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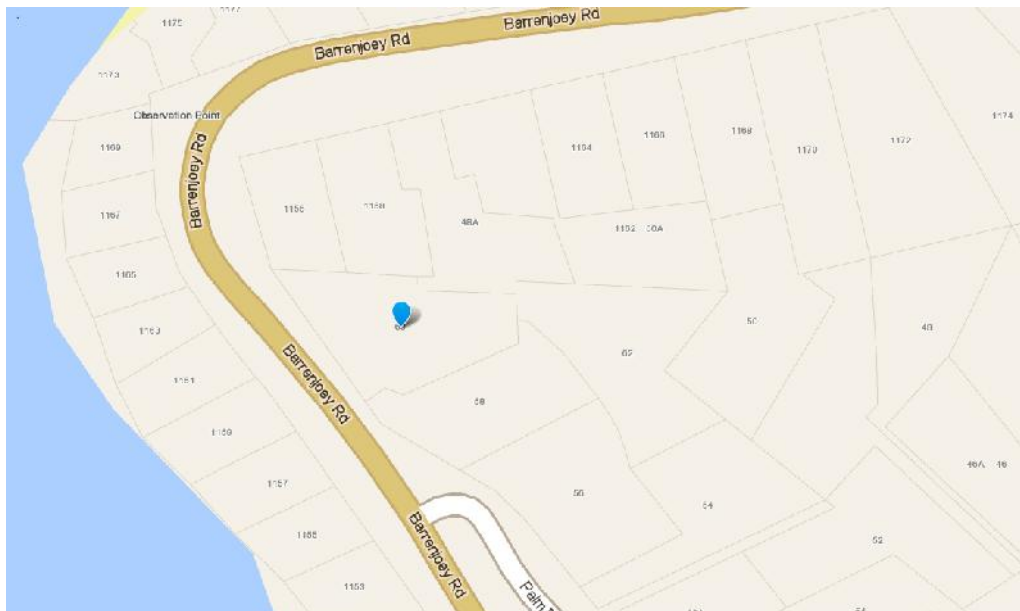
STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED NEW REAR YARD SWIMMING POOL AND
ASSOCIATE WORKS
PAUL NORMAN
60 PLAM BEACH ROAD, PALM BEACH 2108
LOT 100 DP 1116580

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 60 Palm Beach Road, Palm Beach. 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 | -elevations |
| Right Angle Design and Drafting P5 | -landscape plan |
| Right Angle Design and Drafting P6 | -sediment control plan |
| Robert Friend Surveys | -AHD survey |
| White Geotechnical Group | -geotechnical risk assessment |
| Urban Arbor | -arboricultural assessment |



LOCATION OF 60 PALM BEACH ROAD, PALM BEACH

SITE DESCRIPTION AND DETAILS

The site is located at 60 Palm Beach Road, Palm Beach; lot number 100 in DP 1116580. The total site is approximately 1457 square metres and is triangular

in shape; with a number of changes in angle along the boundaries. The frontage is just over 13m while the rear boundary is 44.3m in length. The existing residence on site has been located in the middle of the site to maximise setbacks and ensure that there is excellent outdoor and private open space on site. All views and aspects are to the west looking out over Barrenjoey Road to the water beyond. There are no neighbours to the rear and the side neighbours to the north and south are at higher elevations. Driveway access is from the east and leads to a double garage. The residence itself is two storey. There are timber decks and stairs surrounding the residence on the eastern, northern, and western sides to allow access and safety around the site as the property has quite a steep slope falling east to west. The rear yard is almost completely natural landscape and soft surface. The site has over 65% soft surface. There is one easement associated with the site to permit stormwater drainage across the site. This runs down the southern boundary. A Sydney Water sewer manhole is located at the front eastern boundary. This proposal will not impede any existing work on site or affect any neighbouring properties. The front entrance to the residence is located on the eastern side, with the living space, views and general usage area of the residence is to the west. All drainage will continue to be directed into on-site rainwater tanks and the stormwater easement. The site was excellently designed and the residential DA was approved by Council. The neighbouring properties are all similar in ground levels and aspect.

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 zone, is in Acid Sulfate soil Class 5, and is not in the immediate vicinity of any heritage item, nor is it located in a Conservation Area. There are no concerns with the Wildlife Corridor. The site does fall within the H1 Geotechnical zone and has been identified as requiring an assessment report. A full report accompanies this application. There are no restrictions regarding Land Acquisition, Urban Release, or Floor Space Ratio. The property does not lie within a Bushfire Prone zone. 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 sized being 10.0 x 3m, with a balance tank overflow on the western and southern sides. 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 will ensure that it limits its visibility to or from the neighbouring residences. It should not be visible from the road below.

There is an existing timber deck permitting access from the lower ground floor of the residence to the rear of the site. The proposed pool will be located directly off of this decking. Please note that the decking level is at a level well below neighbouring viewing platforms. The existing decking will be replaced with the completion of the pool as it will likely be damaged during the proposed work. Decking will remain a minimum of 3m from the side

boundary. Due to the slope of the site, the pool will be constructed completely out of ground. The corners nearest the house will be approximately 1200mm above ground and the western corners will be 4200mm. 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 600mm of coping around the pool to provide adequate access and safety. 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 large rock slab on site will be used for a framework and natural piercing location for the pool. It has been deemed best by the geotech and the pool builder that there is a limit to the excavation that should be carried out on site. The pool area will be constructed as unobtrusively as possible and will be screened from the neighbouring properties. 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 and the neighbouring sites, will ensure that the pool and decking are not highly visible from the road. The proposed location has been chosen as it is as far away from neighbouring residences as possible as well as using land that serves no other purpose on the site. The location, on rock, will ensure that no trees are damaged or harmed with the excavation. It also ensures that the remainder of the rear yard can remain grass, natural vegetation, and garden. One tree is requested to be removed as it is in a precarious location on the rock shelf. The site will continue to have trees far in excess of the Council requirements.

The filter will be housed in a sound suppression enclosure below the existing decking. 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 decking area to be added that the owners may use for relaxation and entertainment. This additional decking will all be porous in nature. 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.

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 on solid rock. No roots will be severed with the excavation. There will be no work to the front yard with this proposal.

SETBACKS AND BUSHFIRE ZONE

The pool is located behind the building line and a minimum 1000mm from the southern boundary and here only to the overflow tank, the pool is further from the boundary. The western rear boundary is over 11m from the pool structure,

over 35m from the northern side boundary to structure, and over 25m from the east front 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 large rock area on site and 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 decking for safety and supervision of the pool area. The pool, having been located below the existing floor level of the residence, has been designed to minimise impact on the neighbouring properties. The natural features of the site will be retained as much as possible.

SOLAR ACCESS

The pool is located on the middle section of the site. All neighbouring properties have their residences at a higher location. There will be 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, if necessary, 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 and 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 to the rear of the site will provide a more private area to all neighbours and should ensure that the structure is not visible from below. The pool filter is positioned away from neighbours and will be located inside a soundproof enclosure.

SOFT LANDSCAPING

The proposal does comply with Council's soft landscaping ratios, having a site coverage of only 35%. There is over 65% of the site considered landscaped area, far in excess of requirements. This does not include the full 6% variation that Council allows and it is understood that Council take into consideration that the house position was permitted in the middle of the site. The pool proposal adds minimal hard surface to the property. The pool location will occupy area that is solid rock, therefore not increasing runoff or stormwater impact. 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 on the property. There are no large existing areas of paving for entertaining; the front and rear decking

areas are modest and functional. The main hard surface consists of the driveway and access area. The owner has gone to great lengths to retain the existing soft surface and natural features of the site. All proposed work will be well away from any residential property and below neighbouring floor levels.

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. A stormwater plan accompanies this application.

SITE MANAGEMENT

There is minimal excavation required, approximately 2 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.

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 60 Palm Beach Road

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

DCP REQUIREMENTS AND OBJECTIVES—PALM BEACH 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'.
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)

D12.2 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.

D12.3 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. The decking will be muted and will blend. This will not be visible from the street or have any impact on neighbours.

D12.5 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.

D12.6 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.

D12.8 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.

D12.9 Landscaped Area

The site is requested to have a landscaped area of 50% of the site area. The use of porous materials and finishes is encouraged.
The site does comply with the 50% landscaped area for Council residential properties. The site has over 65% landscaped area; all of this area is soft. The proposal fully complies with all regulations of this proposal. The application does not need to adopt the variations permitted by Council. No landscape plan

accompanies this application as the natural planting will remain. Additional landscaping may be added if Council requires.

D12.11 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	Y	Y	Y A full geotech report accompanies this application
B3.2 bushfire	N	N	Y Site is not bushfire prone
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	Y	Y	Y rainwater tank required--supplied
B5.7 OSD page 16	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	15 trees	Y	Numerous trees are located on site, with 50% native vegetation, 50% soft surface, including variations
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 west, no obstruction of side neighbours, no 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
D12 PALM BEACH				
D12.1 character as viewed from a public place	Y	Y	Y	Proposal complies with controls
D12.3 colours	Y	Y	Y	
D12.5 front building line	6.5m	6.5m	Y	
D12.6 side building line	1m	1.0m	Y	
rear building line	6.5m	11m	Y	Pool permitted in rear setback
pool	1m	1.0m	Y	
D12.8 building envelope	8.5m	8.5m	Y	Building complies, no breach of envelope
D12.11 fences	1.8m max	1.8m max	Y	All fencing to not exceed 1.8m in height
D12.13 retaining walls and terracing	Minimal impact	Y	Y	No retaining walls to be removed or constructed with this application
SEPP BASIX	Y	Y	Y	BASIX certificate required

PHOTOS



Proposed pool position



View from proposed pool position to west



View from house to proposed pool position
Please note the rock shelf and that no trees will be affected



View to neighbouring residence outdoor area. Please note it is well elevated above the proposed work area.



View from rock shelf to proposed pool location