

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**CONSTRUCTION OF A FIBREGLASS SWIMMING POOL
AND ASSOCIATED LANDSCAPING WORKS**

AT

21 Badcoe Road, Cromer NSW

PREPARED FOR

Martin Wallace

February 2020

BY

CONTOUR LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings dated February 2020 including Site Plan (C1), Sections Sheet A (C2), Sections Sheet B (C3) Elevations Sheet A (C4), Site Analysis Plan (C5) Landscaped Area Plan (C6), Erosion & Sediment Control Plan (C7) Notification Plan (C8) and a Site Survey for submission to Northern Beaches Council as a Development Application for the Installation of a Fibreglass Swimming Pool and Associated Hard and Soft Landscaping Works at 21 Badcoe Road, Cromer NSW 2099.

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

- *Warringah Development Control Plan 2011 (WDCP)*
- *Warringah Local Environmental Plan 2011 (WLEP)*

2.0 LEGAL DESCRIPTION

The subject land, that is 21 Badcoe Road, Cromer NSW 2099, Lot 47 in DP 237862 is situated to the southern side of Badcoe Road. The property has driveway access via Badcoe Road towards the north western corner of the Property.

The property is within the R2 Low Density Residential Zone. The development is consistent in size with surrounding properties and will not dominate the current streetscape.

The subject land is irregular in shape. Total site area is 861.9 square metres.

2.2 PHYSICAL DESCRIPTION OF THE SITE / CURRENT LANDUSE

Currently erected on the site is a split level Brick Residence. The subject property is level from the residence to the front property boundary; the rear of the property slopes steeply towards the southern property boundary

The existing functional open spaces, consisting of well-maintained lawn and garden areas, are located to the north and south of the Residence.

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 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 Warringah Development Control Plan 2011.

- A fibreglass swimming pool nominal 8 metres long and 3.5 metres wide for recreational purposes shall be provided to the north eastern part of the subject Property, within the front setback.
- The proposed swimming pool shall be location in a position of an old concrete swimming pool that has been previously filled in.
- The proposed swimming pool waterline shall have a setback of 7244mm from the western boundary (at its closest point), 1167mm from the eastern boundary (at its closest point), and a setback of 2053mm from the front, northern property boundary. The proposed setbacks from all boundaries to swimming pool concourse shall support dense screening plant material that shall enhance visual and aural privacy from neighbouring properties and from Badcoe Road.
- 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 proposed swimming pool location is consistent with existing swimming pool that was previously located within the front setback of the property.
 - The proposed swimming pool shall be substantially set back from the road and substantial existing vegetation shall separate the pool from the streetscape.
 - The existing side boundary fencing and walling shall be retained in order to preserve the existing amenity and character of the neighbourhood.
 - The proposed swimming pool shall not be visible from the streetscape.
 - The rear garden of the subject Property is not suitable for a swimming pool as the topography would necessitate excessive cut and fill to create a functional space and significant tree species are located in the rear yard that would be negatively effected with major excavation.
 - The proposed swimming pool shall be set at existing grade to reduce the amount of cut and fill.
- The proposed swimming pool shall be fenced with pool fencing that complies with all applicable swimming pool fencing codes and requirements.
- The proposed swimming pool filtration equipment shall be contained in a specially designed acoustic control structure that exceeds 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.

3.3 ASSOCIATED HARD AND SOFT LANDSCAPING

- It is proposed that screen planting be located around the proposed swimming pool, along the site boundaries to create substantial visual and aural privacy to the neighbouring adjacent properties and the street.
- New 1800mm high boundary fencing shall be installed to the north of the swimming pool.

3.4 SITE DEVELOPMENT COMPLIANCE

The proposed site development meets the specific numerical requirements regarding the relevant minimum landscaped area as set out in Warringah Council's Development Control Plan for an R2 zoning, as detailed below;

Site Area	861.9m ²
Minimum required Landscaped Open Space (40%)	344.76m ²
Proposed Landscaped Open Space	377.56m ²

The proposed development shall greatly increase the amenity to the property, enhancing the usable open space for the Residents.

The proposed development shall be sympathetic to the aesthetic of the area with the pool being positioned in the location of an existing lawn area and clear of all existing vegetation, therefore having minimal impact on the site.

4.0 SUMMARY

This proposal should be supported and approved by Northern Beaches Council.

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

Whilst the proposed works do not comply with the proposed landscape area control set out in Council's Development Control Plan, the proposed works do fundamentally comply with all controls and objectives and as a merit based application we have validated herein this proposal's suitability for approval. The site and the surrounding environment, as well as Warringah Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site so as to significantly improve the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.