

1

STATEMENT OF ENVIRONMENTAL EFFECTS

Date- AMENDED- 23rd June 2022

Site- 5A Ethie Rd, Beacon Hill

Lot- 11

DP- 620873

Area- 961.11m²

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 961.11m² 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 4.55 (1A) proposes to;

- Delete the proposed timber privacy screen as the North-East end of the pool, as per the approved DA 2018/1267.
- Delete Condition 2 of the Notice of Determination (DA 2018/1267) which requires an extension of the proposed privacy screen around the South East corner of the deck, up to the South East corner of the pool.
- Delete the proposed stairs (at the rear of the house down to the pool area)
- Remove the cubby house
- Retain a portion of deck (as indicated on the Site Plan)

The deletion of both the proposed privacy screen as per the DA, and the proposed extension of the screen around the south east corner of the deck is justified due to the following reasons;

- The proposed screens will not provide any additional privacy to both the subject and adjoining properties due to the finished height of a boundary fence (along the Eastern boundary) and the significant growth and now mature hedge plant of *Viburnum odoratissimum* along the South-Eastern boundary. The height of the hedge currently exceeds 1.8m in height.
- The hedge planting of *Viburnums* provides an improved green buffer and privacy solution, to a timber screen.
- The installation of a privacy screen would not provide any benefit to actual 'privacy', nor improve the amenity or visual appeal of the development for the subject property, nor the adjoining properties.
- The deletion of the proposed stairs will significantly reduce the overall building bulk of the development
- The removal of the cubby house will improve the visual appeal of the rear yard
- The retention of the small area of the deck on the upper level of the property will ensure useability of this area, and the removal this deck will not offer a betterment to the landscaped and outdoor living areas of the property.

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 961.11m². The total area of existing hard surface is 708.05m², or 73%. Several areas of paving/concrete/decking which totals 136.90m², is to be removed as part of this development. The proposed new works (pool surrounds only), totals 34.60m² (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

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

The existing boundary fence and hedge planting- both clearly showing privacy for both the subject property and adjoining properties has been catered for and is well established.



The mature hedge planting of *Viburnum odoratissimum*



The view of the pool area, from the ground floor level of the subject property.



The side path which has been converted to a soft landscaped area

