

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

INSTALLATION OF A SWIMMING POOL, DECK EXTENSION & VERGOLA

AT

20 York Terrace, Bilgola Plateau NSW 2107

PREPARED FOR

Ben Dyball

FEBRUARY 2019

BY

SHAUN WRIGHT

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings dated October 2018 including Proposed Pool Plan (L/01), Sections Sheet (L/02), Site Analysis Plan (L/03), Sediment & Erosion Control Details (L/04) Notification Plan (L/05) and Site Survey for submission to Northern Beaches Council as a Development Application for the Installation of a fibreglass Swimming Pool, deck extension and Vergola at 20 York Terrace, Bilgola Plateau NSW 2107.

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

- Pittwater 21 Development Control Plan 2014
- Pittwater Local Environmental Plan 2014

2.0 LEGAL PROPERTY DESCRIPTION & ZONING

2.1 LEGAL PROPERTY DESCRIPTION

The subject site is identified by formal survey as 20 York Terrace, Bilgola Plateau NSW 2107 and legally identified as Lot 168 in DP 16327.

The property is rectangular in shape. The property's northern boundary measures 41.161 metres, the southern boundary measures 44.882 metres, the eastern boundary measures 12.732 metres and the western boundary measures as 12.192 metres, the total site area is 524.8 square metres by D.P.

The development is consistent in size with surrounding properties and will not be visible from the current streetscape or public spaces.

2.2. PROPERTY ZONING

The property is within the E4 Environmental Living.

The property is not listed in a conservation area, has an item of environmental heritage, affected by critical habitat or a Bush Fire Zone.

This proposal does not form part of an integrated development with any other authorities.

3.0 SITE ANALYSIS

Currently erected on the site is a two storey Residence. The subject property steps steeply from the west towards the eastern boundary.

The existing functional open space areas consisting of well maintained lawn and garden areas are located to the east of the Residence. Timber Decks provide functions recreational space to the ground and first floor to the east of the Residence A paved pathway and steps provide access to the western part of the Property from the rear and to the streetscape.

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

4.0 THE PROPOSED DEVELOPMENT & EFFECTS

Installation of a fiberglass Swimming Pool within an existing timber deck.

The proposed Swimming Pool shall comply with Pittwater Council's DCP Control C1.17 Swimming Pool Safety.

4.01 SWIMMING POOL

- A fibreglass swimming pool nominal 5 metres long and 2.2 metres wide for recreational purposes shall be positioned within the existing timber deck to the east of the Residence.
- The proposed swimming pool shall have a setback of at least 1215mm from the northern boundary, a setback of 10057mm from the eastern boundary and a setback of 5965mm metres from the southern boundary. All dimensions are to waterline.
- These proposed setbacks are more than adequate to provide substantial screen planting coupled with existing structures to ensure that the swimming pool shall not be visible from neighbouring properties or public places.
- The swimming pool level is set at AHD 134.56, a level chosen to relate to the existing timber deck that the proposed pool shall finish flush with. This pool position shall not create any addition impact on the site than the current situation.
- The swimming pool shall be positioned in an area clear of all significant vegetation to be retained.
- The swimming pool has been sited so that all poolside coping areas shall fall towards surrounding gardens. An overflow pipe shall be installed within the swimming pool skimmer box with contaminated water directed to the sewer system.
- The proposed swimming pool shall be positioned so that it receives the maximum amount of sunlight available during the day.
- The swimming pool filtration equipment shall be located where shown on the Site Plan L/01. This location has been selected to minimise noise impact and visual nuisance upon neighbouring properties. Pool filter equipment shall be enclosed within an acoustic control structure rated to meet with requirements of all authorities.
- The swimming pool shall be fenced from adjoining properties by existing fencing and from the Residence by an approved swimming pool safety fence which shall comply with Council's codes and guidelines, Swimming Pool Act 1992 - No. 49, Swimming Pool Regulation 1992 - No. 2 and Australian Standard 1926-2012 as applicable.

4.02 ASSOCIATED HARD AND SOFT LANDSCAPING WORKS

- The existing timber deck that the pool shall be positioned within shall be retained and adjusted as required with surrounding decking timbers being upgraded and sub-structure retained.
- It is proposed that the existing timber deck be extended to the east and south to create a large entertaining area to the rear of the Property, a Vergola is proposed to a section of the deck extension and new access steps shall be provided to the south of the deck extension.

5.0 SITE DEVELOPMENT COMPLIANCE.

The existing site does not meet the specific numerical requirements regarding the relevant minimum landscaped area as set out in Pittwater Council's Development Control Plan for an E4 zoning.

The applicant wishes to submit this Development Application to Northern Beaches Council for a performance based assessment based on the proposed development meeting the outcomes and performance criteria of Pittwater Council's Development Control Plan as outlined below as the proposed development will not have any negative effect on the current landscaped area of the Property and it would be detrimental to the Residences to try and achieve compliance.

Site Area	524.80m²
Minimum required Landscaped Area (60%)	314.88m²
Existing Landscaped Area	183.00m²
Proposed Landscaped Area	150.00m²

The proposed development shall greatly increase the amenity, 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 timber deck and clear of all existing vegetation, therefore having minimal impact on the site.

6.0 SITE PHOTOS



Image 1: View from house for pool location



Image 2: View from house for pool location

7.0 SUMMARY

This proposal should be supported and approved by Council.

The swimming pool has been carefully considered in conjunction with the existing residence, structures and topography and also with neighbouring homes and gardens.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works comply with council' s planning guidelines as set out in Pittwater Council' s Development Control Plan. It has been demonstrated herein that the intent and objectives of the guidelines have been more than satisfied.

The proposal will improve the property with the installation of a swimming pool and should be supported by Council.