROPOSAL

This development proposal seeks approval for the following:

- New rear yard concrete swimming pool and associated works
- Ground floor addition at the rear of the residence

There will be no change to the front of the existing dwelling or to the existing front and side yards landscaping. The proposal is to create a new concrete swimming pool in the western rear section of the site for the recreational use of the owners and their family. The swimming pool will be a small 6.9 x 3.2m concrete shell with 900mm wide access coping on the western side and 500mm areas on the other three sides. Due to the slope of the site and the proposed decking at the rear of the residence, the pool will be partially out of ground with the pool being no more than 800mm out of ground. With the pool being located over 2m from the side boundary there should be no concern about the height or location. With the northern side having minimal coping this area will not be used for standing or entertaining. New decking will be created on the eastern side of the pool to ensure sufficient area for supervision and safety. The pool will have setbacks that far exceed Council requirements to ensure that the neighbouring properties retain their privacy. A number of properties in the immediate area have similar pools. There should be no change in views to and from the residence or the neighbouring residences. Though the site is located in the Landslip Area A, there should be no impact on any geotechnical concerns of Council. There will be no issue with the pool located in this position or partially out of ground as requested. The position of the pool is not only cost effective for the owners but should provide excellent privacy and minimal impact on any of the neighbouring properties.

The existing rear of the residence will be removed and replaced with a new floor plan and new roof. This will increase the house from a small two-bedroom residence up to a small four-bedroom house. With all work being contained to the ground level, the proposed works should not impact on any neighbour. Side setbacks will all remain as existing and the rear setback will still be over 6.35m. This new addition will extend out 9.8m on the southern side of the residence and less than 2m on the northern side of the house providing a more practical kitchen and dining area for the residence, as well as two additional needed bedrooms. The work will be carried out at the same level as the existing ground floor level of the house. With the new roof constructed above the proposal and with the slope of the site, it must be noted that work will not extend above 7.5m at any point on site. The actual height in the extension area will not exceed 4.8m. All proposed work to the residence is in keeping with Council requirements. Heights, setbacks, built upon area, and site coverage all comply. There will continue to be a decked area however, the patio/paved area at the rear will be removed. The design ensures that there is sufficient outdoor entertaining area without having to use the pool surrounds.

The site complies with Council requirements regarding built upon area. The site also meets the designated landscaped area ratio for a single storey building. It fully complies with the required landscape ratios and soft surface requirements.

Existing stormwater from the house has been assessed and will be redesigned during the construction. Stormwater engineering plans accompany this application. The proposal is accompanied by a BASIX Certificate, though the pool is under 40,000L, the total works, including the alterations, exceed \$50,000. The swimming pool may also be used by the Rural Fire Service as a static water supply if there is ever the need. The location near the residence and the rear boundary should help with this, as water trucks will be able to supply from the pool quite easily. There are no substantial trees within the vicinity of the proposed pool. One small tree is requested to be removed with this application. A larger tree on the southern boundary already has Council permission to be removed. This is noted on plan. The proposal does meet Council's requirements for soft surface, with 40% of the site grass and garden, this is without the areas under 2m in width, which add up to another 3%. Though the site ratios will change with this proposal, all ratios will continue to be within the permitted range of compliance with Council. 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 PRINCIPLE 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 an area that will ensure that the development has been designed in response to the topography of the site. The location is both logical 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. Existing trees will remain, with the exception of the tree already permitted to be removed. There are no changes to the side or front deep soil zones. The proposal, though not insubstantial, will remain subtle, as all work will be at existing ground levels and with the work at or below the ground levels of the two adjacent neighbours. No work should be visible from Edinburgh Road.

The proposal maintains the DCP setbacks. The side setbacks will be landscaped where necessary.

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.

There is no proposed work in the front yard.

B9 Rear Boundary Setbacks

There will be no impact on this portion of the DCP as all work will be a minimum of 6.3 from the rear boundary. The majority of deep soil areas in the rear yard are to be maintained. 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 rear 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 greatly 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 all 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.

Part D Design

D1 Landscaped Open Space and Bushland Setting

The pool surface area is to be 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.

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 proposed works will have no effect on the existing bushland to the north, nor will the works change or alter the bushland in any way. 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 100sqm. If the Council will include the area around the swimming pool, this number increases dramatically. The proposed location has the best 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

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 western side of the pool. This position has been chosen to limit all impact on neighbours. The filter equipment will be located behind the existing garage and this should ensure the neighbour 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, located on the north western side of the property will receive sun throughout 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 near existing ground level, will not overshadow or affect any of the neighbouring properties sight lines or solar access. The pool is located on the lowest portion of the site.

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 house alterations are all at ground level and have windows designed to limit any impact on neighbours. 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. The neighbours to the sides and the neighbours across the road are at a great distance. No neighbour should be affected.

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. The house addition will be constructed to match existing materials.

D13 Front Fences and Front Walls

There are no changes to the existing front yard works. There will be no visible gates from the street and the pool will be fully secured to the AS requirements.

D14 Site Facilities

The pool and surrounds will be of concrete and tile. The proposed rear addition to the residence will match the existing structure. There will be no structural elements that would prohibit building and none to encourage bushfire. The pool equipment will be hidden in a sound suppression enclosure and placed adjacent to the existing shed to minimise any impact on neighbours, both for sound and sight. The proposal has supplied stormwater plans to ensure that drainage on site is upgraded where necessary. 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 away from neighbouring residences, it is positioned at ground level, the natural topography lends itself to locating the pool in the proposed location, and it affords the proposal total solar access. The pool may also be used as a static water supply by the Rural NSW Bushfire Service. The pool has been architecturally designed.

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 rear of the site and it is setback from the rear boundary. The pool will be on a portion of the site below the ground floor level of the house and will be completely isolated. The structure will not be visible from the street. A minimum 2.0 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 the rear and side 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 located in the rear yard behind the existing residence, at ground level, and behind 1.8m high fencing. 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 rear 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 rear yard or the residence.

E10 Landslip Risk

The property is identified as being located in Landslip area A and therefore there is no requirement for a geotech report with this application.

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	4.0	Y	
Max building height	8.5m walls	5.0	Y	
B2. Number of Storeys		1	Y	
B3. Side Boundary Envelope	4m at 45deg		Y	There is no change to the residential structure
B4. Site Coverage	60% max	57%	Y	The site complies
B5. Side Boundary Setbacks	0.9m	2.0m	Y	
B6. Merit Assessment of Side Boundary	-	-	N/A	
B7. Front Boundary Setbacks	6.5m	Existing	Y	As existing
B8. Merit assessment of Front Setbacks	-	-	N/A	
B9. Rear Boundary Setbacks	6m	6.3m	Y	Fully compliant as pools may be in the rear setback
B10. Merit assessment of Rear Boundary Setbacks	-	-	N/A	
B11-Foreshore building Setbacks	-	-	N/A	
B12- National Park Setbacks.	-	-	N/A	
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 be upgraded to residence. 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 associated with this property.

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%	40%	Y	The site is fully compliant. Please also note that there is an additional 3% of the site that is soft but is under 2m in width
D2-Private Open Space	60 sq m	100sq 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 substantial trees to be removed with this application
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 A, no report supplied

PRIVACY AND NOISE

The proposal has been designed to increase the usability of the site for the owners. The design has also taken into account 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 28 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 residential addition and the swimming pool. 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 Warringah 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)

