

Northern Beaches Council.

15 July 2021.

Statement of Environmental Effects

Based on Warringah DCP 2011 & Warringah LEP 2011.

Lot 44, No 17 Kangaroo Road, COLLAROY PLATEAU, DP 11593, Zone R2.

PROPOSED POOL, DECK AREA & FRONT FENCE WITH ENTRY ARBOUR.

In relation to the above Development Application I tender this Statement of Environmental Effects to demonstrate the consideration given regarding any potential impact the proposed development will have on the natural environment at the above mentioned property.

This property is situated on the eastern side of Kangaroo Road. The subject site has a gentle slope to the southern side boundary. The site is flanked on both sides by existing established two storey dwellings. Streetscape impact will be minimal as the proposed pool/deck is within the rear yard, behind the dwelling (under construction). The proposed front fence with its maximum height above ngl of 1200mm and the proposed lightweight open hardwood Arbour structure will not dominate the streetscape and are reasonably typical within the subject road.

The proposed development is comprised of 4 elements:

- 1 – Front painted timber 1200mm high fence.
- 2 – Front Entry Arbour open sided, slat roof timber structure.
- 3 – Concrete Pool to the south eastern corner of the dwelling under construction.
- 4 – Timber Deck to the east, north & west of the proposed pool with lightweight open decorative Pergola over.

Materials to be used are of new quality and consist of rendered and painted external fibre cement and concrete block wall planes, glazed pool fencing with painted pergola over. Painted timber front fence and stained hardwood open sided Entry Arbour.

Minimal excavation is required to accommodate the proposal, any potential excavated material will be spread on-site as future top dressing and levelling as required.

1 DENSITY complies

This site has an area of 539 sq.m. The required soft landscape area is 40% we propose a total soft landscape area of **41.35% (222.913 sqm)** with a minimum width of 1500mm, fully compliant with councils WDCP 2011 B4 *Requirements*. These area calculations can be seen on the accompanying architectural drawing Sheet 2 of 5.

2 HEIGHT complies

The proposed small open Pergola structure that is sited above the eastern pool deck has a maximum overall height of 4250mm well within WDCP 2011 clause 4.3 and also sits well within the side boundary envelope (4m & 45 degrees) WDCP 2011 B3.

The overall southern side pool wall that is proposed at 1500mm off of the southern boundary has a maximum height of 2175mm with the deck area to the rear of the pool a maximum of 975mm above ngl below.

The proposed 1.55 metre wide Entry Arbour has a maximum height above ngl of 2.6 metres.

3 SETBACKS complies

The proposed Pool/Deck setbacks are as follows:

B5 Side boundary minimum 900mm, proposed southern side boundary setback 1500mm.

West – front N/A

North – side N/A

B9 rear boundary minimum 6000mm, proposed eastern rear boundary setback 6100mm.

The proposed Front Fence & Entry Arbour setbacks are as follows:

West – front varies between 100mm & 900mm

North - side (Arbour) setback 9000mm

East – rear N/A

South – side 2200mm

4 EXTERNAL APPEARANCE AND DESIGN complies

The proposed development has been designed to maintain and enhance the architectural style of the dwelling that is currently under construction and is of a simple “Hampton beach type architecture”. This proposal is seen to be fully compatible with the scale and character of surrounding existing development.

5 PRIVATE OPEN SPACE complies

The rear yard has a simple rectangular area of 78.253 sqm with a minimum dimension of 6 metres which is fully compliant with the WDCP 2011 D2 requirement of 60 sqm minimum for a dwelling with 3 or more bedrooms. It is the intention of the owners of this home is to increase the potential of year round outdoor entertaining within the rear yard of the subject site in order to capitalize on the existing local outlook.

6 PRIVACY complies

The subject site really only has neighbors to all adjoin boundaries. Please note that the pool deck does not run along the southern face of the proposed pool therefore privacy to the private open space of number 15 Kangaroo road will be maintained if not increased from the southern ground floor window of the subject dwelling WDCP 2011 D8.

7 SUNLIGHT complies

Remains unchanged to adjoining homes and their principle private open spaces.

8 VEHICLE unchanged

9 LANDSCAPING

No trees need to be removed to accommodate the proposal. It is the owners desire to both maintain and create a simple yet pleasing landscaped environment to the surrounding yards and particularly within the proposed private rear yard.

10 FENCING

Most existing boundary fences are to remain unchanged with the exception of the southern Alexandria Parade fence where we propose a 2100 high lapped and capped fence HDCP 2013 3.1.3 (g & h) to assist with sound abatement at this busy street intersection and increased privacy from the footpath and Alexandria parade. This fence is heavily screened by existing boundary planting to the south west corner.

11 HERITAGE IMPACT STATEMENT

Whilst this site **is** within a Heritage Conservation Area therefore consideration has been given to the scale, size bulk and styling of the proposed development in relation to the neighbouring properties and the theme of the surrounding houses.

12 DRAINAGE CONTROL

The backwash of the pool will be directed from the pool filter and pump the on-site existing sewer connection.

These works will be carried out in accordance with all local authority requirements.

13 BUSHFIRE

The site is **not** Bushfire Prone.

14 ACID SULPHATE

The subject site is **not** classified as Acid Sulphate soil, however we propose no bulk excavation deeper than one metre.

15 FLOODING

The site is **not** classified as Flood Prone.

16 LANDSLIP RISK

The subject site **is classified as having landslip risk** on map area D, please refer to the attached preliminary Geotechnical report.

17 SERVICES

GAS:	bottled gas on site,
WATER:	available to site,
ELECTRICITY:	available to site,
TELEPHONE:	available to site,
SEWERAGE:	existing septic on site,

This consistent development will further enhance and utilise the local environment and its existing infrastructure in accordance with the Council's guidelines with nil detrimental impact on adjoining homes and public areas.

We hope this application meets with a speedy and favourable response from Council.

Yours Faithfully,

B.A.Baldock