

NORTHERN BEACHES COUNCIL
59A OLD BARRENJOEY ROAD,
AVALON BEACH, NSW, 2107

PROPOSED NEW SWIMMING POOL & ASSOCIATED LANDSCAPING

LOT 108, DP 9151, 4 ELOUERA ROAD AVALON, NSW. 2107

FOR

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STATEMENT OF ENVIRONMENTAL EFFECTS.

AND NOTES IN SUPPORT OF THE DEVELOPMENT APPLICATION.

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1.0 INTRODUCTION

- 1.1 This Statement of Environmental Effects, has been prepared on behalf of the owners of the subject property, 4 Elouera Road, Avalon, NSW.
- 1.2 The subject of this statement, is the owner's intention to undertake the construction of a new concrete in-ground swimming pool, located in the rear yard, of 4 Elouera Road, Avalon, NSW.
- 1.3 The owner intention is to also, meld the proposed swimming pool into the existing landscape and surrounding areas, to maintain and improve the aesthetic amenity.

2. SITE ANALYSIS

2.0 Access to the site is gained via the main entry at Elouera Road, at the properties southern boundary. The allotment is described as Lot 108, in Deposited plan No: 9151, and known as 4 Elouera Road Avalon, NSW. The front southern boundary, has a length of 18290mm. The rear northern boundary, has a length of 18290mm. The side eastern boundary, has a length of 60350mm. The side western boundary, has a length of 60350mm. The level of the land, falls from the front southern boundary, to the rear northern boundary, with a very gently falling grade across the property, from the western boundary to the eastern boundary. Along the front southern boundary, is a retaining wall with a metal fence on top. There is a sloping driveway, garage, pedestrian entry path, and open garden areas located in the southern front yard. There are existing flat open spaces in the rear northern yard, separated by a lawn bank, approximately 1200mm in height difference from the bank base to the bank top. In the eastern and western side yards, there exists gardens and access paths. The western side comprising a more formal access path and steps. The site enjoys an open sunny position with a rear northerly aspect.

2.1 In the position of the proposed pool, is the existing lawn bank and minor garden areas. To the east of the proposed pool, is existing gardens of poor condition. To the north of the proposed pool, is a gently sloping lawn, with multiple trees and shrubs scattered throughout, although more consistently along the boundaries. To the south of the proposed pool is a level lawn area immediately outside the residence. To the west of the proposed pool, is lawn and garden areas, where the plants of horticultural value will be retained, and the balance of less valuable shrubs will be replaced.

2.2 On this site is an existing split level, clad residence, located centrally, and slightly nearer the front boundary (Elouera Road). The residence enjoys a northerly aspect to

the rear, with garden views to the north. The property to the north is located at a lower level than the subject property. The properties to the east and west are located at a similar level.

2.3 The site has extensive landscaping, consisting of predominantly exotic plant species, lawns, retaining walls and pavements. The gardens are generally mature, and provide shade, privacy and aesthetical amenity.

2.4 On the subject site, there is vehicular access pavement, garage, pedestrian access pavements and stairs, the residence, alfresco area, front southern metal fence, more open side and rear fencing, lawns, gardens, and paths.

3. DEVELOPMENT PROPOSAL.

3.0 It is proposed to undertake the construction of a new concrete in-ground swimming pool and adjacent pool-side tiled areas, located in the rear open private space. The swimming pool will be located, set back from the northern boundary at its closest point to water, by approximately 12600mm, 4390mm from the eastern boundary to water, 5400mm from the western boundary to water. The distance from the residence to water, is approximately 5800mm.

3.1 The swimming pool shall be finished with a tile coping and a tiled extended pool-side walkway, providing an average 1000mm wide tiled pool-side area for accessing the pool, to the southern, western and eastern sides of the pool. The northern side of the pool will have a 250mm wide reverse coping only. The eastern side shall also have an extended timber deck area shown hatched on plan, extending a further 2200mm to the east, set back from the boundary by 1000mm. A 1200mm high, pool safety fence shall be installed to positions as shown on plan. Complying, self-closing gate, will be installed to the eastern end of the south pool-side fence. The pool shall have a complete pool isolation safety fence to the perimeter of the pool side tiled area.

3.2 The excavation for the proposed pool, requires no overburden cut, with the pool being set level with the lawn to the north of the residence, and cut into the existing lawn bank. The pool will require minimal excavation below the existing ground level at the base of the existing bank. The pool shall be elevated along the northern side of the pool by approximately 1200mm. It is the intention of the client, to install a timber retaining wall to the northern and western side of the pool as shown on plan, to a height of approximately 700mm. The excavated topsoil shall be installed behind the retaining wall, to level the lawn areas to the north and west of the pool. The proposed swimming pool shall have the following dimensions that are noted on plan –8500mm x 4000mm, with depths of 1100mm shallow end, 1800mm deep point, and 1450mm at the mid-point. The pool will have an overflow pipe connected to the residence sewer

- 3.3 The filtration equipment shall be located under the extended timber deck to the east of the pool, in an approved acoustic filter box. Access to the filtration equipment shall be from the northern side of the deck. The underside of the deck shall be screened with plantings.
- 3.4 The pool will have a capacity of approximately $45.8\text{m}^3 = 45,800$ litres, and the development proposal does require Basix certificate.
- 3.5 There is minimal disturbance to the existing gardens and landscape, to achieve the installation of the swimming pool and surrounds.
- 3.6 There is no need to remove or damage any existing trees. The associated landscaping will require the removal of selected shrubs in poor health, weeds, etc and will be replaced with general plantings as per the landscape plan. A small Frangipani will require transplanting to position as shown on plan. Selected screen planting shall be included to screen the proposed pool, to provide privacy for both the residents and neighbours.

4. SITEWORKS.

- 4.0 Excavation and re-use, on site, of the majority of excavated material, with the exception of any heavy soils not suitable for the intended purpose, which shall be removed from site to an approved landfill. All retained excavated material shall be used to level the lawn areas as elsewhere described.
- 4.1 Installation of new concrete swimming pool and associated landscaping, pool-side tiling, decking, retaining walls, steps, pool fence, plantings and lawns, as shown on the pool and landscape plan.
- 4.2 Connection of the pool backwash to existing sewer service.
- 4.3 Connection of all new services to existing
- 4.4 Completion of all finishes, and soft landscaping, planting.

5. SECTION 79C(1) CONSIDERATIONS.

5.0 Council as the consenting authority is required to take into consideration, those matters listed under section 79C (1) of the EP&A Act, which are of relevance to the subject Development Application.

5.1 Briefly, the principal headings under Section 79C(1) are :

- a) The provision of any environmental planning instrument (EPI)
- b) The provision of any draft EPI
- c) Any development control plan. DCP
- d) Any matters prescribed by the regulations.
- e) The likely impacts of the proposed development.

5.2 The proposed development consists of a swimming pool with associated pool-side tiled area and deck, separated from the dwelling and private open spaces, by an approved glass pool safety fence and gate, retaining walls as designed, access steps, open lawn areas, and plantings supplementary to the existing plantings to be retained.

5.3 The swimming pool is set back from the boundaries as earlier noted in this Statement.

5.4 The proposed swimming pool is located in the position and level as shown on plan, and does not impact the neighbour's privacy, or impact on their aesthetic amenity. All aspects of the neighbour's ability to enjoy their site amenity has be addressed, as the proposal has been sympathetically designed, to accommodate the aesthetic, acoustic and general amenity of the surrounding area. The swimming pool is well screened from the neighbours, and will be invisible from any public space, and therefore does not adversely impact the enjoyment of the aesthetic amenity for the residents, neighbours, or the public.

5.5 The proposed development complies generally with the Development Controls, in this instance including the following:

6.0 LANDSCAPING

COMPLIANCE WITH COUNCILS LEP 2012. & DCP 2013

6.1 Site Calculations – calculations have been obtained using areas as marked on calculations plan. No areas with a width or length less than 1m have been included in the calculations. The site area is 1100m². The proposed landscaped area (Soft surface) equals 582.88m², 53.02% of the site area. The proposed built upon area (hard surfaces) equals 517.12m², 46.98% of the site area.

6.2 The proposal has been sympathetically designed, after review of the site for the most appropriate position for the swimming pool installation. The pool has been discretely positioned behind the residence, well off the boundaries as earlier noted, at a level that cannot be an issue with privacy for the neighbours.

6.3 Minimal planting is required, due to the choice of position, and minimal disturbance to the existing plantings. Supplementary plantings for screening purposes are incorporated in the design.

6.4 Protection of all plantings to be retained, shall be achieved by the erection of planting protection barriers.

6.5 All stormwater collected from the hard surfaces surrounding the swimming pool, shall be directed into the sites existing stormwater system. All water run-off from the northern lawn adjacent to the pool, a gently sloping lawn area, used as the predominant recreational area, shall be collected in suitable ag-lines located behind retaining walls and pool structure, and directed into the properties stormwater system. All natural water run-off across the property from south to the north, will be uninterrupted, and allowed to flow down the steps, paths and gardens etc. as it presently does. With the exception of the swimming pool, the modest pool surrounds, have not increased the hard surfaces greatly, and the proposal will minimally increase the impervious areas of the site.

6.6 During construction of both the swimming pool and landscaping, a sediment control barrier shall be installed and maintained, (during construction), to the northern, western and eastern side of the works. Silt barriers shall also be placed in gutters to prevent contaminated water entering the council stormwater, during removal of excavated materials. Construction access shall incorporate designated area for cleaning of vehicle wheels prior to accessing the roads. All roads, footpaths, and crossovers shall be kept clean at all times. A temporary safety fence shall be installed to the perimeter of the construction zone, and shall be maintained until completion.

6.7 At the completion of the proposal, the swimming pool structure shall be invisible, with the retention of the existing plantings, the carefully considered, additional screen planting to the northern, eastern, and western sides of the pool, and the position and height of the swimming pool, making the proposed development a minimal impact structure, given the properties topography.

HERITAGE ITEMS

There are no heritage items

The proposal does not adversely impact on any heritage item, nor any item of cultural significance.

BUSHFIRE PRONED AREAS

The subject property does not lie within a bushfire prone area.

ECONOMIC & AMENITY IMPACT

The proposal will not have any economic consequences within the area. The proposal will not affect any surrounding residences by overshadowing, loss of privacy, or increased noise.

POOL SAFETY FENCING

A 1200mm high glass pool safety fence shall be installed to the perimeter of the swimming pool and pool side tiled area as shown on plan. 1200mm high glass pool safety gates self-closing and outward opening, shall be installed to positions as shown on plan, eastern end of the southern section of the pool fence. No boundary fences make up any part of the pool safety barrier. The pool safety fence will have a clear 900mm non climb zone.

FLORA & FAUNA IMPACTS.

The development will cause minimal disturbance to the flora of the subject site, and all care will be taken at all stages of construction, to comply with councils tree preservation act. The proposal is unlikely to impact on threatened species or native habitats.

ENVIRONMENTAL IMPACTS

Impact on the environment shall be kept to a minimum during preparation, construction, and completion of the proposal, by the implementation and maintenance, of an approved soil erosion and sediment control barrier that meets council's requirements. The landscape and scenic quality of the locality, will be maintained with the minimal disturbance to all plantings, and subsequent additional plantings to the immediate surrounds of the proposed development.

SCENIC QUALITY

The proposed development does not have a detrimental impact on the scenic quality of the neighbouring properties, or the street scape. Limited visibility, from private or public open space shall be screened with the retention of appropriate plantings, and addition of supplementary plantings. There is no structure or planting proposed, that would compromise any view, Scenic quality, or natural light, to or from any property adjacent to the subject property. Views, privacy, and natural light are all important, not only for the neighbours, but also the owners of the subject property.

PRIVACY.

The proposed development does not present an issue with privacy, for any neighbouring properties. The swimming pool location and design deals adequately with this topic, with the inclusion of new plantings, adequate setback from common boundaries, the retention or replacement of existing screens/fences and greenery. Particular attention was given to the location, level, and shape of the pool, to ensure the privacy, not only for the neighbours, but also the owner/ residents.

NOISE

The proposed pool filtration equipment shall be installed in an approved acoustic barrier/box, located in the position under the eastern deck. The proposed pool has been located in the rear open space of the subject land and nearer the residence, away from neighbours living areas. The pool's proximity, from the living areas of all neighbouring residences, minimised the noise generated from families enjoying the swimming pool. The pool filter box is also located sympathetically away from neighbours living areas.

PUBLIC SUBMISSION

This application will be exposed to public comment, in the usual manner, but it is not anticipated that any significant objections, if any will be raised by this process.

7. CONCLUSION.

6.1 This proposal, to undertake the construction of a new concrete swimming pool, in the rear open private space, is generally in compliance with council's provisions, and we feel that any minor non complying areas (if any) of the proposed development, will not adversely affect the enjoyment of the visual amenity, by both resident and neighbours.

6.2 Accordingly, this Development Application is submitted in the belief that it is deserving of council's favourable consideration.