

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

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

AT

**15 Birrong Avenue, Belrose NSW 2085**

PREPARED FOR

**Ami Cook**

August 2019

**BY**

**CONTOUR LANDSCAPE ARCHITECTURE**

## **1.0 INTRODUCTION**

This Statement of Environmental Effects accompanies drawings dated September 2019 including Site Plan (C1), Pool Plan (C2), Sections Sheet A (C3), Sections Sheet B (C4) Elevations Sheet A (C5), Site Analysis Plan (C6) Landscaped Area Plan (C7), Sediment Control Plan (C8) Notification Plan (C9) 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 NO. 15 Birrong Avenue, Belrose NSW 2085

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

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

## **2.0 LEGAL DESCRIPTION**

The subject land, that is 15 Birrong Avenue, Belrose NSW 2085, Lot 78 in D.P 232295 is situated to the southerb side of Birrong Avenue. The property has driveway access via Birrong Avenue towards the north eastern 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 or be visible from the current streetscape.

The subject land is irregular in shape. Total site area is 719.2 square metres.

### **2.2 PHYSICAL DESCRIPTION OF THE SITE / CURRENT LANDUSE**

Currently erected on the site is a two storey Rendered Brick Residence. The subject property slopes slightly from the western to the eastern boundary.

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

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

### 3.0 THE PROPOSED DEVELOPMENT

Construction of a Fibreglass Swimming Pool and Associated Hard and Soft Landscaping Works.

The proposed Swimming Pool shall comply with Warringah Council's DCP Controls.

### 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. Details below:
- A fibreglass swimming pool nominal 7 metres long and 4.2 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 waterline shall have a setback of 1637mm from the eastern boundary (at its closest point), a setback of 2053mm from the front Property Northern boundary. The proposed setbacks from the all boundaries to swimming pool concourse shall support dense screening plant material, coupled with existing hedge screening to be maintained, that shall continue to enhance visual and aural privacy from neighbouring properties and from Birrong 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 proposed swimming pool location is consistent with existing swimming pools located within the front setback of properties within the locality.
  - The proposed swimming pool shall be substantially setback from the road and substantial existing vegetation shall separate the pool from the streetscape.
  - The existing side boundary fence shall be retained and increased in size to 1800mm high as part of this proposal retaining 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 due to the existing mature tree (*Syzygium paniculatum*) present. Any excavation in the rear yard will be detrimental to this existing significant native tree species.
- The proposed swimming pool shall be set at a level relating to the existing grade to reduce the amount of cut and fill.
- 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 40,000lt (capacity 38,000lt) therefore no rainwater tank is required.
- The proposed swimming pool location is consistent with the precedent set by other swimming pools in the locality constructed within the front setback. Examples of this include:
  - 1 Wingara Grove, Belrose
  - 4 Birrong Avenue, Belrose
  - 29 Haigh Avenue, Belrose
  - 21 Haigh Avenue, Belrose
  - 42 Haigh Avenue, Belrose

### **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.
- A Pool Cabana shall be positioned to the rear of the swimming pool.
- New 1800mm high boundary fencing shall be installed to the east of the swimming pool with consent from the residents at 8 Wingara Grove, Belrose.

### **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	719.2m <sup>2</sup>
Minimum required Landscaped Open Space (40%)	287.68m <sup>2</sup>
Proposed Landscaped Open Space	325.22m <sup>2</sup>

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 material 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 we comply with and as a merit based application we have validated herein this proposals suitability for approval. The site and the surrounding environment, as well as Pittwater Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site and the neighbouring properties to significantly improve the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.