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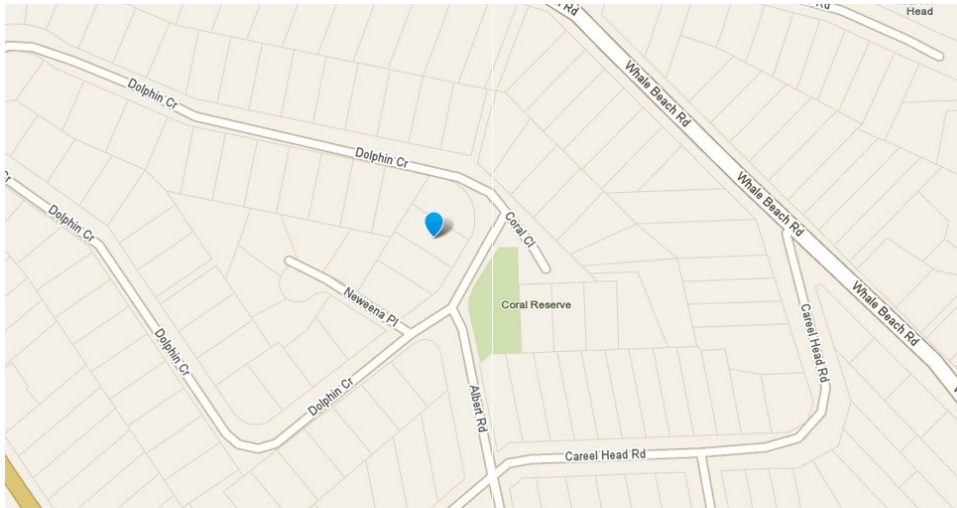
STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED NEW REAR YARD SWIMMING POOL AND
ASSOCIATE WORKS
JESSICA ZUKOWSKI
64 DOLPHIN CRESCENT, AVALON BEACH 2107
LOT 55 DP 28663

Introduction

This statement of environmental effects is to accompany a development application for the construction of a new rear swimming pool and associated works for the residential property at 64 Dolphin Crescent, Avalon Beach. The statement has been prepared by Right Angle Design and Drafting on behalf of the owner. This proposal requests approval for work that is all acceptable and within Council's controls for this property and zoning.

Accompanying Documentation

Right Angle Design and Drafting P1	-site plan/site analysis plan
Right Angle Design and Drafting P2	-plan at rear yard
Right Angle Design and Drafting P3	-pool plan and sections
Right Angle Design and Drafting P4	-landscape calculation plan
Right Angle Design and Drafting P5	-sediment control plan
CMS Surveyors	-AHD survey
Urban Arbor	-arborist report
Ascent Geo	-geotechnical assessment report



LOCATION OF 64 DOLPHIN CRESCENT, AVALON BEACH

SITE DESCRIPTION AND DETAILS

The site is located at 64 Dolphin Cres, Avalon Beach; lot number 55 in DP 28663. The total site is approximately 695.5 square metres and is rectangular in shape. The frontage is 18.265m. The site has a single family dwelling house located in the front middle portion of the property. There are no known

easements associated with the site. A Sydney Water sewer line runs through the front yard. This proposal will not impede any existing work on site or affect any neighbouring properties. The front entrance to the residence is located on the southeastern side, with the living space, views and general usage area of the residence is to the northeast. There is a substantial rear yard. The front yard will remain grass and garden as no work will take place there. The rear yard will continue to be relatively level garden and natural areas. All drainage will continue to be directed into existing stormwater system on site and out to the front of the property. The neighbouring properties are all similar in ground levels and aspect. The immediate neighbours are residences of similar size, many of them with swimming pools. Neighbouring properties to the north, are at a slightly higher elevation, while the neighbour to the south is slightly lower level. All three neighbours to the rear have swimming pools. There is an existing approved swimming pool Development Application for this property.

The present use of the site and the adjoining properties is residential. It is not known whether the site is on contaminated land or whether there has been any testing. The property is located in the C4 Environmental Living zone, is in Acid Sulfate soil Class 5, and is not in the immediate vicinity of a heritage item. There are no concerns with the Wildlife Corridor. The site does not fall within any Flood Risk Category zone and there are no restrictions regarding Land Acquisition, Urban Release, or Floor Space Ratio. The property does not lie within a Bushfire Prone zone, and it is not geotech affected land, though a full geotech report accompanies this application as there is excavation below 1.5m. All work will be conducted in accordance with Council requirements and will satisfy the objectives of the PLEP 2014.

PROPOSED DEVELOPMENT

It is proposed to construct a new rear yard swimming pool in the southwestern rear section of the site for the recreational use of the owners and their family. The proposed pool will be small in nature being 6.5 x 3.0m. The pool will meet all requirements for pool position, site coverage, setbacks, and heights out of ground. The setbacks will allow for significant planting for screening and privacy to neighbours. The position of the swimming pool will ensure that it limits its visibility to or from the neighbouring residences. The proposed new pool will be smaller and in a more appropriate location on site in comparison to the existing pool approval.

The pool will have its base located above existing ground level at the house end, and due to the slope of the site, will be located in ground approximately 500mm at the rear of the pool. The pool will be constructed out of concrete with steel framing. The concrete will be in compliance with the related soil levels. There will be 850mm of coping on the two internal sides of the pool to provide adequate access and safety. The rear and side boundary sides will have areas not wide enough for standing or walking. The owners wish to maintain a high level of grass and garden on site and therefore do not wish to have extensive paving around the pool area. The location has been chosen to limit any impact on existing trees on site as well as neighbouring properties. The pool area will be constructed as unobtrusively as possible and will be screened from the neighbouring properties. All proper pool fencing and

boundary fencing will be in place. There should be little to no impact on the neighbouring properties with this portion of the proposal. The proposed location has been chosen as it is as far away from neighbouring residences as possible, with the southern neighbour having a pool in a similar location. It also ensures that the remainder of the rear yard can remain grass, natural vegetation, and garden.

The pool filtration will be located beside the existing alfresco. The filter will be housed in a sound suppression enclosure. Childproof fencing 1200mm high min will isolate the pool from the house and the rest of the property. The proposal has been designed to incorporate materials and colours, which will visually tie together the existing parts of the dwelling with the pool and complement the surrounding area. The structure is in keeping with the neighbourhood and the scale of this form is balanced by the vegetation. It is proposed to use quality materials to finish the area and to maintain the architectural style of the existing residence. The pool location does not impact on the adjoining properties by any means of blocking views or noise. There is minimal outdoor paved area to be added that the owners may use for relaxation and entertainment. It is not seen as necessary to remove or replace any existing paving. The owner will ensure that all proper drainage is installed or repaired if necessary. The site at present has excellent stormwater. This will be maintained.

There are no retaining walls required with this proposal as the small amount of retaining will be incorporated into the pool structure. Additional local plants may be planted to the boundaries at Council's request. Though the proposal is not in a bushfire zone, the pool may be used as a source of water in the case of a local fire. Permission has been granted in the arborist report to remove a number of palms trees, in the vicinity of the proposed pool. The owners wish to keep all of the palms if possible, with any retained trees to comply with the Pool Fencing Act. The remainder of the surrounding trees will not be affected by this proposal. No roots should be severed with the excavation. There will be no work to the front yard with this proposal.

SETBACKS AND BUSHFIRE ZONE

The pool is located behind the building line and a minimum 1200mm from the southern side boundary, over 3700mm from the rear boundary, and a minimum of 12m from the northern side boundary, all in keeping with Council's controls. Due to the rear yard being the main outdoor private open space on site, the pool has been positioned to maximise outdoor living area. The size and position of the pool have been prepared to take advantage of the southern side area on site and impact on the flora of the as minimally as possible. The pool development meets Council's rear 6m-setback requirement as a swimming pool is permitted to be located within this area. There will be no need for large retaining walls or structural plans for retaining. The proposed level of the pool is to provide simple access to the pool and provide a practical view from the residence and the rest of the yard and outdoor paving for safety and supervision of the pool area. The natural features of the site will be retained as much as possible.

SOLAR ACCESS

The pool, located at ground level on the property is positioned to have minimal to no impact on the neighbouring residential structures. There will be no affect on solar access or visual sight lines.

PRIVACY AND NOISE

The pool has been sited to minimise encroachment and to avoid amenity impacts to the adjoining properties. The outdoor area will be screened to the boundary to provide privacy to neighbouring residences, where possible. It is not envisaged that noise from the pool will be a disturbance in this area as there is a neighbouring pool and equipment opposite the proposed works. There are many private swimming pools located in this area and this pool should not change the overall affect of the area. The provision of planting and screening, if necessary, will provide a more private area to all neighbours. The pool filter is located inside a soundproof enclosure.

SOFT LANDSCAPING

The proposal does not comply with Council's C4 zoning soft landscaping ratios, as the C4 zoning requires 60% soft surface. This site will continue to maintain a ratio of 53% landscaped area. This does include the full 6% variation that Council allows, and it is understood that Council take into consideration that the house position was permitted in the middle of the site. The pool proposal adds minimal hard surface to the property. The pool location will occupy a minimal amount of site area. The owners have situated the pool to minimize site impact. There has also been a concerted effort by the owners to minimize proposed paving to ensure that the hard surface ratio remains as low as possible. The owners wish to retain the high percentage of soft surface on site. They have continuously maintained a site that promotes use by local birds and wildlife. The existing driveway is the largest contributor to site coverage on the property. There are no large existing areas of paving for entertaining; the front and rear patio areas are modest and functional. The main hard surface consists of the driveway and access area. The owner has gone to great lengths to retain the existing soft surface and natural features of the site. All proposed work will be well away from any residential property. The nearest residences are over 8.5m away.

WATER MANAGEMENT

The pool water will be filtered and sanitized. The pool will be drained to the sewer as required. Water falling onto the pool concourse will drain to the pool water area. Stormwater drainage from the residence and the garden will remain as existing and continue to flow to the front of the site and into Council stormwater.

SITE MANAGEMENT

There is minimal excavation required, approximately 25 cubic metres, which will be carried out by machine. The excavated material will be removed from the site at the responsibility of the excavation contractor. Top soil will remain on site to refurbish the gardens and grassed areas. A silt and sediment control fence will be constructed and maintained on site. Soil will be removed from equipment before exiting the site.

BUILDERS INTEGRITY

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



View down to 64 Dolphin Crescent

Please note the site has excellent setbacks to neighbouring residences and that there are numerous swimming pools in the area

DCP REQUIREMENTS AND OBJECTIVES—AVALON BEACH LOCALITY

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

D1.4 Scenic Protection

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposal does everything possible to minimise and limit the impact on the site as viewed from the road. There are no public reserves or waterways impacted by this proposal.

D1.5 Building Colours and Materials

External colours and materials shall be dark and earthy tones

The external surfaces will be muted, with a tiled pool and paver area. No work will be visible from the street or have any impact on neighbours.

D1.8 Front Building Line

6.5 metres or established building line, whichever is greater

The proposal will not exceed the front building line of the property. There is no work in the front of the property for this application. The proposal is not seen as out of the ordinary or exceptional for this type of site. The owners and neighbours do not believe that the proposal is beyond what should be permitted on site.

D1.9 Side and Rear Building Line

2.5m to at least one side, 1.0 for the other side

6.5 rear (other than where the foreshore building line applies)

The property meets all requirements for side and rear building lines. The new work will fully comply with all Council setback regulations.

D1.11 Building Envelope

3.5m vertical at boundary, 45 degree slope from there, maximum 8.5m

The property has been specifically designed to meet all requirements for vertical and diagonal envelope setbacks. There is no requirement for a Clause 4.6 with this application.

D1.13 Landscaped Area

The site is requested to have a landscaped area of 60% of the site area. The use of porous materials and finishes is encouraged.

The site does not meet the 60% landscaped area for Council residential C4 properties. The site has over 53% landscaped area. Council have previously approved a pool for this property, this proposal is smaller and have less additional paving than the existing approval. Site landscaped ratios are improved with this application. The application has adopted the variations permitted by Council. No landscape plan accompanies this application as the natural planting will remain. Additional landscaping may be added if Council requires.

D1.15 Fences

Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

The proposal will comply with all fencing regulations.

CONTROL	REQ'D	COMPLIES	SUPPLIED	COMMENTS
B1 HERITAGE				
B1.1 heritage conservation			N/A	The site is not heritage listed nor is it in a heritage conservation area
B1.4 Aboriginal Heritage			N/A	The property is not listed as aboriginal heritage
B2 DENSITY CONTROLS				
B3 HAZARD CONTROLS				
B3.1 landslip	Y	Y	Y	A full geotech report accompanies this application
B3.2 bushfire	N	N	Y	
B3.3 coastline hazard	N	N	Y	
B3.4 coastline bluff	N/A	N/A	Y	
B3.6 contaminated land	N	N	Y	Land not contaminated
B3.7 estuarine	N	N	Y	Not in hazard zone
B3.11 flood	N	N	Y	Not in flood zone
B3.23 climate change	N	N	Y	Not in climate change zone
B4 NATURAL ENVIRONMENT				
B4.1 flora and fauna	N	N	Y	Not in conservation area
B4.2 wildlife corridor	N	N	Y	No corridor on site
B4.7-22 endangered communities	N	N	Y	No community on site
B4.11 land adjoining bushland	N	N	Y	No secondary report required
B5 WATER MANAGEMENT				
B5.2 wastewater disposal	Y	Y	Y	All wastewater to enter Sydney Water sewage pipes, all stormwater to proper system
B5.3 greywater reuse	N/A	N/A	Y	
B5.4 stormwater harvesting	Y	Y	Y	Stormwater harvested in rainwater tanks
B5.5 rainwater tanks	N	N	Y	No rainwater tank required
B5.7 OSD page 16	N	N	Y	Not required
B5.8 water quality	Y	Y	Y	All proper screening to be carried out
B5.10 stormwater discharge into public drainage system	Y	Y	Y	Will comply with stormwater engineering
B5.11 discharge into waterways and coastal areas	Y	Y	Y	Will comply with stormwater engineering
B5.12 drainage to natural watercourses	N	N	N/A	
B5.13 waterfront land	N	N	N/A	
B5.14 drainage easements	N	N	N/A	
B6 ACCESS + PARKING				
B6.1 driveways on public road reserve	N/A	N/A	Y	Will comply with Council required road levels and crossing
B6.3 internal driveways	Y	Y	Y	Internal driveway provided
B6.5 off-street parking	Y	Y	Y	Two spots supplied
B6.7 driveway adjacent to a main road	N	N	N/A	
B6.8 driveway adjacent to a primary road	N	N	N/A	
B8 SITE WORKS MANAGEMENT				
B8.1 excavation and landfill	Y	Y	Y	Will fully comply with DCP, no work to disrupt neighbouring structures
B8.2 erosion and sediment	Y	Y	Y	A full sediment control plan will be enacted on site during demolition and construction
B8.3 waste minimisation	Y	Y	Y	The owners wish to recycle as much material as possible
B8.4 site fencing and security	Y	Y	Y	The site will be secured with proper fencing at all times, locked when not in use
B8.5 works in public domain	Y	Y	Y	Will comply with all work regulations
B8.6 traffic management plan	Y	Y	Y	A full plan will be supplied at Council's request once a builder has been obtained

C1 DESIGN CRITERIA				
C1.1 landscaping	3 trees	3 trees	Y	Numerous trees are located on site, with 50% native vegetation, 50% soft surface, including variations
C1.2 safety and security	Y	Y	Y	Building designed to comply
C1.3 view sharing	Y	Y	Y	All views out to north and east, no obstruction of side neighbours or rear neighbours
C1.4 solar access	3 hours	3 hours	Y	Min 3 hours to private open space and to principal living area of neighbours
C1.5 visual privacy	Y	Y	Y	No direct overlooking of neighbours
C1.6 acoustic privacy	Y	Y	Y	
C1.7 private open space	60sqm	60+	Y	The site has abundant private open space
C1.8 dual occupancy	N	N	N/A	
C1.9 adaptable housing	N	N	N/A	
C1.10 building facades	Y	Y	Y	No visible services on front facade
C1.11 secondary dwelling	N	N	N/A	
C1.12 waste and recycling	Y	Y	Y	Provided on site
C1.13 pollution control	Y	Y	Y	Designed to be efficient and minimise pollution-air, water, noise, land
C1.16 tennis court	N	N	N/A	
C1.17 swimming pool safety	Y	Y	Y	All requirements of NSW and Australia to be met
C1.19 incline lifts, stairways	N	N	N/A	
C1.23 eaves	N/A	N/A	Y	To meet standards
C1.24 public road reserve landscaping and infrastructure	Y	Y	Y	Will maintain and ensure clause is met
C1.25 plant, equipment boxes	Y	Y	Y	No units on roof or balconies
D1 AVALON BEACH				
D1.1 character as viewed from a public place	Y	Y	Y	Proposal complies with controls
D1.5 colours	Y	Y	Y	
D1.8 front building line	6.5m	6.5m	Y	
D1.9 side building line	1m	1.2m	Y	1.2m setback to all new work
rear building line	6.5m	3.7m	Y	Pool permitted in rear setback
pool	1m	1.2m	Y	
D1.11 building envelope	8.5m	8.5m	Y	Building complies, no breach of envelope
D1.15 fences	1.8m max	1.8m max	Y	All fencing to not exceed 1.8m in height
D1.17 retaining walls and terracing	Minimal impact	Y	Y	No retaining walls to be removed or constructed with this application
SEPP BASIX	N	N	Y	No BASIX certificate required