

POOL PLANS BY DESIGN

A.B.N 86375033089 P.O. BOX 585, RYDE, NSW 1680 PH: 0405 255 779

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STATEMENT OF ENVIRONMENTAL EFFECTS FOR PROPOSED SWIMMING POOL AND SURROUNDS

**MR G. COMBE & MS D. JONES
30 TERAMA STREET
BILGOLA PLATEAU NSW 2107**

LICENCED BUILDER – TENDER PROCESS

1. SITE DESCRIPTION

This property is identified as Lot 1, D.P 222082 with an area of 695.6 sqm generally considered square in shape and is zoned E4 – Environmental Living. The property terrain slopes from the south eastern corner to the north western corner with a total cross fall of approximately 6710mm. The property is accessed from Terama Street via a concrete driveway at the southern end of the western boundary. The driveway also acts as a pathway for pedestrian access.

There is an existing two storey free standing dwelling with an integrated double garage set in established landscaped surrounds. Attached to the dwelling along sections of the western and northern sides of the dwelling is an uncovered timber balcony accessed from the first-floor level. There is also an uncovered timber pergola attached to the dwelling along the eastern side (or rear) of the dwelling. In keeping with most dwellings along the eastern side of Terama Street, the dwellings longitudinal axis runs parallel with the street and the front building setback is significantly greater than the rear building setback. The current owners/occupants purchased the property in April 2017 and there have been no additions/improvements of significance since.

2. PROPOSED DEVELOPMENT

The proposal is for construction of a 7.0m x 3.5m in-ground reinforced concrete swimming pool with integral walkway surrounds and associated brick retaining walls at the front of the property adjacent to the north western side of the dwelling. A nominal clearance of 4600mm from waterline to residence is proposed to be maintained to allow for a leisure or dry-off area within the pool enclosure (2800mm wide) and the remainder as clearance for access between the dwelling and proposed pool safety fence. Waterline setbacks of 2443mm to the northern boundary and 4232mm to the western boundary are proposed to ensure adequate privacy is maintained to the adjoining neighbours (no.28) and the front verge respectively. Top of pool walkway is proposed to be level with the existing paved area at the entrance to the dwelling. Render and paint finished brick retaining walls form part of this proposal along the northern and western sides of the development area and have been designed to screen the above-ground sections of the pool structure. The pool, retaining walls and surrounding walkway have been designed for a practical transition from the residence to the pool area. A 2900mm long x 1800mm high vertical (painted timber or aluminium) screen is proposed at the north western corner of the development area to provide adequate privacy to the adjoining neighbours (no.28) and the proposed brick wall along the southern side of the pool is proposed to extend 1200mm higher than the pool finished level to act as a pool safe childproof barrier as well as provide a further level of privacy to the street. All remaining sections of the pool enclosure will be rendered childproof with 1200mm high glass fencing. It is proposed to incorporate an approved sc/sl glass gate to access the pool area along the eastern side of the pool. Screen planting forms an integral part of this proposal along the western and sections of the northern and southern sides to screen the visual impact of the built form when viewed from the street. The development is not subject to the requirements of BASIX as the pool volume is less than 40,000 litres. The pool volume is 27,000 litres.

3. ASSESSMENT CRITERIA

Pursuant to Section 147 of the Environmental Planning & Assessment Act 1979 the following heads of consideration apply: -

3.1 Pittwater Local Environmental Plan 2014 & Pittwater 21 Development Control Plan

The premises are situated in an area zoned E4 – Environmental Living. Under Pittwater LEP 2014 construction of a swimming pool in association with a dwelling is permissible in this zoning, with Council consent.

The following table examines the controls outlined in the Pittwater 21 Development Control Plan – Section D3 Bilgola Locality and the proposal's compliance with these controls.

DCP Requirements	Proposal	Compliance
Location	Front of property	No. Merit Assessment - request for dispensation
Character	Consistent with existing streetscape	Yes
Scenic protection	Nil impact	Yes
Building colour & materials	To compliment dwelling & front balcony Retaining walls – Dark Grey Paving surrounds – Mid Grey Privacy screen – Dark Grey or Dark Blue	Yes
Front building line - 12300mm - existing building line	3882mm to pool structure	No. Merit Assessment - request for dispensation
Side building line - 2500mm to at least one side; 1000mm for other side	Approx. 15500mm & 1693mm	Yes
Rear building line	Approx. 19400mm	Yes
Landscaped Area – 60%	60.1% Including 5.9% variation	Yes
Height above existing ground – 1000mm	1550mm	No. Merit Assessment - request for dispensation
Fences – 1000mm	1200mm – Pool safety fence	No. Merit Assessment - request for dispensation
Retaining walls	Consistent with existing streetscape	Yes
Child Resistant Barriers	The proposed pool will be fenced in accordance with AS1926.1 – 2007 & the Swimming Pools Act 1992.	Yes
Private Open Space – 80 sqm	>80 sqm in rear yard	Yes
Tree Setback of 5000mm	>5000mm from the base of the nearest tree.	Yes
Associated plant & equipment	Located in acoustic enclosure Behind front building setback	Yes

3.1.1 Site Suitability

- i. Emphasis has been placed on the proposal at the design stage to ensure that it is cohesive with the existing practical level of the land.
- ii. The property is not on flood prone land.
- iii. Restricted areas, introduction of replacement tree (as required under permit TA2019/0272), compromised levels of privacy from the rear neighbouring properties, Sydney Water asset and reduced solar access render the rear yard an impractical option for siting this proposal.
- iv. It is considered that the increased setbacks from the pool to the dwelling, neighbouring dwellings and existing retaining walls will ensure that there are no adverse impacts to these structures during and/or post construction.
- v. It is considered that there will not be any geotechnical related issues.
- vi. The proposed development is considered to be compatible with the adjoining properties as there is currently a fenced private open space within the front building line of no.28 Terama Street and an existing pool area within the front building line of no.32 Terama Street.
- vii. The streetscape of the area is characterised by a mixture of predominantly two-storey dwellings with pools at the rear within properties on the western side of the street and pools at the front within properties on the eastern side of the street. The proposed pool has been designed to be sympathetic with the existing streetscape by being minimal in bulk and scale. This aspect in association with the implementation of screen planting to visually reduce the built form will ensure that the proposal is not a dominant aspect of the streetscape.

3.1.2 Solar access

The height, setback and location of the proposed pool will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.1.3 Privacy

The proposed pool and surrounds including the adjoining paved area have been designed to be based slightly below existing house ground floor level. This characteristic combined with the existing setbacks shall not unreasonably impact upon adjoining properties. Any elevated areas will be screened with either screen planting, privacy screen or privacy wall.

3.1.4 Noise

The pool filtration equipment will be located at ground level under the existing balcony on the northern side of the dwelling and will achieve a setback of approx.1200mm to the northern boundary. The equipment will be adequately enclosed in a sound attenuating enclosure as required to further limit any additional noise. The pool filter pump will incorporate a timer to restrict the operating hours.

3.1.5 Air

N/A

3.1.6 Landscaping

All landscaped areas will be retained. Feature succulents/shrubs are proposed within the pool area. New screen plants (Viburnums) will be implemented in line with the accompanying landscape plan as required. This will be undertaken in such a manner to comply with and enhance the feature and/or screen planting controls set out in the DCP.

3.1.7 Drainage control

The proposed extended pool concourse/paved area will grade towards the new strip drain to be located at the northern side of the upgraded paved area. This drain will be connected into the existing stormwater system. Reduced width of the remaining walkway surrounds is considered negligible with regards to rainwater run-off. The pool can be fitted with a high-level overflow pipe directed to the sewer in order to prevent any pool overflow to adjoining areas as well as relieve additional run-off into the existing stormwater system if required.

3.1.8 Soil and water management

Erosion and sedimentary control measures will be implemented as required between the development area and the front boundary as deemed necessary by council. It is considered that the existing soil conditions currently exhibit medium levels of absorption and that there is not expected to a significant degree of sedimentary run-off. All measures are to be installed in an appropriate manner. They are to be appropriately maintained to ensure soil and sediments are retained on site during the construction of the pool.

3.1.9 Flora and fauna

The existing vegetation is not considered to be threatened or endangered under the Threatened Species Conservation Act 1995. The proposed pool structure will not encroach on any tree protection zone (5.0m) in this instance and having considered council's requirements, the application does not need to be supported by any independent arboricultural reports.

3.1.10 Vehicle access and parking

Access to the site will be via the existing driveway. There are currently no provisions to facilitate any off-street parking requirements during the construction period.

3.1.11 Fencing

The pool fencing shall isolate the pool in accordance with the fencing requirements of The Swimming Pools Act 1992.

3.1.12 Fire Hazard

N/A

3.1.13 Heritage

N/A

3.1.14 Energy efficiency and service

N/A

3.1.15 Crime prevention

N/A

4. SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

5. PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

6. CONCLUSION

The development proposal has demonstrated general compliance with the objectives of the Pittwater 21 Development Control Plan achieving the outlined requirements as stated.

The size and scale of the development is in keeping with the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Furthermore, it is considered that the proposal will offer a practical and useable area which will ultimately only serve to enhance the lifestyles of the owners/residents by providing a space for both recreational and exercise purposes.

Accordingly, it is recommended that the development proposal be supported.

SITE PHOTOS



Photo 1 - Due East from Terama Street



Photo 2 - Due South-East from Terama Street