

30.03.2023

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**2016 AILA National  
Landscape Architecture Award**

**2016 AILA NSW  
Award of Excellence**

## STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

**Development application** – new pedestrian path, internal screen fencing and associated garden renovations in the front, and new steel pergolas, feature stone walling, paving and a shade roof structure over existing pool terrace at the rear.

Property Address: 368 Joalah Road, Duffys Forest NSW 2084. Lot 3, Deposited Plan 1132323  
Land size: 2.079 hectares  
Zoning: RU4 Primary Production Small Lots

### Site description.

The site sits at the end of Joalah Road in Duffy Forest and consists of a single-storey dwelling, adjoining swimming pool terrace, manicured lawns and gardens and native bushland. The bushland covers approximately 75% of the site and is a continuation of the bushland of Ku-ring-gai Chase National Park. The dwelling, pool terrace, lawns and gardens occupy the upper eastern fringe of the property and there are uninterrupted views out over bushland to the north and west.

The site and dwelling are orientated to the north-west with a gentle to moderate down-slope in the same direction. The cleared and manicured portion of the site at the top of the block is well ordered and ends neatly at the bushland edge with single course sandstone quarry block edging in sweeping arcs. Infill planting is low and mixed - with exotic and natives combined in a contemporary Mediterranean style. Large open areas of Buffalo lawn dominate the cleared open spaces around the house, with small pockets of remnant and introduced native vegetation flanking the dwelling. The broad open spaces around the dwelling act as an effective bushfire buffer and, in combination with the swimming pool and clear vehicular access on both sides of the house, constitute a well-managed asset protection zone.

The bushland edge to the north and west stands approximately 30m and 40m from the rear dwelling respectively and between 9m and 5m below the dwelling floor level. Refer to the bushfire report for more detail of the relationship between the bushland and dwelling particularly in relation to bushfire threat, recommendations and BAL rating.

The cleared area of the site, from the eastern (front) boundary to the bush edge, falls approximately 9m over about 77m with a relatively consistent slope of approximately 7 degrees. The site falls within Area B – Flanking Slopes from 5 to 25 degrees of the Warringah Landslip Risk Map, with a minimum 30% rating for Landscaped Open Space and Bushland Setting. The lower bushland portion of the site is considered Riparian Land but is not impacted by the proposed works.

### Description of proposal.

The proposed works are external only and are limited to existing garden and pool terrace areas immediately adjacent the front and rear of the existing dwelling. Proposed works include construction of a paved pedestrian entry pathway connecting the driveway to the existing paved court and entry path, low steel walling, a fountain/water feature, steel batten screening and shrub planting in the front, and an attached steel pergola, split-level paved terrace, stone walling and a shading roof structure with built-in outdoor fireplace over an area of existing pool terrace at the rear.

#### Design considerations – response to site.

The proposed works are designed to support and complement the existing dwelling, garden and locality in an environmentally responsible, well-considered and site responsive way, with an emphasis on improving functionality, aesthetics and overall amenity. The chief objectives were to provide a paved pedestrian access in the front and shade and weather protection at the rear.

There is currently no pedestrian entry pathway linking the shared driveway and visitor parking area to the entry door area of the house. Visitors and family members must find the entry door and walk across sloped lawn areas in an ad hoc manner. The proposed works include a relatively simple, direct and logical paved connection to an existing paved entry area with minimal impact on the existing garden. Level pedestrian access is retained via the driveway and gravel path on the south-western side of the dwelling (garage side). The design of the pathway is linear in keeping with the style of the architecture, and is framed by semi-formal gardens that merge with the more relaxed, informal existing garden surrounds.

The planting and materials palette is kept minimal with light-toned natural stone paving, weathering steel and simple box hedging to blend in with the existing garden style. Powder-coated aluminium batten screening to screen unsightly utilities and a traditional cast-iron water feature are added features to enhance the entry experience. All proposed hard elements will be non-combustible and vegetation maintained in accordance with the requirements of the bushfire report.

The proposed external works at the rear focus on upgrades to either end of the existing pool terrace. The southern end will include a split-level paved terrace for casual outdoor dining and entertaining, replacing a pebbled area and sloped patch of lawn. A split-level steel pergola with cross battens for shade will sit over the terrace with an BBQ and wood-fire pizza oven relocated from the front entry built into the lower terrace. A stone clad support column and stepped-height feature wall will anchor the area and provide a visual barrier to screen existing utility sheds beyond. The cooking and dining terrace will provide balance and a counterpoint to the main covered area proposed at the northern end of the pool terrace.

The proposed covered area at the northern end of the pool terrace is designed to provide an outdoor area close to the house that can be enjoyed and used all year round, and in all but the worst weather conditions. The slender, spaced stone-clad support columns are oriented to minimise view obstruction out to the bushland from the house. The open-gable roof will match that of the existing dwelling in pitch, texture, colour and gutter height. The existing brick wall at the end of the terrace will be re-built in rendered masonry and will include a built-in fireplace and wood stack shelves. A flat ceiling panel with recessed LED downlights will 'float' through the centre of the structure leaving a gap along either side for air circulation. A small, paved landing will replace a section of bitumen pathway and new broad stone steps will replace existing stone steps to better connect the pool terrace with the garden beyond.

#### Development Compliance.

The proposed development is permissible under the relevant State and local planning instruments and development control plans as set out in the Northern Beaches Council Planning Certificate – Part 2&5 for the site, issued 08.09.2022 under the provisions of Section 10.7 (2) of the EP&A Act 1979. The objectives of the land zoning - (RU4) Primary production Small Lots, as set down in the Warringah LEP 2011 are acknowledged and adhered to in the proposed works which, in the context of the plan, are minor in nature.

The land does not contain critical habitat, is not in a heritage conservation area and does not contain an item of environmental heritage. The land is not flood prone however it is land that is identified as bushfire prone land on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service.

As a result of the site's bushfire prone status an experienced, local bushfire consultant was engaged and due adherence has been given to their findings and advice in relation to the design, construction materials proposed and to general asset protection. In summary, all hard materials proposed are to be non-combustible and proposed shrub planting to new and disturbed garden areas comprise hard-to-burn species arranged in planting patterns compatible with on-going asset protection. More detail is available in the bushfire impact assessment report and certificate.

Some strategic maintenance and selected tree removal is proposed in line with the advice of the consulting arborist and bushfire consultant. Please refer to the landscape architectural plans (existing tree schedule on DA-02) and to the associated consultant reports for full details.

Other planning controls include:

- DCP – landscape open space and bushland setting 30% of site. Compliance with this control is maintained with a very high percentage of landscape open space retained on site, well above the minimum target. Proposed new hard paving (59m<sup>2</sup> at the rear and 16m<sup>2</sup> in the front) – required primarily for adequate delineation and safe passage, represents less than a 2% increase in built-upon area over the cleared portion of the site and less than 0.5% over the entire property. These small additional paved areas will not impact the site in any negative way.

Side setback controls are not impacted as the proposed works are restricted to the existing dwelling alignment, well within the property boundaries. The proposed front pathway is connected to the existing driveway approximately 4.5m from the front boundary at its nearest point. Rear setbacks are maintained.

- Riparian Land – the portion of land associated with the dwelling and surrounding lawns and garden areas is not within the riparian land associated with the creek systems to the north-west of the property. The proposed works are remote from and do not impact the riparian zone in any negative manner.
- Warringah LEP2011 – Landslip Risk Map-Area B. The proposed works are limited to areas of existing garden and terrace development and are otherwise surface works with minimal/shallow excavation involved with no increase in landslip risk proposed.
- Warringah LEP2011 – Land Zoned RU4 Primary Production Small Lots. There is no change in use or primary production activities proposed, nor impact on any existing neighbouring or local activities.

#### Access and traffic.

No change is proposed to vehicular traffic. Improvements to pedestrian access to the front door is proposed via a paved path connecting driveway to existing pathway. Planting and LED garden lighting will assist legibility and safety.

#### Privacy, views and overshadowing.

There are no negative impacts on privacy or views to or from the property in relation to the proposed works. Existing and natural levels are retained and the proposed pergola and roof structure are set well below the existing dwelling height and are set well back from neighbouring dwellings on both sides. Existing vegetation along boundaries and within properties is not impacted and will continue to provide adequate visual privacy to and from the proposed development.

Overshadowing is not relevant to the proposed development.

#### Air and Noise / Operation and Management.

There are no significant changes to the existing site conditions. No adverse impacts are anticipated in relation to air or noise and there are no operational or management issues to consider in this development.

#### Vegetation and Fauna.

Minor shrub infill planting around disturbed areas and some lawn removal from the base of trees is proposed to improve growing conditions, as well as some small tree removal and canopy pruning to existing vegetation in line with bushfire and arborist advice. Details are provided in the landscape/planting plan DA-08, the arborist report and bushfire report.

In summary, the proposed removal and pruning activities will comply with the bushfire advice while the general wishes of the owners, to retain as many trees as possible, will drive the current decisions regarding the retention or otherwise of the trees considered by the consulting arborist to be in a poor, but manageable, condition.

Apart from these minor remediation activities the proposed works will have little to no impact on vegetation and fauna generally.

#### Soil and Water.

No negative impacts or significant changes are proposed to existing soil and water regimes. Where new paving is proposed over existing 'soft' area the effect of additional terracing, edging and planting on the low side will improve absorption of rainfall and reduce overland flows in storm events.

Soil will not be disturbed in any significant way and where shallow cutting and trenching is proposed, appropriate retention, drainage and backfill will be incorporated to provide stable, sustainable conditions.

The proposed covered area at the rear is proposed over existing hard-paved area with existing stormwater pits designed to capture and efficiently manage the local stormwater load.

#### Energy Efficiency

No adverse impacts are proposed. Refer the submitted BASIX certificate.

#### Waste Management

No changes or adverse impacts are proposed. Refer the submitted Waste Management Plan.

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*Andrew Lane RLA*