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# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Date- AMENDED-** 8<sup>th</sup> April 2022

**Site-** 5A Ethie Rd, Beacon Hill

**Lot-** 11

**DP-** 620873

**Area-** 961.11m<sup>2</sup>

**Proposal-** Installation of pre-fabricated, swimming pool with Tiled/timber decking surrounds

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## **Introduction**

The following document serves to provide detail in relation to the proposed development at the abovementioned address, and to provide all necessary evidence to demonstrate the compliance and consideration of the proposed Works with the Warringah LEP 2011, and Warringah DCP, specifically, Part D, Design. It serves to outline any likely, and or potential impacts which the development may have, compliance with the DCP and, measures proposed to be taken to alleviate these impacts.

The following issues have been addressed;

- 1. Site suitability**
- 2. Present and previous uses**
- 3. Development Proposal and Compliance**
- 4. Privacy, Views and Overshadowing**
- 5. Stormwater Drainage Statement**
- 6. Summary**
- 7. Site Photographs**

### **1. Site Suitability**

The existing site is located on the Southern side of Ethie Rd, Beacon Hill. Ethie Road is a residential street, located within R2 Low Residential Zoning. The property is a battleaxe block and adjoins a residential property on each side boundary, and 3 properties to the rear.

The block is 961.11m<sup>2</sup> and is accessed by a long driveway. There is also a double garage attached to the home, to allow for off street parking.

The site is moderately sloped from the house, down to the rear of the property. There are large areas of exposed sandstone, which flatten out to a large lawn area at the rear. The house is a modern development, is well maintained and blends with the surrounding landscape. The existing garden contains minimal gardens, and open lawn areas.

Overall, the property has been modestly developed, and has retained the character of the local area and the adjoining streetscape.

The proposed pool and surrounding landscaping is modest in size, and the design has been created to maximise the usability and aesthetic appeal of the rear/side yard, whilst minimising the impact on the existing natural slope.

The property is affected by Landslip Area B, and a preliminary assessment has been completed by Crozier Geotechnical, and submitted with this DA. It is also affected by Bushfire, and an updated Bushfire Assessment Statement has also been completed and submitted with this DA. There are no other known restrictions on this site.

### **2. Present and previous uses**

The purpose of the proposed development is for private family recreational purposes.

### 3. Development Proposal and Compliance

The DA proposes to construct to;

- Install an in-ground pre-fabricated swimming pool (7m x 4m) with a tiled/timber surround

The proposed location of the pool has been designed to better utilise an existing lawn area, to allow for clear access from the existing deck at the rear of the house, and to provide visual access to the pool.

The proposed pool will be in-ground, with the proposed height of the finished pool surround to be slightly above the height of the existing lawn area, to suit the existing ground levels. There is an existing drainage easement along the Western boundary, and all construction work will be outside of this area.

The pool is to be surrounded with a concrete beam, and finished with a tiled/deck combination. The location of the pool fence has been indicated on the Site Plan.

The location of the pool, including the proposed height, and its surrounds, was directly influenced by the location of relevant Council setbacks, the slope and aspect of the existing site, the layout of the existing house, the existing access from the rear of the house, the ability to see the pool from the rear of the home (for safety reasons), the desire to create a seamless pool and landscaped area, and the consideration of the pool in terms of access to sunlight.

The pool design and layout has been selected to blend with the surrounding garden, with the existing deck to be an area from which children can be supervised whilst in the pool area. The balance of the proposed pool surrounds is to allow pedestrian access for cleaning and a safety area. This safety area is recommended if in the event of resuscitation needing to be performed.

Setbacks- The location of the pool water's edge is set at 2.5m the Northern side boundary, and 3.1m to the rear boundary. This allows for a pool surround on these two sides, and a slighter large area at one end of the pool.

These setbacks comply with the Side and Rear Building Line Setbacks for the Warringah Council DCP B5 Side Boundary Setbacks and B9 Rear Boundary Setbacks.

#### Finished Level

The pool is to be installed slightly above the lowest ground level in the rear yard. This is due to the existing slope of the land. This level has been determined by taking the existing fall of the site into consideration, and the desire to minimise any potential impact on adjoining properties.

Site/Landscape area – the total site area is 961.11m<sup>2</sup>. The total area of existing hard surface is 708.05m<sup>2</sup>, or 73%. Several areas of paving/concrete/decking which totals 136.90m<sup>2</sup>, is to be removed as part of this development. The proposed new works (pool surrounds only), totals 34.60m<sup>2</sup> (not including the pool). The new total area of hard surface will be 605.75, or 63.00% hard surface, and the balance of 37.00% being landscaped area.

Whilst this is a variation to the required 40% landscaped area requirement, it is believed to be justified, as the proposal will result in a significant overall decrease to the current hard surface percentage, and the proposed design will offer a significant improvement to the current status quo.

Fencing- the pool is to be fenced to comply with the Swimming Pools Act 1992- the location of the pool fence has been sited on the Landscape Concept Plan.

Pool Filter- The pool filter and equipment will be located near the rear of the house- outside of the pool area. This location of this equipment has specifically been selected to eliminate any risk of potential noise interfering with neighbouring homes.

BASIX- Due to the estimated cost of works, a BASIX certificate has been completed, and submitted with this DA.

#### **4. Privacy, Views and Overshadowing**

Therefore there will be no additional, detrimental impact on the adjoining properties as a result of this development.

There will be no overshadowing created as a result of this development.

The area surrounding the pool is not being constructed to form an entertaining area, rather to form modest pedestrian access around the pool, therefore there will be an extremely low impact on acoustic privacy

#### **5. Stormwater Drainage Statement**

Overflow from the pool will be gravity fed to, and connected to the Mains Sewer. This has been indicated on the Site Plan.

#### **Summary**

- a) The proposed works will have nil effect on the ecological, scientific or aesthetic values of the area. The proposed works are proportionate to the site in terms of scale, and have been sited to suit the natural slope of the site.
- b) a satisfactory portion of this site is to be maintained as open landscaped area. The total soft landscaped area, post development, will be 37%.
- c) The scale of the pool and landscaped surrounds in relation to the balance of the site, will ensure that the proposal will in no way dominate the site. The proposed pool level has been designed to follow the natural fall of the land.
- d) The materials and finishes of the propose pool and surrounds will ensure that the finished project will compliment both the existing house, but also the bush setting of the site
- e) The proposal will have no impact on the existing vehicular access to the site.
- f) The proposed pool and surrounds will have no negative impact on the existing sunlight on either adjoining properties, as the level of the proposal will not affect the sunlight.

## 7. Site Photographs





