

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED SWIMMING POOL
& ASSOCIATED LANDSCAPE WORKS**

AT

46 Gondola Road, North Narrabeen

PREPARED FOR

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May 2024

BY

CONTOUR LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) Report has been prepared to support a Development Application in relation to 46 Gondola Road, North Narrabeen NSW 2101 ('the subject site'). This SEE accompanies drawings dated May 2024 including Site Plan (C1), Section AA (C2), Section BB (C3), Site Analysis (C4), Sediment Control Plan (C5), Stormwater Management Plan (C6), Landscape Compliance Plan (C7).

The application seeks approval for the construction of a proposed fibreglass swimming pool.

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

- Pittwater 21 Development Control Plan (PDCP)
- Pittwater Local Environmental Plan 2014 (PLEP)

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 46 Gondola Road, North Narrabeen NSW 2101 and legally identified as Lot 260 in DP16719

The property is rectangular in shape with four noted boundaries. The total site area is 464.4 square metres by D.P.

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

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

2.2. PROPERTY ZONING

The property is located within the R2 Low Density Residential Zone.

The property is identified as being on Flood Prone Land. The findings and recommendations of the submitted Flood Risk Management Plan (Report Reference 24.103-001-fm) by E2 Civil & Structural Design Pty Ltd. shall be considered as per requirements.

The proposed works require Arboricultural Assessment, and therefore the findings and recommendations of the submitted Arboricultural Impact Appraisal & Method Statement by Ezigrow Arboricultural Consulting shall be considered as per requirements.

The property is identified as requiring Geotechnical Assessment, and therefore the findings and recommendations of the submitted report Ref AG 24198 by Ascent Geotechnical Consulting shall be considered as per requirements.

3.0 PROPOSED SWIMMING POOL & ASSOCIATED WORK



(Above) Proposed Swimming Pool Location

The proposed development consists of the installation of a Swimming Pool and associated landscape works.

The proposed Swimming Pool and associated works shall generally comply with all relevant conditions of PDCP.

- A proposed Fibreglass Swimming Pool nominal 6.0 metres long by 3.01m metres wide for recreational purposes shall be provided to the west of the residence.
- The proposed Swimming Pool waterline shall have a setback of 1037mm perpendicular to eastern boundary; 1680mm perpendicular to the northern boundary. The existing setback from the northern boundary to the Swimming Pool concourse shall be converted from lawn and shall support additional screening plant material to a height that shall enhance visual and aural privacy from adjacent neighbouring properties.
- 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 the neighbourhood for reasons as elaborated below;
 - The proposed Swimming Pool shall not visible from the streetscape, and located within the expanded swimming pool concourse.
 - There is a minimal impact on the landform when viewed from private property or public domain.
- The proposed Swimming Pool filtration and heating equipment shall be contained in a specially designed acoustic controlled structure that exceeds Environmental Protection Agency noise reduction requirements and all Australian Standards as noted on the plan.
- All coping areas shall fall toward drainage inlets or gardens with all collected waters disposed of to the appropriate disposal service system.

4.0 SITE DEVELOPMENT COMPLIANCE

The subject site is zoned R2 - Low Density Residential Living under the provisions of the PLEP.

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 to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

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 areas as set out in PDCP for R2 zoning; as detailed below.

Site Area	464.4m ²	
Minimum Required Landscaped Area	232.2m ²	(50%)
Existing Landscaped Area (LA)	223.05m ²	(48%)
Proposed Landscaped Area (LA)	186.58m ²	(40%)

The current property does not meet the numerical requirements for total landscaped area. The proposed development however complies with the objectives of the PDCP and PLEP. The proposed development will greatly enhance the amenity of the Subject Property and ensures that the residential development accommodates appropriate outdoor recreational opportunities that meet the needs of the occupants.

Objectives & Development responses to the PDCP - D11.10 Landscaped Area - General

- *Achieve the desired future character of the Locality. (S)*
- **The development has been designed to be recessive and will have no negative impact on the landscape character of the Locality.**
- *The bulk and scale of the built form is minimised. (En, S)*
- **Built form has been considered in relation to the subject property. It is recessive in nature and permits use of the other private open spaces on site.**
- *A reasonable level of amenity and solar access is provided and maintained. (En, S)*
- **The amenity of the property has been greatly heightened, solar access retained through retention of significant trees.**
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*

- **Areas of vegetation shall be expanded on site with new garden bed provided to the northern boundary. Existing significant trees have been retained on site that are critical to the character of the site and locality.**
- *Conservation of natural vegetation and biodiversity. (En)*
- **This has been considered and areas expanded where noted. The proposed swimming pool works are in place of existing lawn.**
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)*
- **Pool provides additional capacity in the case of a flood, with reference to submitted Flood Risk Management Plan. Paving shall fall toward garden beds as noted.**
- *To preserve and enhance the rural and bushland character of the area. (En, S)*
- **All existing significant trees on site are to be retained, works have been considered with regards to this. Existing landscaped setting of the backyard retained and expanded where noted on plan.**
- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)*
- **This has been maximised whilst permitting greater amenity of the subject property.**



(Above) Precedence in Street - Swimming Pools in direct proximity to subject property

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, its existing its structures and also with consideration for its surroundings and North Narrabeen Locality's landscape setting. There has been great care taken with respect to the proposed works proximity to significant trees, flood zones and Sydney Water Assets. All relevant conditions as part of PDCP have been considered with this in mind to integrate successfully into the existing site with minimal impact.

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 PDCP. 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.