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160 PARR PDE, BEACON HILL

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by: Formed Gardens Design & Construction

Prepared for: Residence

Project number: FG 20 862

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Issue: A – For Development Application

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1.0 SITE DESCRIPTION

1.1 Introduction

Formed Gardens has been engaged to prepare a Statement of Environmental Effects Report (SEE) in support of a proposed swimming pool and associated landscape works at the site described as No. 160 Parr Pde, Beacon Hill.

1.2 General

The site has an area of 556.40m² and is located on the northern side of Parr Parade, facing South-east.

Currently the site contains a double storey brick and weather board dwelling with timber decks opening to the rear. No changes are proposed to the existing dwelling.

The site falls gently from the front boundary (AHD 78.12) to the lower north western lawn area at the rear (AHD 75.00), and then drops approximately 3m over the exposed bedrock to the north eastern corner (AHD 72.30).

It is noted that the site is affected by landslip risk (Area B) as detailed in the Warringah LEP2011 Land Slip Risk Map.

This proposal seeks for the addition of a new concrete swimming pool and improved landscaping within the rear setback as well as renovation of vehicular and pedestrian access at the front of the site.



IMAGE A – Google Maps Images showing site context

1.3 Current use

This site is located within a low-density (R2) residential area of Beacon Hill comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site.

1.4 Vegetation

There are two (2) native canopy trees in the rear which are to be retained and protected, one (1) *Callistemon sp.* and one (1) *Agonis sp.*

The proposed pool location will require the removal of one (1) small *Callistemon sp.* along the North-east boundary.

New and additional planting is proposed to improve privacy and screening along rear and side boundaries in the rear and adjacent to the pool and private open space areas. Medium-low level plantings are proposed in front of the existing decking to soften the corner (refer proposed plant schedules within the *Landscape Works Plan*).

2.0 PROPOSED DEVELOPMENT

2.1 General

The proposed development includes:

- New concrete swimming pool (2.98 x 6.40m) partially above ground (RL 75.20) in the rear set back with associated decking, fencing, access steppers and landscape upgrades
- New balustrade on top of existing walls and proposed pool deck.
- New boundary retaining wall with 1.8m timber fence along Northern site boundary
- General landscape upgrades across the site including: new access pathways, stairs, garden beds and planting to improve functionality, and to increase screening and privacy.
- New pedestrian stepper access at the front & back of site
- Concrete driveway upgrades at the front of site

The proposal seeks to highlight and retain the unique and natural character of the site whilst improving the functionality and amenity of available private open spaces for the existing owners.

2.2 Development compliance table

DCP CONTROLS	CONTROL	PROPOSED	COMPLIANCE
Wall Heights	7.2m	NA	NA
Setbacks Side (north)	0.9m	1.224m	YES
Landscape Open Space	40% of 556.40m ² =222.56m ²	236.9m ²	YES
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Existing timber fence to be retained.	YES
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	1.8m Existing boundary fences to be retained and made good if necessary	YES
D16 Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Pool has been sited to intersect the proposed deck footprint to ensure it does not impede on existing trees in the rear yard	YES

E10 Landslip Risk	Identified as landslip risk B.	Pool to be founded on existing bedrock foundation.	YES
E11 Flood Prone Land	Site is not mapped as flood prone land.	N/A	N/A
6.1 Acid Sulphate Soils	Site is not mapped with high acid sulphate soils	N/A	N/A
6.2 Earthworks	The pool requires limited excavation due to its location within the existing level change on site.	Estimated maximum depth of excavation is 1.2m	YES

2.3 Consideration of Environmental impacts

Key environmental impacts to consider are:

Privacy of neighbouring properties and street

- The proposed pool is located within the rear setback, with no view from the street.
- The proposed pool and pool deck include a 1.8m high privacy screening along the eastern edge to protect visual privacy and overlooking issues.
- Retention of existing native canopy trees provides visual bulk and scale to the proposed swimming pool and ensures compliance with the DCP objectives.
- Additional screen plantings along both east and west boundaries are proposed to create further privacy between properties.
- The proposed pool and decking level (AHD75.20) is consistent with existing levels across neighbouring properties.

Flooding, drainage, land slip, soil erosion, mine subsidence and any other risks:

- All proposed works are to be connected to the existing DA approved drainage plan and sewer system on the property, negating any impact on flooding or drainage.
- The property does not have any known mine subsidence issues or risks.

Effect on landscape, streetscape, national park or scenic quality of the locality:

- The streetscape is characterized by an established pattern of part timber front boundary fences and vehicle gates. The proposed work will not alter the scenic quality of the locality.
- Existing native vegetation will soften the impact of built elements in the rear which complies with the objectives of the DCP.
- The proposed works are well considered to respect the site's topography and further aim to improve the amenity and visual appearance of the site with increased planted areas for screening
- The new swimming pool has been carefully located to sit within the already modified sections of the site allowing for minimal excavation, fill or demolition.

Impact on existing and future amenity of the locality:

- Proposed works will not affect the amenity of the locality.

Waste disposal arrangements and location storage areas throughout construction:

- During construction, all excavated material is to be either stockpiled and reused on site or disposed of in waste recycling centres with the use of skip bins (which are to be located within the property boundaries).

Availability of utility services, power, telephone, water/sewer:

- All these utilities are currently in use on the property and are to be used during construction and for the long-term/ongoing service of the proposed new works

Anticipated impact of noise levels to the site locality:

- Construction noise will be undertaken in accordance with Council's requirements

Effect on historical and archaeological aspects:

- The property does not have any known historical and archaeological aspects.

Effect on flora and fauna:

- Dominant existing native trees are to be retained and protected.
- New plantings and trees are to be local natives and will enhance the biodiversity of the area (refer planting schedules with *Landscape Works Plan*)
- Existing bedrock & rock outcrops to be retained and protected.

Access for the disabled:

- This is on a private residential property and is not applicable

3.0 CONCLUSION

The proposal seeks to improve the amenity and useability of the site by creating considered improvements to outdoor recreation space for the occupants.

The proposed works have been designed to fit within the existing topography and vegetation onsite, and further comply with the Objectives and Built Form Controls of WARRINGAH'S DEVELOPMENT CONTROL PLAN 2011 and WARRINGAH'S LOCAL ENVIRONMENT PLAN 2011.