

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

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

AT

36 Kempbridge Avenue, Seaforth NSW 2092

PREPARED FOR

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July 2021

BY

CONTOUR LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings dated July 2021 including Site Plan (C1), Section AA (C2), Section BB (C3), Section CC (C4), Section DD (C5), Site Analysis (C6), Sediment Control Plan (C7), Stormwater Drainage Plan (C8), Pool Construction Plan (C9), Landscape Area Plan (C10), for submission to Northern Beaches Council as a Development Application for the Construction of a Carport, Fibreglass Swimming Pool and Associated Hard and Soft Landscaping Works at 36 Kempbridge Avenue, Seaforth NSW 2092.

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

- *Manly Development Control Plan 2013 Amendment 14*
- *Manly Local Environmental Plan 2013*

2.0 LEGAL DESCRIPTION

The subject land, that is 36 Kempbridge Avenue, Seaforth NSW, 2092, Lot 44 in D.P 12499 is situated on the eastern side of Kempbridge Avenue. The property has driveway access via Kempbridge Avenue towards the south western corner of the Property.

The property is within the R1 General Residential Zone. The current character of the street is varied with a mix of original, renovated and more substantial new homes. The development is consistent in size with surrounding properties and will not dominate the current streetscape.

The subject land is rectangular in shape. Total site area is 467.9 square metres.

2.2 PHYSICAL DESCRIPTION OF THE SITE / CURRENT LAND USE

Currently erected on the site is a two-storey timber clad Residence, the Residence has a substantial setback from the streetscape and is positioned towards the eastern end of the Property. An existing Concrete hardstand located towards the south west corner of the Property provides off street parking and pedestrian access to the Property. The subject Property is generally level at its most western and eastern points, with a gradual slope from the eastern to western boundary.

The existing functional open space areas are located to the east of the Residence, with minimal space to the west of the Property. The eastern open space area consists of a level lawn area and garden beds. The western open space area to the rear of the Property consists of a timber deck, and adjacent utility area.

An existing timber deck to the east of the Dwelling connects the first floor of the Dwelling and provides additional functional open space to the Residents.

The neighbouring properties are of similar sizes to the subject Residence.

3.0 THE PROPOSED DEVELOPMENT

The proposed development consists of construction of a Fibreglass Swimming Pool, Carport and associated Hard and Soft Landscaping Works.

3.1 Proposed Swimming Pool

The proposed swimming pool generally meets all the objectives and controls as set out in Manly Development Control Plan 2013 Amendment 14.

- A fibreglass swimming pool nominal 5.0 metres long and 3.1 metres wide (at widest point) for recreational purposes shall be provided to the west of the subject Residence.
- The proposed swimming pool waterline shall have a setback of 6863mm from the western boundary, a setback of 1650mm from the southern boundary and a setback of 7440mm from the northern boundary. The proposed setbacks from the western and southern boundary to swimming pool concourse shall support and retain existing mature dense screening plant material, that shall continue to enhance visual and aural privacy from neighbouring properties and from Kempbridge Avenue.

- Although the proposed swimming pool shall be positioned within the front building setback of the property it will not detract from the amenity or character of the neighbourhood for reasons as elaborated on below;
 - The front building setback of the property is the primary area of functional open space, and sits well below street-level and not visible from the streetscape.
 - Adjacent to the western boundary adjoining Kempbridge Avenue currently exists mature dense screen planting. This screen planting shall be upgraded and enhanced with additional screen planting to the south of the proposed swimming pool creating additional visual and aural privacy from neighbouring properties and public spaces. The proposed development shall therefore have no greater impact on the amenity and character of the locality, only enhancing it with the upgrading of garden areas within the front building setback of the subject property.
 - Adjacent to the western boundary adjoining Kempbridge Avenue is an existing Concrete hardstand at street level This existing hard stand coupled with the proposed Carport shall provide substantial visual screening from street level.
 - The proposed swimming pool shall be set approximately 1200mm below the street level of Kempbridge Avenue and set back 1650mm from the western boundary adjoining Kempbridge Avenue complying with the councils requirement stating that “The outer edge of the pool concourse shall be setback from the front boundary at least twice the height of the pool concourse above existing ground levels.” It greatly exceeds this requirement and is therefore compliant with councils objective.
 - A proposed 1.2m front boundary fence (see Section 3.2 Carport) shall be at a height as part of this proposal that retains the existing amenity or character of the neighbourhood, ensuring the proposed swimming pool shall not be visible from the streetscape.
 - Due to the existing Dwelling positioned towards the eastern end of the Property, the open space to the rear of the Property does not allow for the swimming pool to be posited to the rear. The primary open space for the Property is within the front setback therefore this location is the only suitable position for the proposed Swimming Pool.
- The proposed swimming pool shall be set at nominal level of RL 50.60 at existing grade.
- The proposed swimming pool shall be fenced with pool fencing that complies with all swimming pool fencing codes and requirements.
- The proposed swimming pool filtration equipment shall be contained in a specially designed acoustic control structure that more than meets Environmental Protection Agency noise reduction requirements and all Australian Standards.
- All poolside coping areas shall fall towards drainage inlets or gardens with all collected waters disposed of to the appropriate disposal service system. An overflow pipe shall be installed within the swimming pool with contaminated water directed to the sewerage system.

- The Swimming Pool Capacity is less than 40,000L, therefore no rainwater tank is required.



Figure 1 - *Proposed Fibreglass Swimming Pool Location and Associated Landscaping*

3.2 Proposed Carport

The proposed Carport generally meets all the objectives and controls as set out in the Manly Development Control Plan 2013 Amendment 14.

- A proposed Carport structure shall be positioned atop existing Concrete hardstand, positioned towards to the south-west corner of the property. The existing concrete slab height of shall remain at 52.02RL.
- The proposed Carport will be open on three sides with a carport door, in keeping with the style and characteristic of the streetscape and Councils controls.
- The proposed Carport has been designed to be sympathetic to neighbouring properties in shape, bulk and scale. The materials proposed shall be sympathetic to that of the existing dwelling.
- The proposed carport shall be utilised as a secure off street parking area by residents vehicles.
- A 1.2m front boundary fence is proposed in order to improve functionality, privacy and will preserve the existing amenity and character of the neighbourhood.
- Screening vegetation shall be planted along the western and southern boundaries to further reduce the visual impact of the proposed structure. This will be coupled by the existing screen planting to the northern boundary.

- The proposed carport shall be positioned within the front building setback of the property and it will not detract from the amenity or character of the neighbourhood for reasons as elaborated above.



Figure 2- *Proposed Carport Location over existing Concrete Slab*

3.3 Associated Hard And Soft Landscaping

- It is proposed that screen planting be located around the proposed swimming pool, along the western and southern boundaries to create substantial visual and aural privacy to the neighbouring adjacent properties and the street.
- Pedestrian connections between the residence will be facilitated by a proposed set of timber access steps from the Pool area to the existing first floor timber balcony. Steps and balustrades will be compliant to BCA Requirements and in keeping with the style and appearance of the existing timber decking and balustrades.
- No significant views shall be impacted as a consequence of the proposed development.
- The proposed development is sympathetic to the adjoining neighbouring properties and designed to minimise any impact.
- The proposed development chosen locations of proposed structures reduces impact on existing vegetation or rocky outcrops which will maintain the existing neighbourhood character.

4.0 SITE DEVELOPMENT COMPLIANCE

- The proposed site development meets the specific numerical requirements regarding landscaping as set out in The Manly Development Control Plan 2013 Amendment 14, as shown below;

Site Area	467.9m2
Minimum required Open Space (55%)	257.345m2
Proposed Open Space	278.039m2 (59.4%)
Minimum required Soft Open Space (40%)	190.07m2
Proposed Soft Open Space	115.68 m2 (44.95%)

5.0 PRECEDENCE

5.1 Swimming Pool

There are a number of existing swimming pools within residences nearby to the subject site as illustrated on Figure 3 below. Northern Beaches Council should support the proposed development consistent with the many existing preceding supported developments as demonstrated below.



Figure 3 - *Existing Swimming Pool Precedence*

5.2 Carport

There are a number of existing Carports and Garages within the front setback of Properties along Kempbridge Avenue. The proposed Carport is in keeping with the streetscape aesthetic. Northern Beaches Council should support the proposed development consistent with the many existing preceding supported developments as demonstrated in the below photographs.



Figure 4 - 40 Kempbridge Avenue, Seaforth



Figure 5 - 42 Kempbridge Avenue, Seaforth



Figure 6 - 27 Kempbridge Avenue, Seaforth



Figure 8 - 19 Kempbridge Avenue, Seaforth



Figure 8 - 21 Kempbridge Avenue, Seaforth



Figure 9 - 5 Kempbridge Avenue, Seaforth

4.0 SUMMARY

This proposal should be supported and approved by Council.

The inclusion and the positioning of the Carport, Swimming Pool and associated Landscape Works covered within this assessment has been carefully considered in conjunction not only with the Residence and structures but also with neighbouring homes and gardens and adjacent Open Space. The inclusion of a Carport on the Property will enhance the aesthetic appeal of the residence, heighten amenity, and is in keeping with the character of the existing streetscape.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works fundamentally comply with council's planning guidelines and will improve the property with the construction of a reinforced concrete swimming pool and associated hard and soft landscaping works that are in a fashion that is sympathetic to the subject property and neighbouring properties, by upgrading the garden areas and amenity of the subject property.