

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED SWIMMING POOL & ASSOCIATED
HARD/ SOFT LANDSCAPE WORKS**

AT

845 Pittwater Road, Collaroy, NSW 2097

PREPARED FOR

Mr & Mrs Kavanagh

June 2024

BY

CONTOUR LANDSCAPE ARCHITECTURE

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for A PROPOSED SWIMMING POOL & ASSOCIATED HARD/ SOFT LANDSCAPE WORKS at 845 Pittwater Road, Collaroy, NSW 2097 ('the subject site').

This SEE accompanies drawings and supplementary documentation as noted below;

- C-1 Site Plan
- C-2 Section AA
- C-3 Section BB
- C-4 Landscaped Area Plan
- C-5 Stormwater Drainage Plan
- C-6 Site Analysis Plan
- C-7 Sediment Control Plan
- C-8 Notification Plan
- Waste Management Plan

- Tree Report by Ezigrow
- Geotechnical Report by Ascent Geotechnical

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

- Warringah Development Control Plan 2011
- Warringah LEP 2011

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 845 Pittwater Road, Collaroy, NSW 2097 and legally identified as Lot 10, Section 1 in DP10649.

The property subject site is a standard lot, rectangular in shape.

The property's northern and southern boundaries measure 15.24 metres, the eastern and western boundary measure 45.72 metres. The subject properties southern boundary fronts Pittwater road.

The total site area is 696.8 square metres by D.P.

The site slopes gently towards the northern boundary of the property, with existing retaining works to the north of the residence creating a level functional open space area.

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

Currently erected on the site is a two storey brick Residence, set back from the street and accessed via a concrete driveway from the Pittwater road frontage.

2.2. PROPERTY ZONING

The property is within the R2 Low Density General Residential zone.

The property is identified as being in a Vegetation Buffer zone.

The Property is a Class 5 Acid sulphate Risk and an area A Slope <5 Landslide risk

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

3.0 THE PROPOSED DEVELOPMENT

3.1 PROPOSED SWIMMING POOL



Proposed Pool Location (east of Residence)

The application seeks approval for the construction and installation of a concrete swimming pool and associated hard/soft landscape works.

The proposed swimming pool generally meets all the objectives and controls as set out in Warringah Development Control Plan 2011 Section D16.

- A concrete swimming pool measuring 9.91 metres in length and 2.2m metres in width shall be installed to the east of the subject Residence for recreational purposes.
- The proposed swimming pool waterline shall have a setback of 7175mm to the northern boundary, 12,840mm to the western boundary and 200mm to the eastern boundary.
- The proposed swimming pool shall be positioned in close proximity to the eastern boundary, it shall not negatively impact the privacy, amenity or character of the adjacent residences or streetscape for reasons as elaborated below;
 - Along the eastern property boundary of the subject site an existing raised garden bed sits 460mm above existing ground level. From the level of the raised garden bed an existing masonry wall with a nominal height of 1900mm high also runs along the eastern boundary. With a combined height of 2.36m it provides ample privacy to those of the subject property as well as those of the adjacent property to the east. Directly to the east of the proposed swimming pool is an existing swimming pool at 847 Pittwater

Road, therefore the reduced setback will have no impact on the amenity of the neighbour.

- In addition to the proposed replacement masonry wall shall serve as a pool barrier / privacy screen and feature wall. Therefore achieving compliance with AS1926.1-2012 as well as providing an additional privacy element for the residents of the subject property and adjacent property to the east.
- The residence to the east shall be the closest to the proposed development. The proposed pool shall be situated 5625mm away from the corner of the aforementioned residence. This coupled with the proposed replacement wall shall ensure the proposal does not impact the aural and visual privacy of the neighbouring property and shall only improve the Visual and Aural privacy of the surrounding neighbourhood as well as the functional recreational space for those of the subject property.
- The proposed works shall not be visible from the street. It shall not visually detract from the surrounding streetscape when viewed from the public domain.
- The pool filtration equipment shall be enclosed within a sound proof box and comply with all applicable standards and controls.
- The site survey enclosed with this submission identifies a number of mature trees that will be retained. The retained trees shall maintain a sufficient level of privacy to the north of the subject property. The proposed garden beds to the north of the residence shall be enhanced as part of this application further increasing the privacy of the space.

Reasons why situating the pool to the east of the Residence is suitable to the subject Property;

- The rear yard of the subject property is less suitable for the development. Situating a pool in this area would drastically reduce the functional private open space and recreational space of the subject property.
- Situating the pool to the east of the residence shall greatly increase the functionality of the site, while not negatively impacting the surrounding properties.

3.2 PROPOSED HARD AND SOFT LANDSCAPE WORKS

The proposed hard and soft landscape works generally meets all the objectives and controls as set out in Warringah Development Control Plan 2011.

- A masonry retaining wall is proposed to the north of the subject Residence. The Proposed wall shall match the height of surrounding existing timber retaining walls and extent to the east from the existing timber walls.
- The proposed masonry retaining wall shall have a total length 7.75 linear meters and have a maximum height out of ground of 850mm.
- The removal and replacement of existing timber retaining walls shall further increase the functional private open space of the Residence while also having no negative impacts on the adjacent properties.

- Garden beds capable of supporting additional screen planting shall be largely retained and enhanced to the north of the residence to create further substantial visual and aural privacy to the neighbouring adjacent properties.
- The proposed tree removal shall be replaced with 2 x new Native Canopy Trees from Councils recommended Tree Planting List to the locations as noted on Plan.
- A fixed outdoor BBQ and bench shall be located towards the north east of the residence, given the distance of the proposed works from adjoining residences and the minimal nature of the structure there shall be little to no negative impacts as a result of its implementation.
- The proposed fixed BBQ shall be covered by a timber frame pergola 4300mm in length and 1100mm in width. The pergola shall have a max ridge RL of 9.400. The proposed structure shall not be visible from the neighbouring residence, cause no negative overshadowing impacts or negatively impact the visual character of the subject site.

3.4 SITE PRECEDENCE

There is significant precedence within the surrounding street of swimming pools set within the front setback. These are highlighted in the below examples. It is noted that the most successful examples include significant screen planting to minimise visual impact from the street.



Subject site outlined yellow; Surrounding pools circled red

4.0 SITE DEVELOPMENT COMPLIANCE

The subject site is zoned R2 – Low Density Residential Living under the provisions of the *Warringah LEP 2011*. The objectives for this zone are:

- *To provide for the housing needs of the community within a low density residential environment*
- *To enable other land uses that provide facilities or services that meet the day to day needs of the residents*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed development is permissible within the zoning, satisfies these objectives and meets the numerical requirements regarding the relevant minimum landscaped areas as set out in WDCP 2011 - Landscape Open Space and Bushland setting map.

Site Area	696.8m ²	
Minimum Landscaped Area Required (40%)	278.72m ²	
Proposed Landscaped Area	300.32m²	(43%)

The property shall exceed the numerical requirements for total landscaped area. The proposed development complies with the objectives of the Warringah DCP and Warringah LEP. The proposed development will greatly enhance the amenity of the Subject Property, ensuring that the residential development “accommodates appropriate outdoor recreational opportunities that meet the needs of the occupants.” (WDCP).

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 consideration for the streetscape and bushland setting.

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 Warringah Development Plan 2011. 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.

