

Statement of Environmental Effects

Accompanying a development application for

Renovation of an existing swimming pool

At

Lot 6 | SP 1206507

10 Kalinya Street, Newport

March 2022



Figure 1 Aerial view of the property

1. Introduction

This statement of environmental effects has been prepared by Crystal Pools Pty Ltd to accompany a development application for the renovation of an swimming pool at 10 Kalinya Street, Newport, NSW, 2102.

The proposed works consists of renovating an existing swimming pool but constructing a new concrete shell within the existing pool shell to rectify the current concrete condition.



Figure 2 Image of the existing pool on site

The proposal has been designed to achieve the relevant provisions of the Pittwater 21 DCP and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). The following assessment details compliances with the DCP, LEP, and SEPP.

2. Site description and analysis

The subject site is a large rectangular shaped residential block with a site area of approximately of 1362 m². The lot has an Eastern street frontage to Kallinya street, Pittwater to the Western rear boundary, and a public reserve (Dearin Reserve) to the North. The block of land has an existing three storey apartment block and an existing pool on site. The block slopes away toward Pittwater from the Eastern street front. The land is zoned R3 medium density residential.



Figure 3 Street view of the apartment block from Kalinya Street



Figure 4 Image from bottom of the driveway looking up to the street



Figure 5 Existing steps into the pool area



Figure 6 Existing swimming pool on site

3. Proposed works

The proposed development is the renovation of the existing pool within the apartment complex. Since being originally installed, the condition of the concrete slab has been deteriorating. Therefore, this renovation proposes the construction of a new concrete shell within the existing shell and walkways pierced through the existing walkways. Appropriate engineering has been submitted to detail this for construction.

The new proposed pool shell and walkways will be the same size of the existing pool (minus the thickness of the new shell). The waterline measures 8.9m x 4.3m, surrounded by a 1.5m walkway on the Eastern, Southern and Western sides. The Northern side walkway will remain the same at 4.4m. The new pool will have a water holding capacity of 37, 779 L.

The proposed pool will be in the same position as the existing pool and will only be 200mm above the existing level of the slab, to account for the laying of the new structure.

A 1.2m child-proof safety fence will remain to enclose the pool. The fence shall comply with NSW Swimming Pool Act 1992 and AS 1926.1 – 2014 (latest amendments to the Act shall be complied with).

4. Present and Previous Land and Building Uses

The present use of the site is for residential purposes. There is an existing three storey apartment block and swimming pool on the property. From the information presented, there is no knowledge of any potential contaminated substances on the site.

5. Site suitability

The site is suited for the proposed development. As the proposal is a minor renovation of an existing swimming pool without any design changes, there will be no adverse affects as a result of the proposal.

6. Compliance with Pittwater 21 Development Control Plan Section D10 Newport Locality

Clause	Control	Compliance
DCP D10.3 Scenic protection	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The proposed pool is to minimise any visual impact when viewed from Pittwater or the adjacent reserve. The new pool shell will be a maximum of 200mm higher than the existing pool, so will not significantly affect any existing views.
DCP D10.8 Side and rear building line	2.5m to at least one side, 1.0m for other side. 6. 5m to the rear	The proposed pool will maintain the existing setbacks. The side setbacks to waterline are 5m to each side, and approximately 11m to the rear.
DCP D10.3 Privacy	Private open space including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9	All elements of the existing pool's privacy will be retained and the proposed renovation will not diminish any privacy to neighbouring properties due to the minimal change in height.

	metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).	
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The proposed renovation is not visible from the public street domain and will therefore have no adverse effect on the street character. The proposed pool shell does not reduce any existing or future privacy to the existing dwelling on site or future adjoining properties. The proposal has been considered against council's development controls and is found to be a positive development.

7. Erosion and Drainage Management

A silt fence constructed as detailed on the Erosion Control Plan shall be located appropriately (refer to plan for approximate alignment, to be finalized on site). Hay bales or sandbags may be used as silt traps along lower drainage points.

Tree Protection Measures

No trees will be affected by the proposal, and no tree protection is needed.

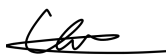
8. Vehicular / Machinery Movement and Parking

Construction vehicles may enter the directly off the street down (as above) and may park in the existing driveway of the site as per separate arrangement with the owners. The site shall be accessed only during construction times allowable by council.

9. Builders Integrity

A specialist pool builder, Crystal Pools Pty Ltd will be constructing the pool. During the construction process, utmost care & consideration will be taken to ensure the privacy and lifestyle of the neighbouring residences is uninterrupted.

Regards,



Cassie Vicente
Approvals Manager
Crystal Pools Pty Ltd