

DEVELOPMENT APPLICATION: NEW DECK AND POOL SURROUND STATEMENT OF ENVIRONMENTAL EFFECTS

Issue A: 22nd June 2022

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1.0 THE SITE

1.1 Property Description

Address:

Lot 161/0 Kanangra Road
Terrey Hills, NSW 2084

Title:

Lot 161, DP 752017

1.2 Proposed Works Description

The main part of the proposed works is associated with the replacement of existing timber decks which extend for almost half of the perimeter of the existing single-family house. The timber decks are in poor condition and are unable to be repaired and maintained. The full extent of the proposed works is:

- Demolition and reconstruction of existing decks and associated stairs
- Demolition and reconstruction of existing street front gate posts to a modified design of increased opening to facilitate construction equipment (crane) access
- Demolition and reconstruction of a swimming pool fence enclosure
- Construction of a new ground slab to extend the existing swimming pool apron
- Construction of a new retaining wall to conceal new in-ground water storage tanks.



Above: North elevation showing existing deck



Above: Existing deck viewed from the north



Above: Existing pool area and deck viewed from the north

1.3 Site Description

Site Area: 10,793 m²

Refer Rygate & Company Pty Ltd survey reference No. 79017 sheets 1 and 2.

The site is of significant area and directly adjoins only one neighboring property to the south (199 Mona Vale Road). The site is bounded to the north and west by road reserves. The site adjoins Kuring-gai Chase National Park to the east.

1.4 Present and Previous uses of the Site

The site is presently occupied by a single-family house, swimming pool and tennis court. The site is landscaped with open lawns and gardens for its upper part in the areas surrounding the house, pool, and tennis court, and partly cleared for its lower (northern) part.

A two-bedroomed brick residence was first constructed on the site in 1974. Prior to 1974 the site was unoccupied apart from a galvanized iron shed. The swimming pool was constructed in 1976 and the tennis court in 1984. The original brick residence was substantially extended to its current form in 1994.

The works forming this application do not propose to change the use of the site.

2.0 STATUTORY REQUIREMENTS

2.1 Property Zoning and Overlays

2.1.1 Warringah LEP 2011

Land Zoned RU4 Primary Production Small Lots

Northern Beaches Bushfire Prone Land Map 2020

Lot is identified as part Vegetation Category 1 and part Vegetation Buffer

Land Slip Risk Map - Area B - Flanking slopes from 5 to 25 degrees

2.1.2 Warringah DCP

Part E10 Land Slip Risk - Area B

Part D1 Landscaped Open Space and Bushland Setting - 30% of site

The current land use as a dwelling house is permitted.

2.1.3 Response

The application package includes:

- Bushfire Assessment Report AE22 2420 REP prepared for the site by Abel Bushfire
- Geotechnical Investigation PSM4690-003L prepared by PSM Consult Pty Ltd.

3.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.1 Access and Traffic

The proposal does not alter the existing arrangements for vehicular access and parking.

3.2 Privacy, Views, and Overshadowing

3.2.1 Visual Privacy

The proposed design does not increase over-looking of neighboring dwellings or grounds. The proposal does not have impact on the privacy of others. Significant existing vegetation acts to screen any view of adjoining dwellings.

3.2.2 Acoustic Privacy

The proposed design does not alter the existing conditions of use which may generate and transmit sound. The nearest dwelling is situated more than 150 metres from the closest point of the works.

3.2.3 Views

The proposed design has no impact on views from adjoining or nearby properties. The design seeks to maintain the existing outlook from the proposed development.

3.2.4 Overshadowing

The proposed design does not cause overshadowing onto adjoining or nearby properties. The proposed design does not vary the existing conditions of overshadowing on the site.

3.3 Air and Noise

3.3.1 Air

The proposed design does not create sources of odour or fumes. There is no impact on the existing air quality.

3.3.2 Noise

The proposed design will have no permanent impact on the existing aural environment. The existing areas of occupancy and use remain unchanged by the new design.

Construction noise will be addressed by compliance with EPA guidelines, hours of work and Council's conditions of construction consent.

3.4 Drainage

The existing drainage and water management systems will be retained. All stormwater is managed by on-site collection and disposal.

Existing areas of infiltration are generally to be maintained.

Rainwater which currently finds its way to ground between the timber decking boards is to be directed "in-board" on the new deck towards the house and then drained to natural ground between the house and new deck area to maintain natural irrigation of gardens and lawns beneath the deck.

3.5 Erosion and Sediment Control

The proposed design does not increase the existing soil erosion characteristics of the site. The proposed retaining wall will act to mitigate areas of localized erosion which may occur as the existing timber sleeper wall further decays due to age. Potential sediment is retained on site within the approximately 60 metres of infiltration run existing within the property boundaries.

3.6 Heritage

The proposal does not involve work on a heritage item, or moving or excavating an aboriginal relic or object.

3.7 Energy Efficiency

The proposed development does not have negative impact on the existing design elements of the dwelling which act to mitigate energy use. The design maintains solar access to existing windows during winter months and reconstructs the existing pergolas which act to provide sun control on glass during the summer.

The proposal does not specify works which will change the existing energy provisions for the house. Any existing lighting noted to be changed shall be of low energy use LED sources.

4.0 Summary of Environmental Impacts

The proposed development does not impact negatively on the existing environment of the site or adjoining and nearby properties and dwellings.

END OF STATEMENT