

**Statement of
Environmental Effects
for
Proposed Alterations And
Additions at:**

**10 PALM ROAD
NEWPORT BEACH NSW 2106**

**for
DARREN & JACKIE PATON**

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10 PALM ROAD, NEWPORT BEACH

INTRODUCTION

The proposed swimming pool has been designed in line with all the relevant policies in force by Northern Beaches Council and to comply with the Building Code Of Australia.

SITE DESCRIPTION

The subject property is situated at 10 Palm Road, Newport Beach (Lot 12 in DP10529). The proposed residence is a local development in Land Zone R2 Low Density Residential.

The property is a rectangular shaped block with a southern boundary (Palm Road) of 15.24m and a rear (northern) boundary of 15.235m. The eastern boundary has a depth of 40.375m and western boundary of 40.39m. The site area is 589.3m²

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed works comprises the removal of existing paving and the installation of a new concrete pool in the rear yard. The proposed swimming pool has been designed to ensure adjacent properties would not be adversely affected.

EXISTING STREETScape

The Palm Road streetscape is dominated by detached housing. Within the streetscape there is an eclectic mix of single and two level residences of varying architectural styles.

DESIGN OBJECTIVES

The objectives with regard to the design of this property were:

- a. To provide a swimming pool that would ensure good circulation and access for the family.
- b. To ensure good security and amenity for the residence.
- c. To achieve the client brief whilst ensuring that the amenity of neighbouring properties were not adversely effected.

HERITAGE IMPACT

The property is not subject to any heritage listing.

SITE COVERAGE

The Council's Code minimum landscape area for the 589.3sqm site is 294.65sqm (50%). The existing landscaped area is 235.3sqm (39.9%) with the proposed landscape area 241.9sqm (41%). The development therefore, increases the landscaped area of the property.

SETBACKS

The proposed swimming pool has a side boundary setback of 1.595m to the eastern boundary and 3.615m to the rear northern boundary and therefore complies with council's code.

HEIGHT AND BUILDING HEIGHT PLANE

N/A.

VIEWS

View's from both the subject property and neighbouring residences are not adversely affected by the proposal.

PRIVACY

The swimming pool has been designed to afford the neighbouring residence a similar level of privacy as they now enjoy.

SOLAR ACCESS (To the site)

N/A.

SOLAR ACCESS (To neighbouring properties)

N/A.

LANDSCAPING

The existing landscaping is to remain on the site.

SEWERAGE AND STORMWATER

The proposal connects to the existing sewerage and stormwater to the site.

HAZARD ASSESSMENT

The subject property is in a Flood Zone of Medium and High Risk. A Flood Report by Northern Beaches Consulting Engineers accompany this application.

ENERGY AND WATER CONSERVATION

A BASIX Report is not required for the Development Application.

TRAFFIC GENERATION/CARPARKING

As the existing usage is not changing there will be no change to traffic volume on or adjacent the site.

WASTE MANAGEMENT

The majority of building materials to be demolished are anticipated to be disposed of at 'Kimbriki Tip'. Wherever possible any timber products are to be reused for temporary building e.g. temporary bracing to minimise overall waste.

CONCLUSION

In conclusion, the proposed swimming pool at the existing residence have been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of the relevant Council policies. The overriding design has produced a development that maintains the natural and built characteristics of the Newport Beach locality while fulfilling the Client's brief.