

STATEMENT OF ENVIRONMENTAL EFFECTS



Map data ©2021, Map data ©2021 10 m

Location map – Courtesy Google Maps

Proposed Pool, Retaining walls and Landscaping

At

9 Barkduk Avenue Miranda

Prepared by Zenith Landscape Designs

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Index

1. THE SITE
2. THE LOCATION
3. THE PROPOSAL
4. ANALYSIS OF PROPOSAL
 - Lot Size
 - Compliance
 - Landscape Area
 - Archaeological Sensitivity
 - Greenweb
 - Visual Impact
 - Drainage & Erosion Control
5. CONCLUSION
6. PHOTOS

1. THE SITE

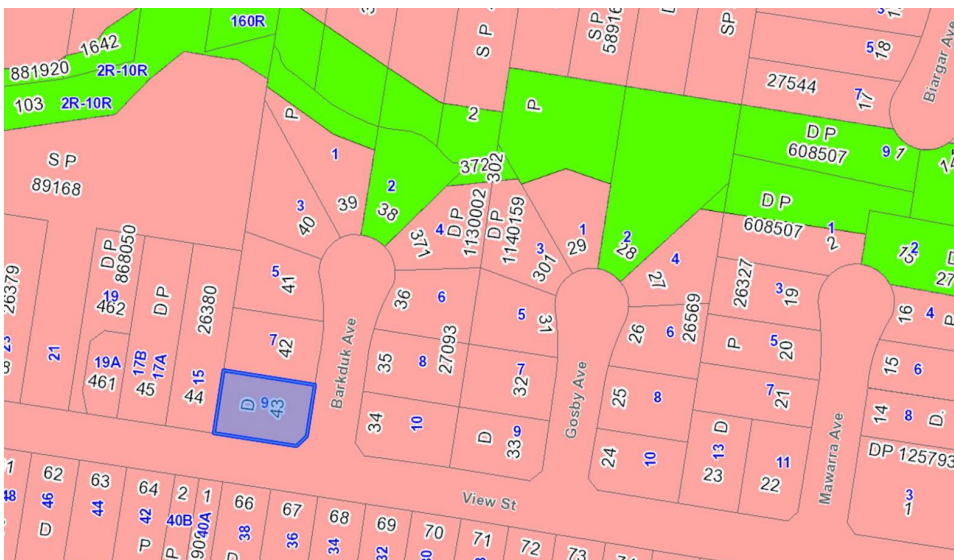
The subject site is a regular shaped corner block with a total site area of 600.80sq.m. The site is known as Lot43 DP27093, 9 Barkduk Avenue Miranda. The property is within Zone R2 Zone.

The property is on the corner of a quiet cul-de-sac and a minor collector road. The existing dwelling is an original dwelling of local subdivision but a new dwelling is currently being assessed for CDC approval for construction by Clarendon Homes. This development application specifically relates to only the private open space portions of the site with the house, driveway and alfresco area being approved by CDC separately.

The existing yard areas are in need of improvement to meet the needs of the occupants and their family. The topography of the proposed area of works is gently sloping to the central portions of the site and moderately steep towards the southern and south-eastern corner. There is an approximate 3m fall across the site from SW corner to the NE corner. There are neighbouring houses to the north and west of the site. The new residence will be unaffected by the proposal.

2. THE LOCATION

The subject site is in the locality of Miranda. The site is located approximately 400m from Westfield shopping centre; approximately 500m from Miranda Public School and is within walking distance to parks and local bus routes.



Location map – Courtesy SSC Shire Maps

3. THE PROPOSAL

The primary objective of the current proposal is to improve the amenity of the yard areas to suit the needs of the owners and their family. The proposal does not include any works to the existing driveway crossover or the street verges.

The design addresses the desire to provide a small sized pool and retaining walls to address the unusually steep and unusable perimeter embankments to the south and south-east corners of the property while sympathetically dealing with the

various environmental site issues. A front fence is also proposed to provide site security and enable additional safe outdoor play areas for the families' young children.

Existing site conditions:

Currently, the area contains an older dwelling which is to be demolished for construction of a new house and driveway. There are no trees or significant vegetation located at the property. An extensive embankment (part grass and part concrete) is located along the southern boundary and around the south-east corner of the property. This zone offers very low amenity with the grassed portion also being very difficult to maintain. Currently there is no front fencing which has led to security issues in the past.

The proposal has been designed in order to satisfy the objectives of Council's Codes while meeting the recreational needs of the owners and their family.

The proposed pool, retaining walls and landscaping will be an enhancement to the site and surrounding neighbourhood.

4. ANALYSIS OF PROPOSAL

▪ Lot Size

The site, by survey has an area of 600.8 square metres. The land is within Residential Zone R2 –of the Sutherland Local Environmental Plan 2015. The proposed pool, retaining walls and landscaping are permissible on the site.

▪ Compliance

Compliance Table

Code	Control	Compliance Yes	Compliance No
SSLEP 2015 Landscape Area	35%	YES	
SSDCP 2015 Chapter 34 Ancillary Development			
Part 3.1 – Fencing Controls			
Control 3.1.4	The overall design of and materials used for front fences must complement existing structures, landscaping and the general streetscape.	YES	
Control 3.1.7	The maximum height permitted for a front fence at any point shall be 1.5m from natural ground level. Where a portion of the front fence is a retaining wall, 1.5m shall be the total maximum height permitted	YES	
Control 3.1.8	The maximum height permitted at any point for a side or rear fence (including fencing on the secondary frontage on corner blocks) shall be 1.8 m from natural ground level. Where a portion of the fence is a retaining wall, 1.8 m is the total maximum height	YES	

	permitted.		
Control 3.1.9	Open form sections should be incorporated into fences, particularly on corner blocks to increase visibility for security purposes.	YES	
Part 4.1 – Retaining Walls Controls			
Control 4.1.1	The maximum height for a retaining wall is 1m, measured vertically from the base of the retaining wall to its uppermost portion.	YES	
Control 4.1.2	The minimum setback between retaining walls or other structural supports on the site is 1 m, measured horizontally.	YES	
Control 4.1.3	Retaining walls are not permitted at the front boundary.	YES	
Control 4.1.5	Retaining walls are to be screened by appropriate indigenous planting chosen from Council's Native Plant Selector	YES	
Control 4.1.6	Materials and colours used are to be in keeping with the natural environment.	YES	
Control 4.1.7	Retaining walls are to reflect the natural landform features and topography of the locality, and not form a straight lineal feature across the site.	YES	
Control 4.1.8	Retaining walls should not alter ground water levels or surface stormwater flows to the extent that trees, bushland vegetation, water bodies or other properties are adversely affected.	YES	
Control 4.1.10	Retaining walls should not affect the long term stability of geological elements on site or other properties, particularly in areas where acid sulphate soils are present.	YES	
Control 4.1.11	Artificial terracing of the site using retaining walls to provide a suitably accessible building platform is not permitted.	YES	
Part 6 – Swimming Pools in all zones except E3 & E4 Controls for Location			
Control 6.2.2	Pools shall be located and designed to: a. to minimise disturbance to the natural landscape with existing significant, healthy trees and vegetation retained and enhanced b. minimise any impact on native vegetation from excavation c. minimise any alterations to the natural topography.	YES	
Control 6.2.5	The pool shall be located such that it is separated from any ancillary residential structures such as a garage, carport, shed, boat shed, pergola or the like. Such non pool structures shall be outside the pool	YES	

	area enclosure.		
Part 6.3 – Swimming Pools in all zones except E3 & E4 Controls for Setbacks			
Control 6.3.2	Where a pool / surrounds is not more than 500mm above existing ground at any point, the minimum setback from the outside edge of pool coping / pool decking / paving to the side and/or rear boundary is: b. 1m where landscaping is non-climbable	YES	
Part 6.4 – Swimming Pools in all zones except E3 & E4 Controls for Height			
Control 6.4.1	Pools shall be built so that the top of the pool is as close to existing ground as possible.	YES	
Control 6.4.2b.	an inground pool located outside the street setbacks must not extend more than 500mm above existing ground level (at any point).	YES	
Part 6.5 – Controls for Swimming Pool Barrier Fences Controls for Height			
Control 6.5.1	Swimming pool barrier fences are to meet minimum heights, as indicated in SSDCP 2015	YES	
Control 6.5.2	The maximum height permitted at any point for a swimming pool barrier fence within the side or rear yard is 1.8m.	YES	
Part 6.6 – Controls for Swimming Pool Landscaping			
Control 6.6.3	Screen planting shall be provided to achieve a reasonable level of privacy between adjoining neighbours. Such planting shall achieve a minimum mature height of 1.8m.	YES	
Control 6.6.4	Landscaping on a property is not to be located in a position that intrudes into the non-climbable zone of swimming pool barrier fences.	YES	
Control 6.6.5	Landscaping should be located clear of any subsurface drainage, water or sewer easement to eliminate root penetration into pipelines or damage during pipeline maintenance works.	YES	
Control 6.6.6	Hard surface areas adjacent to pools shall be minimised to allow stormwater and pool overflow to permeate into the ground surrounding the pool.	YES	
Control 6.6.7	The materials and design of any associated retaining walls shall be integrated with and complement the natural setting.	YES	

- **Landscape Area**

Under this proposal a total of 239.64sq.m (39.88%) will be provided, well in excess of Council's requirements.

- **Archaeological Sensitivity**

The site has medium archaeological sensitivity as mapped by Council but does not have any known items of Aboriginal Heritage. The garden areas in the area of the proposed works have been landscaped in the past and there are no remnant trees or vegetation in this zone.

- **Greenweb**

The site is within Council's designated Greenweb Restoration Area. There are no trees or indigenous plants currently located within the site. Indigenous trees and a minimum 50% indigenous understorey species are to be provided in the garden areas as part of this proposal. Planting will include a variety of trees, shrubs, grassy plants and groundcovers to increase the sites overall habitat value.

- **Visual Impact**

Views from the adjoining property's (7 Barkduk Ave and 15 View St) will be unaffected by the proposal as the development zone will be set down from existing levels with screen planting to provide further privacy. The proposed rear pool and lawn area will match the proposed levels at the rear of the new house. Adjoining neighbours' privacy will continue to be well protected.

Street views from View Street will be unaffected as the top of the proposed boundary wall will match existing ground levels, therefore being unseen from the street. An existing 1.8m high fence along this side boundary is already in place.

Similarly, the only change to views from Barkduk Avenue will be the new front fence as existing ground levels along the street front will remain unchanged. Retaining walls within the front setback will not be visible from the street. The front fence will be 1.2m high and open style to be of low visual impact. All walls and fencing will be well screened with new planting. The new retaining walls provide an opportunity to provide tall and dense screen planting where it cannot currently be provided over concrete.

- **Drainage & Erosion Control**

The structural design of the pool and walls (including drainage requirements) will be undertaken by a qualified Structural Engineer and submitted at the Construction Certificate (CC) stage. All drainage shall be collected and directed to the stormwater system as specified in the new house plans. During construction works silt fencing and any other required erosion control measures shall be located and maintained in accordance with Council's Specifications.

5. CONCLUSION

The proposed pool, retaining walls and landscaping to the site will transform the existing yard areas into a functional and comfortable open space areas. It is our respectful submission that the proposal is within the aims and objectives of Council's Planning Policies. There will be no detrimental impact to neighbouring properties or street views and there will be improvement to the local area character and habitat by provision of an aesthetically pleasing solution to the owners' requirements.

Therefore, we look forward to Council's positive response to our proposal and appreciate your attention to this submission.

6. PHOTOS



Photo showing the NE corner of the site



Photo showing the existing dwelling (to be demolished) from Barkduk Avenue



Photo showing the existing front yard to Barkduk Avenue



Photo showing the existing grass embankment to the SE corner



Photo showing the existing grass embankment to the SE corner



Photo showing the existing front yard to Barkduk Avenue from the SE corner



Photo looking west along View Street from the SE corner



Photo showing the concrete embankment along the southern boundary looking east



Photo showing the concrete embankment along the southern boundary looking south



Photo showing the concrete embankment along the southern boundary looking to the SW corner



Photo showing the concrete embankment along the southern boundary looking west



Photo looking towards the western boundary



Photo showing the existing house and rear yard area



Photo looking north along the western boundary



Photo showing the existing rear yard area looking towards the western boundary



Photo looking towards the NW corner of the site



Photo showing the northern boundary looking west



Photo showing the northern boundary looking east



Photo of adjoining property at 15 View Street showing raised grass area



Photo looking along the western boundary from the upper edge of the south boundary driveway