

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

CONSTRUCTION OF A NEW CONCRETE POOL AND  
ASSOCIATED SOFT LANDSCAPE WORK

AT

27 RICKARD ROAD, NORTH NARRABEEN NSW 2101

PREPARED FOR

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DATE: 05 JUNE 2025

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## 1. INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) for the construction of a new in-ground swimming pool and associated landscaping at 27 Rickard Road, North Narrabeen NSW 2101.

The proposed pool is modest in scale and designed to provide recreational amenity for occupants while maintaining compliance with environmental and planning controls. The pool measures 4.4 metres in length by 2.3 metres in width, with a depth of 1.5 metres, and a total water capacity of approximately 15,180 litres.

As part of the proposed works, the landscape area will reduce slightly from 39.4% to 31.65% of the total site area. Despite this minor reduction, the proposal maintains compliance with key objectives related to green space, site permeability, and neighbourhood character through the integration of new native planting and deep soil zones.

In respect to the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed by this report.

This report should be read in conjunction with the following plans and reports:

- Architectural plans dated on the 05/06/2025 prepared by iCreate Landscape and Design
- Survey Plan 000468 prepared by McDonald Surveying
- Concept Stormwater Drainage Plan dated prepared by iCreate Landscape and Design
- Site Waste Minimisation & Management Plan dated on 05/06/2025 prepared by iCreate Landscape and Design

Supporting documents include:

- Flood Compliance Certificate 04/06/25 prepared by GLICON STRUCTURAL ENGINEERS

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant to Northern Beaches council DCP 2021 and Pittwater Local Environmental Plan 2014

The submission contains: a brief site description; the surrounding environment description; a brief description of the proposed development; a site suitability analysis; a conclusion and compliance table

## 2. SITE DESCRIPTION

The subject site is identified as Lot 20 in Deposited Plan 16212 and is located at No. 27 Rickard Road, North Narrabeen, within the Pittwater Local Government Area. The site has a total area of 464.5 square metres.

The proposed development comprises the following works:

1. Construction of a swimming pool with a total volume of 15,180 litres.
2. Installation of 1.2-metre-high pool fencing, designed in accordance with the *Swimming Pools Act 1992*.
3. Retention of the existing 2.1-metre-high boundary fence on the western boundary, which is proposed to comply with the *Swimming Pools Act 1992*.
4. Installation of a pool filtration system housed within a sound-attenuated enclosure to minimise acoustic impact.

The site benefits from a convenient location, situated approximately 900 metres from the local shopping village, recreational parklands, and Narrabeen Lagoon. It is also located approximately 1,000 metres from the nearest bus stop, providing easy access to public transport and surrounding amenities.

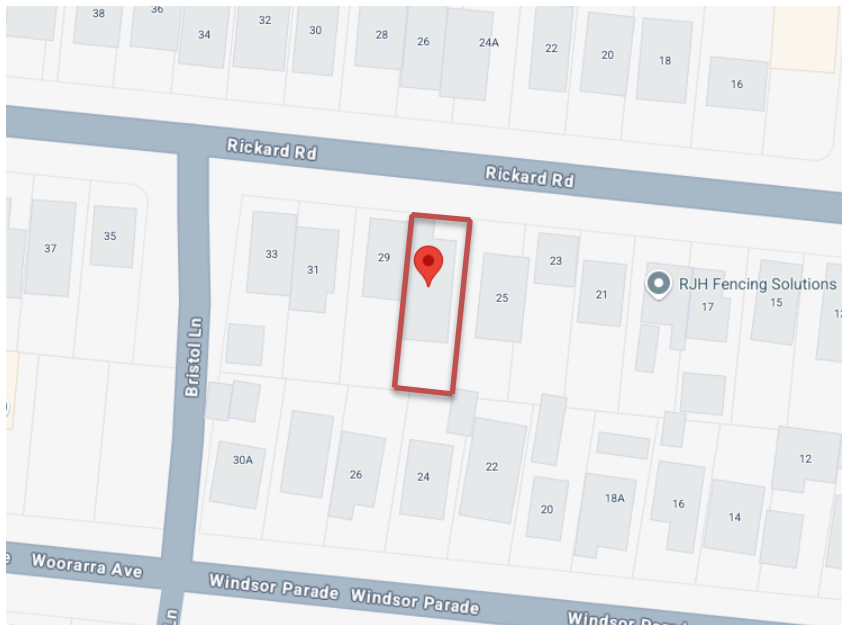


Figure 1: Aerial View [ Source Google Earth]





**Photo 1:** Area for the proposed work



**Photo 1:** View from the back of the property

### 3. THE PROPOSED DEVELOPMENT

This development application proposal seeks approval for a concrete pool and associated soft landscaping.

#### 3.1 CONCRETE POOL

- A reinforced concrete pool, measuring 4.4 meters in length and 2.3 meters in width, is proposed for recreational use. The will be installed at the rear of the property and is designed to minimise the encroachment on the landscape area.
- The proposed pool coping will be positioned approximately at the existing ground level in the rear yard, with an average reduced level The existing ground level (RL+2.20) with the surrounding yard levels. Refer to drawings *dwg # LANDSCAPE CONCEPT PLAN 05/06/25*
- The waterline of the pool will maintain a minimum setback of 1400mm. from the southern boundary, 3578mm. from the western boundary.
- The pool will be equipped with glass pool fencing to compliant with Australian Standard 1926.1 – 2012 and Swimming Pools Regulation 2018, under the Swimming Pools Act 1992, and adhere to all relevant swimming pool fencing codes and requirements.
- The proposed location and design of the pool has been carefully selected to ensure minimal impact on the landscaped area while significantly enhancing the recreational space. Furthermore, the pool will be positioned behind the building line in full compliance with HCA controls.
- The pool filtration equipment will be located on the western side of the house, out of sight from the street and neighboring properties. This placement is intended to minimise noise disturbance to adjacent dwellings. The equipment will be enclosed in an acoustic control box that complies with the requirements of relevant authorities.
- Materials have been selected for their natural properties with Limestone as the proposed concrete, to compliment the finishes of the house and enhance the visual amenity of the property and surrounding softscapes.
- Wastewater from the pool will be discharged into the existing sewer system via an overflow pipe connected to the pool skimmer box. Necessary drainage will also be installed where required.

### 3.2 ASSOCIATED SOFT LANDSCAPE WORKS

- The proposal prioritises the retention of existing lawn area to ensure compliance with LEP controls. Maintaining the existing
- area guarantees the preservation of permeable surfaces, which will contribute to effective drainage management and minimise the impact on the surrounding environment.
- The existing surrounding boundary fences will be retained.
- Any material to be excavated will be reused onsite where possible to minimise the generation of unnecessary waste, disturbance to the soil profile & importing materials. Excavated topsoil will be stored, reused in proposed garden beds & incorporated into site soil.

With respect to the 'Pitt water Area' we believe the proposal fits with the original purpose of the site, in maintaining picturesque external areas, of which to be used for entertaining and to aesthetically compliment the characteristics of the dwelling itself. The concrete pool and associated soft landscaping works are sympathetically designed to maintain maximum soft landscape area and it sits behind the building façade.

### 4. SITE SUITABILITY

The proposed development has been carefully designed to ensure the amenity of surrounding residences is preserved. The works are modest in scale, appropriate for the site, and consistent with the established and desired future character of the locality. Excavation for the swimming pool will not exceed approximately 1,600 mm below the existing ground level, thereby minimising site disturbance.

#### *STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022*

The proposed in-ground swimming pool has a volume of 15,180 litres. As per the *State Environmental Planning Policy (Sustainable Buildings) 2022*, a BASIX Certificate is only required for pools exceeding 40,000 litres in volume. Accordingly, the proposed development does not trigger BASIX requirements, and no further assessment under this policy is considered necessary.

## Chapter 2 – Coastal Management

The site is located within the coastal zone and is identified as forming part of the *Coastal Environment Area*. Assessment against the relevant provisions confirms the site's suitability for the proposed development:

- The site is zoned R2 – Low Density Residential. The proposed construction of a reinforced concrete swimming pool and associated soft landscaping works is permissible within this zone.
- Adequate infrastructure is available on site, including water supply, stormwater drainage, and sewage facilities.
- The site's soil characteristics are appropriate for the proposed development.
- The site is not identified as being subject to natural hazards such as bushfire, tidal inundation, or mass movement.
- There are no constraints posed by adjoining land uses.
- Appropriate sediment and erosion control measures will be implemented during construction to protect the environment.
- The development will not result in degradation of the coastal environment or foreshore.
- There is no known contamination present on the site.
- The proposed works will be constructed using high-quality materials and finishes, contributing positively to the visual amenity of the area.
- The development will not adversely affect traffic, access, or parking in the locality.
- Visual and acoustic impacts on adjoining properties have been considered and are expected to be minimal.

In light of the above, the subject site is considered suitable for the proposed development. The works are low-impact, meet planning policy objectives, and are unlikely to result in any unreasonable environmental or amenity impacts.

## 5. SITE DEVELOPMENT COMPLIANCE

The proposed site developments specific numerical requirements regarding private open space and deep soil landscaped area as set out in Pittwater DCP 2021 Controls – Residential – Low Density Zone DCP,, as shown below:

Area	Calculations
Site Area	<i>464.5 sqm</i>
Required Private Open Space	<i>Min 80 m2 POS</i>
Existing Private Open Space	<i>88 sqm</i>
Proposed Private Open Space	<i>88 sqm</i>
Required Deep Soil Area	<i>50% of site area or 232.25 sqm</i>
Existing Deep Soil Area	<i>39.4% of site area or 183.03 sqm</i>
Proposed Deep Soil Area	<i>31.65 % of site area or 147 sqm</i>
Existing Floor Space Ratio (0.5:1 required)	<i>0.3:1</i>
Proposed Floor Space Ratio	<i>0.3:1 No Change</i>
Total Cut (Earthworks)	<i>11.25m3</i>
Total Fill (Earthworks)	<i>0m3</i>

### Variation Request – Landscape Calculation

Under Council's Development Control Plan (DCP), residential sites within the R2 Low Density Residential zone in the North Narrabeen locality are required to provide a minimum of 50% landscaped area. The subject site currently presents an existing non-compliance, providing 39.4% landscaped area. The proposed development would result in a further reduction to 31.65%. As such, a variation to this control is sought.

The proposed development would result in a minor additional reduction of 7.7%. While this does not meet the minimum standard required under Council's DCP, the proposal has been designed to deliver a functional and high-quality outdoor space that enhances both site amenity and the surrounding locality.

The reduction in pervious area is minimal and is offset by the introduction of carefully considered landscape treatments that improve the overall usability, aesthetic appeal, and environmental performance of the site. Importantly, the proposal does not increase the roof area of the existing building or expand the building footprint. As such, it

maintains the existing level of site permeability and avoids additional impacts on stormwater runoff or deep soil conditions.

In this context, the variation is considered to achieve the intent of the control by contributing positively to the site's environmental function and visual character. The proposal represents a superior planning outcome with long-term benefits to both the property and its broader setting.

#### Variation Request – Side and Rear Setbacks

Under Council's Development Control Plan (DCP), residential sites within the R2 Low Density Residential zone in North Narrabeen are required to provide minimum side setbacks of 1 metre and rear setbacks of 2.5 metres. The proposed development seeks a variation to these controls, providing 1 metre setbacks to both side boundaries and a 1 metre rear setback for the proposed swimming pool.

Although the side setbacks do not achieve full compliance numerically, they are sufficient to accommodate landscaping alongside the swimming pool and maintain adequate separation from adjoining properties. The proposed side setbacks are considered appropriate in the context of the site and consistent with the objective of maintaining residential amenity, privacy, and landscaping opportunities.

The DCP also stipulates a minimum 6 metre setback for swimming pools from the rear boundary. The existing development currently includes a shed located 1 metre from the rear boundary. The proposed pool similarly maintains a 1 metre rear setback. As the DCP allows flexibility in relation to alterations and additions where existing setbacks are already non-compliant, and where the objectives of the control can be achieved, the proposed rear setback is considered reasonable in this context.

The proposed development maintains the character and amenity of the surrounding area, does not result in any unreasonable amenity impacts, and is generally consistent with the desired future character of the locality. The variation sought is therefore considered to represent a suitable planning outcome for the site.

Accordingly, the requested variations to the side and rear setbacks are considered reasonable and appropriate, and support is respectfully sought.

## 6. CONCLUSION

The proposed development for the construction of a concrete pool and associated soft landscaping works at 27 Rickard Road, North Narrabeen, has been carefully designed to respond sensitively to the site's characteristics, existing built form, and surrounding residential context. The proposal represents a minor yet valuable addition to the property, enhancing recreational amenity while minimising environmental and visual impacts.

The development remains largely compliant with the applicable planning controls, including relevant provisions under State Environmental Planning Policies and the Pittwater Local Environmental Plan 2014. Although the deep soil landscaped area slightly decreases from 39.4% to 31.65%, this shortfall is minimal and justified by the maintenance of soft landscaping, no increase in building footprint, and the retention of permeable areas where possible.

All site works, including excavation and drainage, have been designed to ensure minimal disruption to existing conditions, and sustainability considerations such as water management and acoustic screening have been incorporated. The proposal is consistent with the objectives of the zone and is considered suitable for the site.

Considering the above, the proposed works are in the public interest and warrant development consent.

## 7. COMPLIANCE TABLE

### Section C - Development type controls

#### C1 Design Criteria for Residential Development

Requirements	Provision	Compliance
C1.1 Landscaping 60% of front setback to be landscaped.	Front setback: <i>No change proposed</i> – the existing front setback remains unchanged and complies with Council requirements.	N/A
C1.2 Safety & security Be able to view visitor at front door without opening it. Casual surveillance of front yard. Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours	<p>The proposed development is not anticipated to result in any loss of safety and security to the existing dwelling.</p> <p>Sight lines from the existing dwelling to the street are retained by the development.</p> <p>Adequate lighting is provided within the front yard to permit access without annoyance to neighbours</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
C1.3 View sharing	The proposed development is not expected to result in any unreasonable impact on the views enjoyed by surrounding properties. Any existing views obtained along the street or through the site will be maintained, as the development provides appropriate setbacks that preserve view corridors.	Yes
C1.4 Solar access 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows	N/A - no proposed change to existing solar access.	Yes



C1.5 Visual privacy	The proposed development is not expected to result in any loss of visual privacy for adjoining properties.	Yes
C1.6 Acoustic privacy	There are no significant noise sources in close proximity to the subject site. The proposed pool filtration equipment will be housed in a soundproof enclosure to minimise any potential noise impact.	Yes
C1.7 Private open space 80m2 POS Minimum dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation	Capable of providing Min dimension >3m. POS located in rear yard. Provided in rear yard. Accessed is unchanged by proposal. Solar access to POS unchanged by proposal. POS area capable of receiving adequate solar access due to its north facing orientation.	Yes
POS to include provision of clothes line drying facilities	Provided.	Yes
C1.9 Accessibility	Safe and appropriate access to and from the site will be maintained at all times.	Yes
C1.12 Waste and recycling facilities	Sufficient space for on-site bin storage is maintained, and a Waste Management Plan has been submitted for Council's consideration.	Yes
C1.17 Swimming Pool Safety Swimming Pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation	The proposed swimming pool fencing is designed to fully comply with all applicable safety requirements.	Yes

chart) shall be permanent structures.		
C1.20 Undergrounding of utility services	All necessary services and utilities can be adequately provided to support the proposed development.	Yes

## Section D - Locality Specific Development Controls

### D11 North Narrabeen Locality

#### D11.1 Character as viewed from a public place

The proposed development will not alter the existing street frontage, as the swimming pool is situated at the rear of the site, behind the existing dwelling.

#### D11.2-11.15

An assessment of the proposed development against the relevant controls of this section of the DCP is provided in the following compliance table;

Design Guidelines	Proposed	Compliance
D11.2 Scenic Protection – General	Subject site is not mapped as Scenic Protection	N/A
D11.3 Building colours and materials External colours and materials shall be dark and earthy tones Finishes are to be of a low reflectivity	The existing dwelling's colours and materials will remain unchanged.  The proposed pool development will feature finishes with low reflectivity	Yes  Yes
D11.6 Front building line All other land zoned R2 Low Density Residential or E4 Environmental Living – 6.5m or established building line, whichever is greater Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.	There is no proposed change to the existing front setback. The swimming pool will be located behind the existing dwelling.	Yes
D11.7 Side and rear building line Land zoned R2 Low Density –	A 1.0 m setback is proposed to one side of the swimming pool coping,	Yas



<p>environmentally sensitive areas</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres.</p> <p>Adequate landscaping shall be provided to screen undercroft areas.</p>	<p>accommodate the proposed swimming pool.</p>	
<p>D11.15 Scenic Protection Category One Areas</p>	<p>he subject site is not located within a designated scenic protection area.</p>	<p>N/A</p>