

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

REPLACEMENT OF EXISTING VERANDAH, CONSTRUCTION OF NEW PERGOLA,
INSTALLATION OF A DRIVEWAY GATE, CONSTRUCTION OF A FIBREGLASS
SWIMMING POOL AND ASSOCIATED HARD AND SOFT LANDSCAPING WORKS

AT

12 Blighs Road Cromer, NSW 2099

PREPARED FOR

Mr & Mrs Cirillo
September 2019

BY

CONTOUR
LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings dated 2 September 2019 including Site Plan (C1), Section Sheet A (C2), Section Sheet B (C3), Section Sheet C (C4), Elevation Sheet A (C5), Section Sheet D (C6), Site Analysis Plan (C7), Landscaped Area Plan (C8), Sediment Control Plan (C9) Notification Plan (C10), and a site survey by C and A Surveyors for submission to Northern Beaches Council as a Development Application for a swimming pool, tiled decks, Roofed Pergolas and the associated hard and soft landscaping works at 12 Blighs Road, Cromer NSW 2099.

This statement explains how the proposed development will address relevant controls and objectives contained within the following documents:

- Warringah Development Control Plan 2011
- Warringah Local Environmental Plan 2011

2.0 LEGAL DESCRIPTION

The subject land that is 12 Blighs Road, Cromer NSW 2099, Lot 9 in DP 237491 is situated on the north side of Blighs Road. The property is a two-storey brick residence. It has a pedestrian access from Blighs Road from the southern boundary of the property and vehicular access via a driveway at the southwestern corner of the property.

The property is located within the R2 Low Density Residential Zone. The development is consistent in size with the surrounding properties and will not be directly visible from the streetscape or neighbouring properties.

The subject land is generally rectangular with a total site area of 607m².

2.1 PHYSICAL DESCRIPTION OF THE SITE/CURRENT LAND USE

Currently erected on the site is a two-storey brick residence. At the rear, the property is gently sloping from north to south. Towards the front, the site is generally flat with minimal fall. There is a driveway running along the western property boundary which terminates in a garage that sits on the northern property boundary.

The existing functional back yard space consists of a moderately sized lawn south of the residence. A concrete footpath provides access to the residence and the rear open space via the southwestern boundary of the property.

The neighbouring properties are of a similar size and lot shape to the subject residence.

3. THE PROPOSED DEVELOPMENT

3.1 ALTERATIONS TO EXISTING STRUCTURE

3.1.1 Front Verandah and Roofed Pergola

- Proposed replacement of a dilapidated existing verandah on the southern aspect of the residence facing Blighs Road.
- Replacement verandah will be consistent with the existing dilapidated structure.
- Replacement materials and construction style shall be sympathetic to the existing structure by replicating the building materials, finishes and colours used on the residence. A new Roofed Pergola shall provide weather protection to increase amenity for the Residents.
- Replacement of the verandah will have the following benefits:
 - Improve the streetscape by removing a dilapidated structure
 - Provide significant increased amenity to the residents of 12 Blighs Road

3.1.2 Extension of Deck

- Proposed extension of existing deck projecting from the northern wall of the residence with a new tiled deck
- Addition of stairs to access deck from both east and west
- Extension of deck shall be constructed with materials and finishes sympathetic with the Dwelling.
- Extension of the deck will have the following benefits:
 - Provide increased functional space for residents.
 - Provide increased accessibility to functional space with the addition of a second set of stairs.
 - Provide significant increased amenity to the residents of 12 Blighs Road.

3.1.3. Construction of Rear Pergola

- Proposed construction of a pergola structure extending from the north wall of the house to cover the proposed deck.
- Materials and construction style shall be sympathetic to the existing structure by replicating the building materials, finishes and colours used on the residence.
- This pergola area shall provide improved private open space amenity for the owners.

3.2 DRIVEWAY AND PEDESTRIAN ACCESS GATES

Proposed installation of gates at the southwest corner of the property boundary to regulate both pedestrian and vehicular access to the property.
Gates will be constructed of a finish and style to the existing fencing on the Property

3.3 PROPOSED SWIMMING POOL

The proposed pool installation involves the following:

- A fiberglass swimming pool for recreational purposes, 6 metres long and 3.5 metres wide, shall be installed to the north of the residence, parallel to the eastern property boundary.
- The proposed swimming pool's waterline shall have a setback of 1154mm from the eastern boundary, a setback of 11680mm from the western boundary.
- The proposed setbacks from all boundaries to swimming pool concourse are compliant and substantial for enhanced visual and aural privacy from neighboring properties.
- The proposed swimming pool shall be set at the level approx 600mm above existing grade therefore there shall be no cut or fill as part of the proposed works.
- The proposed swimming pool shall be fenced with pool fencing that meets or exceeds the requirements of all applicable swimming pool fencing codes.
- The proposed swimming pool filtration system shall be housed in an acoustic control structure specially designed to exceed the Environmental Protection Agency noise reduction requirements and all Australian Standards.
- All poolside coping shall slope towards drainage inlets or gardens and collected water disposed of to the appropriate disposal service system. Overflow shall be collected via an overflow pipe to be installed to direct contaminated water to the sewerage system.

Given the stated objectives of the Local Environmental Plan and the Warringah Development Control Plan, this development is considered permissible. There is expected to be minimal impact on the surrounding local natural or developed areas. The development will be carried out using best practices and constructed using high-quality materials.

3.4 ASSOCIATED HARD AND SOFT LANDSCAPING

- The proposed development will include installation of pool safety fencing at a height of 1.2m
- Planting of grass adjacent to pool at its northwestern corner and along eastern property boundary
- Privacy screen along western edge of proposed deck will provide additional visual and aural privacy to residents and neighbours

4. DEVELOPMENT CONTROLS

4.1 ALTERATIONS TO EXISTING STRUCTURE

The proposed construction works generally meet the controls and objectives as outlined in the Warringah Local Environmental Plan 2011 - Zone R2 Low Density Residential. The objectives of R2 Zoning are as follows:

- 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.

Given the stated objectives of the Local Environmental Plan and Warringah Development Control Plan, this development is considered permissible. This proposed development increases facilities and services for residents with minimal impact on the surrounding local natural or developed areas. The development will be carried out using best practices and constructed using high-quality materials.

4.2 PROPOSED SWIMMING POOL

The proposed swimming pool and associated landscaping works generally meet the controls and objectives as outlined in the Warringah Development Control Plan 2011 D16 - *Swimming Pools and Spa Pools*. The objectives and requirements are as follows:

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.
- Pools are not to be located in the front building setback.
- Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.
- Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback

Given the stated objectives of Warringah Council's DCP D16 *Swimming Pools and Spa Pools*, this development is considered permissible. The proposed pool meets or exceeds all requirements for setbacks, has minimal impact on surrounding local natural or developed areas, and significantly improves the property amenity.

4.3 SITE DEVELOPMENT COMPLIANCE

Warringah DCP 2011 D1 Landscaped Open Space and Bushland Setting objectives are as follows:

- To enable planting to maintain and enhance the streetscape.
 - *This development will not effect existing foliage visible from Blighs Road but will enhance the streetscape by improving the façade of the existing residence*
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
 - *The proposed development will not impact any existing topographical features, habitat or vegetation*
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
 - *The proposed development does not significantly alter the dimensions of the existing landscaped open space, nor does it further limit the establishment of trees and shrubs*
- To enhance privacy between buildings.
 - *This development will enhance the privacy between neighbouring structures*
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
 - *The proposed development will provide the owners with increased outdoor recreational opportunities in much greater capacity than the current situation*
- To provide space for service functions, including clothes drying
 - *The proposed development creates increased functional space for the occupants in much greater capacity than the current situation.*

The proposed site development does not meet the numerical requirements regarding the relevant minimum landscaped area as established by Warringah Council's DCP 2011 as shown below;

• Site Area	607m ²
• Max. Site Coverage (60%)	364.2m ²
• Proposed Site Coverage	201.00m ²
• Required Landscaped Area (40%)	242.8m ²
• Proposed Landscaped Area	203.00m ²

Whilst the Landscaped Area of the subject Property does not numerically comply with the required numerical percentages substantial effort has been made to ensure that the proposed development meets the objectives of the Landscaped Area requirements. The

landscaped area falls approx. 6% below the required amount, this variation is minimal especially when taking into account the benefits of the proposal for the residents to engage with the landscaped areas of the Property. Substantial effort has also been made in this proposal to upgrade and beautify the landscape areas, therefore better meeting with the objectives of the DCP and LEP. Therefore whilst the numeric quantity does not meet with the numeric requirements, it greatly increases the ability of the site to meet with the objectives of the policy, being a part of the site predominantly landscaped by way of plantings, gardens, lawns, shrubs or trees and that is available for use and enjoyment by the occupants of the building erected on the site, therefore approval should be granted on these grounds.

5.0 SUMMARY

The proposed development outlined in this document has been formulated as such to significantly improve the amenity of the subject property whilst being mindful of mitigating its impact on the privacy of neighbouring properties, the streetscape, the natural environment, and the character of the neighborhood as a whole.

All works carried out will be undertaken with the highest standards for quality, material and finishes.

This proposal should be supported and approved by Council.