

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR:

CONSTRUCTION OF NEW TIMBER, CONSTRUCTION OF A SWIMMING POOL AND  
ASSOCIATED HARD AND SOFT LANDSCAPING WORKS

AT

**85 Powderworks Road, North Narrabeen, NSW 2101**

**LOT Y IN DP402956**

PREPARED FOR

**Mr & Mrs WARD  
December 2022**

BY

CONTOUR  
LANDSCAPE ARCHITECTURE

## **1. INTRODUCTION**

This Statement of Environmental Effects accompanies drawings dated December 2022 including Site Plan (C1), Section AA (C2), Section Sheet BB (C3), Section Sheet CC (C4), Landscape Compliance Plan (C5), Site Analysis (C6), Stormwater Drainage Plan (C7), Sediment Control Plan (C8), Notification Plan (C9) and a site survey by Cooper and Richards Surveyors for submission to Northern Beaches Council as a Development Application for a Swimming Pool, Timber Decks and the associated hard and soft landscaping works at 85 Powderworks Road, North Narrabeen, NSW 2101.

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

- Pittwater Development Control Plan 2021
- Pittwater Local Environmental Plan 2014

## **2. LEGAL DESCRIPTION**

The subject land that is 85 Powderworks Road, North Narrabeen, NSW 2101. LOT Y in DP402956 is situated on the northern side of Powderworks road. The property contains two dwellings. A two storey brick dwelling and a separate single storey clad dwelling. There is pedestrian and vehicular access via a driveway from Powderworks road from the southern boundary of the property and additional pedestrian access via a public path to the north of the property. The property is located within the C4 environmental living Zone.

The development is consistent in size with the surrounding properties and will have minimal visual impact when viewed from the street and adjoining properties.

The subject land is irregular in shape with a total site area of 796.7m<sup>2</sup>.

### **2.1. PHYSICAL DESCRIPTION OF THE SITE/CURRENT LAND USE**

Currently erected on the site is a two storey brick dwelling and a separate single storey clad dwelling. The property is sloping from south to north. At the rear of the two storey residence there is a lawn area with minimal fall, minor planting and existing paved areas. Towards the front of the two storey residence, there are multiple sandstone outcrops and small garden areas with significant fall. There is a driveway on the north western side of the front boundary. The existing back yard space of the two storey residence consists of a small lawn area north of the residence. A large flight of timber steps provides access to the lawn and the rear open space on the eastern boundary of the property.

The two dwellings currently erected on the subject site are separated by a 1.8m high fence and large stone outcrop. On the northern side of the single storey residence are two timber decks and a third deck to the south east. A large flight of timber steps on the eastern boundary provides pedestrian access towards the south of the property.

The Single storey dwelling shall not be impacted by the proposed works and shall not be mentioned again in the statement of environmental effects.

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

### **3. THE PROPOSED DEVELOPMENT**

#### **3.1.Construction of Timber Deck**

- Proposed timber deck will be located below and to the north of the existing covered timber deck.
- Addition of stairs to access deck from the existing lawn area.
- Materials and construction style shall be sympathetic to the existing and surrounding structure by replicating the building materials, finishes and colours used on the subject residence.
- Construction of the deck will have the following benefits:
  - Provide increased functional space for residents.
  - Provide significant increased amenity to the Residents.

#### **3.2.PROPOSED SWIMMING POOL**

The proposed pool installation involves the following:

- A concrete swimming pool for recreational purposes, 10 metres long and 3 metres wide, shall be installed to the north west of the Residence, parallel to the western property boundary.
- The proposed swimming pool's waterline shall have a setback of 1000mm from the western boundary and setback of 10158mm from the eastern boundary at its closest point. The proposed setbacks from all boundaries to swimming pool concourse are compliant and substantial for enhanced visual and aural privacy from neighbouring properties.
- The proposed swimming pool will be located in a steep area of the property. Cut and fill shall be used to make existing levels functional.
- 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.

Given the stated objectives of the Local Environmental Plan and the Pittwater Development Control Plan, this development is considered permissible. There is expected to be minimal impact on the surrounding local natural or developed areas. The development will be carried out using best practices and constructed using high-quality materials.

### **3.3.ASSOCIATED HARD AND SOFT LANDSCAPING**

- The proposed development will include installation of pool safety fencing at a height of 1.2m
- All proposed and existing garden areas to be retained shall be maintained and or improved.
- Grass shall be planted at the rear open space of the property.
- Privacy screen planting shall be planted along the southern and western edges of the property to provide additional visual and aural privacy to residents and neighbours

## **4. DEVELOPMENT CONTROLS**

### **4.1.Proposed Timber Deck**

The proposed works meet the controls and outcomes as outlined in the Pittwater Development Control Plan 21, C1 Design Criteria For Residential Development. As well as the the key objectives outlined in A3.4 Key objectives of the Pittwater 21 Development Control Plan.

The proposed development increases the functional space for residents while also providing a significant increase to the recreation facilities for residents with minimal impact on the surrounding local natural or developed areas. The development will be carried out using best practices and constructed using high-quality materials.

## 4.2. PROPOSED SWIMMING POOL

The proposed swimming pool and associated landscaping works generally meet the controls and outcomes as outlined in the Pittwater Development Control Plan 21, C1 Design Criteria For Residential Development. As well as the the key objectives outlined in A3.4 Key objectives of the Pittwater 21 Development Control Plan.

The proposed pool meets or exceeds all requirements for setbacks, has minimal impact on surrounding local natural or developed areas, and significantly improves the amenity, functional space and recreational space of the property.

## 5. SITE DEVELOPMENT COMPLIANCE

The relevant **outcomes** from the Pittwater DCP 21 - C1.1 Landscaping are as follows:

*A built form softened and complemented by landscaping. (En)*

- The proposed development will increase the usable lawn areas well as maintaining, increasing and improving garden areas of the property. Softening the proposed works while completing the surrounding landscape.

*Landscaping reflects the scale and form of development. (En)*

- Great consideration has been given to ensure the scale of the proposed development is balanced with sufficient green space.

*Retention of canopy trees by encouraging the use of pier and beam footings. (En)*

- All existing trees shall be retained

*Development results in retention of existing native vegetation. (En)*

- The proposed development will maintain, increase and improving garden areas of the property, any proposed vegetation will include locally native species.

*Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)*

*Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)*

- The proposed development will maintain and enhance garden areas of the property, any proposed vegetation will include locally native species.

*Landscaping results in reduced risk of landslip. (En, Ec)*

- Great consideration has been given to reduce the risk of landslip, the proposed works have been approved by a geotechnical engineer to greatly reduce the risk of any landslip.

The Proposed development will comply, where feasible, with all controls outlined in the Pittwater DCP 21 - C1.1 Landscaping.

Substantial effort has been made to ensure that the proposed development meets the desired controls and outcomes outlined in the Pittwater DCP 21 - C1.1 Landscaping. Taking into account the benefits of the proposal for the residents to engage with the landscaped areas of the Property. Substantial effort has also been made in this proposal to upgrade and beautify the landscape areas, increasing the ability of the site to meet with the controls and outcomes of the policy, by way of plantings, gardens, lawns, shrubs or trees and that is available for use and enjoyment by the occupants of the two storey residence erected on the site, therefore approval should be granted on these grounds.

## **6. SUMMARY**

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, the natural environment, and the character of the neighbourhood as a whole.

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

This proposal should be supported and approved by Council.