

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

A PROPOSED SWIMMING POOL, DRIVEWAY AND LANDSCAPING

for

PHILIPSZ RESIDENCE

of

19 MONS ROAD, NORTH BALGOWLAH

DEVELOPMENT PROPOSAL:

- SWIMMING POOL
- DRIVEWAY
- LANDSCAPING AND
- ASSOCIATED WORKS



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STATEMENT OF ENVIRONMENTAL EFFECTS

for a

PROPOSED SWIMMING POOL, DRIVEWAY, LANDSCAPING AND ASSOCIATED WORKS

within

NORTHERN BEACHES COUNCIL

for

JOHN AND GEMMA PHILIPSZ

at

19 MONS RD, NORTH BALGOWLAH

PROPOSAL

It is proposed to –

- construct a reinforced concrete swimming pool 11.0 metres x 4.0 metres;
- introduce a new vehicular access to the property from Mons Rd; and
- complete landscaping works for the property.

SITE DESCRIPTION

Lot 83

DP 618704

Zoning R2 – Low Density Residential

- The land does not comprise critical habitat
- The land does not contain an item of environmental heritage and is not within a conservation area.
- The land has not been identified as being within an Acid Sulfate Soils area.
- The land has not been identified as bushfire prone.

This site is an irregularly shaped battle-axe block with an area of approximately 1813.6 square metres. The site has two access handles – one from Mons Road, with a six metre wide access handle (Access Handle A), and one towards Clontarf St, with a 4.5 metre access handle (Access Handle B) that includes easements for services and for drainage. The central site area is an irregular rectangular shape, approximately 20.6 metres wide and 49.6 metres in length and is 1360.2 square metres in area.

There is a two-storey residence currently under construction, located along the southern side of the site. In addition to the dwelling itself, the Development Application approval DA2020/0537 included a driveway between the end of Access Handle A and the dwelling as well as pathways around the residence.



Photo 1: Property viewed from Mons Ave



Photo 2: Dwelling under construction

DEVELOPMENT DESCRIPTION

1. SWIMMING POOL

Dimensions – 11.0 x 4.0 metres

Level (AHD) – 96.60

Capacity – 55,000 Litres

The proposed pool is sited in the rear yard – to the west of the dwelling under construction. The top of the pool's coping will be approximately 2.98 metres below the timber deck at the rear of the dwelling – as shown on the site plan. The pool is to be set back in excess of 9 metres from the rear boundary and 1m from the closest side boundary to coping.



Photo 3: Site for Proposed Pool.



Photo 4: Site for Proposed Pool.

2. DRIVEWAY

It is proposed to replace the existing driveway from Mons Rd to the dwelling. The driveway will include a turning bay to allow forward exit from the property. Vehicular gates and a separate pedestrian entry is to be incorporated six metres in from the property boundary on Mons Rd.

3. LANDSCAPING

It is proposed to enhance the already approved landscaping with the construction of additional steps, paving and retaining to improve the functionality around the approved dwelling and the proposed swimming pool.

COMPLIANCE

The principal planning instruments for this development are –

- Warringah Local Environmental Plan 2011 (LEP)
- Warringah Development Control Plan 2011 (DCP)

LEP

Zone – R2 Low Density residential

The proposed development is permitted with consent within the zone.

The objectives of the zone are –

- *To provide for the housing needs of the community within a low density residential environment.*

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered these objectives are satisfied with the proposed development.

DCP

| DESCRIPTION | PROPOSED | COMPLIES |
|---|---|------------|
| D1 – Landscaped Open Space Required – 40% | 46.6% | Yes |
| D16 – Swimming Pools and Spas Pool not located in the front setback Pool setback from protected trees | Pool in rear yard No protected trees in the vicinity of the pool. | Yes Yes |

DRIVEWAYS

The proposed driveway from Mons Road will be 3.5 metres in width. Automated gates to 1.6m in height have been located 6m inside the property boundary for safety and security while not impacting on the streetscape. Existing hedge planting along either side of the driveway will be retained. The driveway profiles included with this application demonstrate compliance with AS 2890.1:2004 *Parking Facilities – Off Street Car Parking*.

FLOODING, DRAINAGE, LAND SLIP, SOIL EROSION, BUSHFIRES

No significant effect is envisaged. The land is not considered vulnerable to landslip or soil erosion. It is not in an area of high bushfire risk.

WASTE & POLLUTION

No significant effect is envisaged. Wastewater from the pool will be carried to the main sewer as required by Sydney Water.

OVERSHADOWING OF NEIGHBOUR'S

No effect envisaged. The proposal is for an in-ground swimming pool.

NOISE

This pool is intended for domestic recreational use, and no adverse effects with regards to noise are envisaged. The pool filter has been sited within the main rear yard of the site, inside the dwelling.

TRAFFIC

The pool is intended for domestic recreational use, and no effect is envisaged.

NATURAL ENVIRONMENT

No effect is envisaged. An approved erosion control barrier will be erected around the construction area as required. The development site is in a residential zone with no immediate linkages to natural or bushland areas.

FLORA & FAUNA

No effect is envisaged.

STREETSCAPE, NATIONAL PARK & SCENIC QUALITY OF THE LOCALITY

The pool will have no impact on the streetscape, or scenic quality of the locality as it will be contained wholly within the rear yard of the site and will not be visible from the front street. The pool will not be visible from Lindsay Reserve.

EXISTING & FUTURE AMENITY OF THE LOCALITY

No effect envisaged.

UTILITY SERVICES

All required services are available on site.

HERITAGE

No effect is envisaged.

SOCIAL & ECONOMIC EFFECTS

It is envisaged that the pool will contribute to an improved lifestyle for the resident and will add value to the property.

HISTORICAL & ARCHAEOLOGICAL ASPECTS

No effect is envisaged.

ACCESS FOR THE DISABLED

No specific provision has been made for disabled access as such use is not envisaged by the owners.

SPILLAGE FROM LIGHTING, ILLUMINATED SIGNAGE, GLARE FROM ROOF SURFACES OR DOOR/WINDOW PANELS

No effect envisaged.

APPROPRIATENESS OF DESIGN TO THE SITE

The pool has been designed to make best use of the available space in the rear yard. It has been sited close to outdoor living areas and will retain extensive areas of open space.

POOL SAFETY

Fences around the pool are to comply with the NSW Swimming Pool Act (1992) and Australian Standard - *Fences and Gates for Private Swimming Pools*.

EXCAVATION

Excess excavated material will be removed from site by the contract excavator. The waste material shall be disposed of by an organization properly licensed to carry out such work.

SPECIAL CIRCUMSTANCES OF THE SITE

N/A

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