

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**CONSTRUCTION OF  
A CONCRETE SWIMMING POOL, PERGOLA, CABANA, DECK  
& ASSOCIATED HARD & SOFT LANDSCAPE WORKS**

AT

**22 Wandeen Road, CLAREVILLE NSW 2107**

PREPARED FOR

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**BY**

**CONTOUR LANDSCAPE ARCHITECTURE**

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## **1.0 INTRODUCTION**

This Statement of Environmental Effects (SEE) Report has been prepared to support a Development Application in relation to 22 Wandeen Road, Clareville, NSW 2107 ('the subject site'). This SEE accompanies drawings dated November 2021 including Landscape Masterplan (C1), Proposed Pergola - Elevation AA (C2), Elevation BB (C3), Section CC (C4), Section DD (C5), Section EE (C6), Site Analysis (C7), Sediment Control Plan (C8), Waste Management Plan (C9), Stormwater Drainage Plan (C10), Landscape Calculations Plan (C11).

The application seeks approval for the construction and installation of a Concrete Swimming Pool, a pergola, cabana and deck to the north of the Residence. Associated hard/soft landscaping is noted on the provided documentation. It also seeks to build a new timber pergola at the existing upper deck level adjoining the Residence.

This Statement explains how the proposal has addressed the relevant controls and objectives contained in the following documents:

- Pittwater 21 Development Control Plan 2021
- Pittwater Local Environmental Plan 2014

This SEE provides the following:

- Description of the site and surrounding development;
- Description of the proposed development; and
- Response to applicable development & environmental planning controls

## **2.0 SITE DESCRIPTION**

### **2.1 LEGAL PROPERTY DESCRIPTION**

The subject site is identified by formal survey as 22 Wandeen Road, Clareville NSW 2107 and legally identified as Lot 103 in DP13760.

The property could be described as broadly rectangular in shape.

The property's southern boundary measures 19.4 metres, the southern boundary measures 47.995 metres, the western boundary measures 65.08 metres, the northern boundary measures 16.395 metres and the eastern boundary measures 59.13 metres.

The total site area is 946.6 square metres by D.P.

The site slopes across its length from the southern boundary to the northern, with a level change of ten metres.

The development is consistent in size with surrounding properties and streetscape.

Currently erected on the site is a two storey rendered brick Residence.

The existing functional open space areas consisting of well maintained lawn and garden areas are located to the north of the residence.

An existing paved deck adjoining the north of the Residence provides functional recreational space to the Residents, with existing access steps providing pedestrian access to the open space to the north of the Property.

The dominant character of the area is a bushland setting, featuring steeply sloping residential blocks that provide views to Pittwater.

### **2.2. PROPERTY ZONING**

The property is within the E4 Environmental Living Zone. The development is consistent in size with surrounding properties and the current streetscape.

The property is not listed in a conservation area, does not have an item of environmental heritage, and does not include or comprise critical habitat.

### 3.0 THE PROPOSED DEVELOPMENT

The proposed development consists of construction of a Concrete Swimming Pool, a timber cabana and deck to the north of the Residence. It also consists of a timber pergola at the existing upper deck level adjoining the Residence.



(Proposed Concrete Swimming Pool, timber Cabana and Deck location looking north from the Residence)



(L: Proposed timber Pergola location looking towards the eastern boundary, R: Existing Pergola to be retained)

### **3.1 PROPOSED SWIMMING POOL**

The proposed swimming pool generally meets all the objectives and controls as set out in *Pittwater 21 Development Control Plan 2021* (PDCP).

- A concrete swimming pool nominal 9.0 metres long and 4.0 metres wide for recreational purposes shall be provided to the north western part of the subject property.
- The proposed swimming pool waterline shall have a setback of 2680mm from the Eastern boundary, 10320mm from the Northern boundary. The proposed setbacks from all boundaries to the swimming pool concourse shall be able to support dense screening plant material that shall enhance visual and aural privacy from neighbouring properties. The proposed setbacks are suitable for the width of the property.
- The proposed swimming pool shall be positioned within the rear building setback of the property and it will not detract from the amenity or character of the neighbourhood for reasons as elaborated below;
  - The proposed swimming pool shall not be visible from the streetscape.
  - The proposed swimming pool shall be fenced with pool fencing that complies with all applicable swimming pool fencing codes and requirements.
- The proposed swimming pool filtration equipment shall be contained in a specially designed acoustic control structure that exceeds Environmental Protection Agency noise reduction requirements and all Australian Standards.
- All poolside coping areas shall fall towards drainage inlets or gardens with all collected waters disposed of to the appropriate disposal service system. An overflow pipe shall be installed within the swimming pool with contaminated water directed to the sewerage system.
- The Swimming Pool Capacity is more than 40,000L and requirements of BASIX Certificate are therefore required.

### **3.2 PROPOSED DECK**

The proposed Deck generally meets all the objectives and controls as set out in *Pittwater 21 Development Control Plan 2021* (PDCP).

- A timber deck nominal 5.1 metres long and 2.4 metres wide shall be provided north adjacent of the proposed swimming pool.
- The proposed deck shall be constructed adjacent to the swimming pool area, and shall be positioned at the same level (RL 29.50).
- The proposed deck is designed to be in keeping with the aesthetic of the dwelling and is sympathetic to neighbouring properties in shape, bulk and scale.
- There shall be a setback of 2480mm from the proposed deck extent to the western boundary, 7720mm to the northern boundary.
- Screening vegetation shall be planted along the northern and western planter beds to reduce the visual impact of the proposed structure.

### **3.2 PROPOSED CABANA**

The proposed Cabana generally meets all the objectives and controls as set out in *Pittwater 21 Development Control Plan 2021* (PDCP).

- A proposed cabana shall be positioned east-adjacent of the proposed deck. The finished floor height shall be at RL 29.50. The roof height shall be at 32.90.
- The proposed cabana has been designed to be in keeping with the existing Residence and existing Pergola style at upper deck level, closest to western boundary. It is in keeping with neighbouring properties in shape, bulk and scale, whilst providing heightened amenity and privacy for Residents.
- Screening vegetation shall be planted along the eastern boundary adjacent to the cabana to further reduce the visual impact of the proposed structure. This will be coupled by dense existing garden area to the north.
- The proposed cabana setback along the northern boundary shall be 9112mm with a 2200mm setback from the eastern boundary.

### **3.3 PROPOSED PERGOLA**

The proposed Pergola generally meets all the objectives and controls as set out in *Pittwater 21 Development Control Plan 2021* (PDCP).

- A proposed timber Pergola shall be positioned at the existing upper deck level (RL 33.84) in the footprint of an existing awning, that is to be removed. The proposed Pergola has been designed to be sympathetic to the existing architectural style and materiality of the adjacent existing Pergola. This allows the structure to be in keeping with the style of the Dwelling, whilst heightening amenity and privacy of the open space.
- The visual impact of the proposed structure is minimal due to its position within the footprint of an existing structure, and will greatly heighten the amenity of the dwelling.
- The proposed Pergola setback to the western boundary shall be 8964mm, and 936mm to the eastern boundary..

### **3.3 ASSOCIATED HARD AND SOFT LANDSCAPING**

- Existing screen planting located along the eastern boundary shall be maintained. Additional screen planting shall be extended and expanded along this eastern boundary to create substantial visual and aural privacy to the neighbouring adjacent properties.
- Additional screen planting around the western and northern areas of the pool shall be planted to heighten the bushland and landscape setting.
- Pedestrian connections will be facilitated by a proposed set of timber access steps from the existing upper deck to the open space area to the north of the residence. Steps and balustrades will be compliant to BCA Requirements and

in keeping with the style and appearance of the existing timber decking and balustrades.

#### 4.0 SITE DEVELOPMENT COMPLIANCE

The subject site is zoned E4 – Environmental Living under the provisions of the *Pittwater Local Environmental Plan 2014 (PLEP)*. The objectives for this zone are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development is permissible within the zoning, satisfies these objectives and results in a minor change to the existing numerical requirements regarding the relevant minimum landscaped area as set out in PDGP for an E4 zoning, as detailed below;

Site Area	946.6m <sup>2</sup>
Minimum Landscaped Area Required (60%)	567.96m <sup>2</sup>
<b>Proposed Landscaped Area</b>	<b>473.61m<sup>2</sup> (50.03%)</b>
Existing Landscaped Area	547.706 (57.8%)

The current property does not meet the numerical requirements for total landscaped area. The proposed development however complies with the objectives of the PDGP and PLEP. The proposed development will greatly enhance the amenity of the Subject Property whilst ensuring that the residential development is “of a low density and scale integrated with the landform and landscape” (PLEP).

Pittwater 21 Development Control Plan 2021 A4.1 - Avalon Beach Desired Character

*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.*

Objectives & Development responses to the *Pittwater 21 Development Control Plan 2021 Avalon Beach Locality D1.14 - Landscaped Area - Environmentally Sensitive Land*:

- *Achieve the desired future character of the Locality. (S)*
  - **The proposed development shall achieve the future character of the Avalon Beach Locality.**



- *The bulk and scale of the built form is minimised. (En, S)*
  - **The proposed development shall be screened by vegetation on all property boundaries. The proposed development is of an appropriate scale to the residence and comparable scale to existing neighbouring residences.**
- *A reasonable level of amenity and solar access is provided and maintained. (En, S)*
  - **The proposed development be maintain existing solar access to the Subject Property.**
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*
  - **Existing vegetation will be retained where possible and additional planting shall be provided to ensure the proposed development is visually screened**
- *Conservation of natural vegetation and biodiversity. (En)*
  - **The existing vegetation will be replaced with native species where possible to improve native biodiversity and help to conserve indigenous vegetation**
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)*
  - **All pool paving and coping shall fall towards garden areas preventing soil erosion and siltation of natural drainage channels. Refer to Stormwater Drainage Plan (C10).**
- *To preserve and enhance the rural and bushland character of the area. (En, S)*
  - **The proposed development preserves the bushland character of the area.**
- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.(En, S)*
  - **All pool paving and coping shall fall towards garden areas to provide infiltration of water to the water table, minimise run off and assist with stormwater management. Refer to Stormwater Drainage Plan (C10).**

## **5.0 SUMMARY**

This proposal should be supported and approved by Council.

The proposed works have been carefully considered in conjunction with the existing residence, structures and topography and also with neighbouring homes and gardens.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works comply with council's planning guidelines as set out in Pittwater 21 Development Control Plan 2021. It has been demonstrated herein that the intent and objectives of the guidelines have been more than satisfied.

The proposal will improve the property, significantly improve the amenity of the existing Residence and should be supported by Council.