

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**CONSTRUCTION OF A FIBREGLASS SWIMMING POOL
AND ASSOCIATED HARD AND SOFT LANDSCAPING WORKS**

AT

6 Lido Avenue, North Narrabeen 2101

PREPARED FOR

Phil & Sarah Monteleone

MAY 2021

BY

CONTOUR LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings dated 17 May 2021 including Site Plan (C1), Section Sheet A (C2), Section Sheet B (C3), Site Analysis Plan (C4), Sediment Control Plan (C5), Notification Plan (C6), Stormwater Drainage Plan (C7), Swimming Pool Details (C8), Landscape Area Plan (C9) and a site survey by C&A Surveyors as a Development Application for the installation of a fibreglass swimming pool and the associated hard and soft landscaping works at 6 Lido Avenue North Narrabeen 2101.

This statement explains how the the proposed development with address relevant controls and objectives contained within the following documents:

- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan 21
- D11 North Narrabeen Locality

2.0 LEGAL DESCRIPTION

The subject land that is 6 Lido Avenue North Narrabeen 2101 within LOT 331 DP 16719 is situated on the North side of Lido Avenue. The property is a single story timber framed weatherboard clad residence which has pedestrian and vehicular access via a driveway.

The property is located within the R2 Low Density Residential Zone. The development is consistent in size with the surrounding properties and will not be directly visible from the streetscape or neighbouring properties.

The subject land is generally rectangular with a total site area of 461.6m².

2.1 PHYSICAL DESCRIPTION OF THE SITE/CURRENT LAND USE

Currently erected on the site is a single story timber framed weatherboard clad residence as well as a timber framed weatherboard clad garage. The property is generally flat with minimal fall from the front to the rear.

The existing functional space consists of a small deck, lawn and garden located to the south of the residence. A concrete driveway provides access to the residence and the rear open space via the western boundary of the property.

The neighbouring properties are of a similar size and lot shape to the subject residence.

3.0 THE PROPOSED DEVELOPMENT

The proposed development includes the installation of a fibreglass swimming pool and associated hard and soft landscape works.

The proposed swimming pool and associated works shall generally comply with Pitwatter's 21 DCP Control C1.17 *Swimming Pools Safety*.

3.1 PROPOSED SWIMMING POOL

The proposed swimming pool generally meets the controls and objectives as outlined in Pittwater 21 DCP.

- A fibreglass swimming pool for recreational purposes, 7 metres long and 3.6 metres wide, shall be installed to the northern part of the property.
- The proposed swimming pool's waterline shall have a setback of 1000mm from the northern boundary, 1000mm from western boundary and 4000mm from the eastern boundary.
 - The proposed setbacks from all boundaries to the swimming pool concourse are sufficient and will provide visual and aural privacy from neighbouring properties. The pool shall not be seen from Lido Street
- The proposed swimming pool shall be set at the level of existing grade therefore there shall be no cut or fill as part of the proposed works.
- The existing boundary fencing to the northern, eastern and western boundary's shall be retained to for privacy & pool safety to further ensure the proposed swimming pool is not visible and provide aural privacy.
- The proposed swimming pool shall be a fibreglass pool (Symphony 7) by Narellan Pools with a water capacity of 23,000lt therefore no Basix is required.
- The proposed swimming pool shall be fenced with pool fencing that meets or exceeds the requirements of all applicable swimming pool fencing codes.
- The proposed swimming pool filtration system shall be housed in an acoustic control structure specially designed to exceed the Environmental

Protection Agency noise reduction requirements and all Australian Standards.

- All poolside coping shall slope towards drainage inlets or gardens and collected water disposed of to the appropriate disposal service system. Overflow shall be collected via an overflow pipe to be installed to direct contaminated water to the sewerage system.

3.2 ASSOCIATED HARD AND SOFT LANDSCAPING

- All garden areas surrounding the pool shall be upgraded as part of this proposal.
- 1800mm high privacy screening pool fence shall be installed between the pool and the existing northern boundary fence to meet safety requirements.
- Existing lawn areas with connection to the residence will be adjusted and maintained.

3.3 SITE DEVELOPMENT COMPLIANCE

The proposed site development does not meet the numerical requirements and objectives regarding the relevant controls as established by Pittwater's 21 DCP.

Site Area	461.6m ²
Minimum required Landscaped Area (50%)	230.8m ²
Proposed Landscaped Area (40.31%)	186.11m ²

Although the Landscape Area Requirements do not comply with council's numerical requirements. The proposed development maintains the objectives of the controls as noted below.

The existing footprint of the residence shall be retained as part of this proposal. The proposed development retains the single storey structure and there will be no negative effect on the neighbouring Properties.

Existing vegetation shall be retained and enhanced as part of the proposed development and canopy trees will not be affected. The Pittwater Local Environmental Plan 2014 makes provisions for the exception to development standards as follows:

(1) The objectives of this clause are as follows—

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless—

(a) the consent authority is satisfied that—

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Planning Secretary has been obtained.

3.4 SITE PHOTOS



Photo 1 (left) - Pool location, looking towards eastern boundary
Photo 2 (right) - Pool location, looking towards northern boundary

4.0 SUMMARY

This proposal should be supported and approved by Council.

All works carried out will be undertaken with the highest standards for quality, material and finishes.

The proposed development outlined in this document has been formulated as such to significantly improve the amenity of the subject property whilst being mindful of mitigating its impact on the privacy of neighbouring properties, the streetscape, and the character of the neighbourhood as a whole.