

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

A PROPOSED SWIMMING POOL

for

Karen and Phillip SPENCE

of

13 Kariboo Close, MONA VALE

DEVELOPMENT PROPOSAL:
Swimming Pool



Prepared by:
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STATEMENT OF ENVIRONMENTAL EFFECTS

for a
PROPOSED SWIMMING POOL
within
NORTHERN BEACHES COUNCIL (Pittwater)
for
Karen and Phillip SPENCE
at
13 Kariboo Close, Mona Vale

BUILDER: Crystal Pools Pty Ltd

PROPOSAL

It is proposed to construct a reinforced concrete swimming pool 6.0 metres x 3.0 metres with an 800mm coping in the rear yard of the property.

It is also proposed to remove decking to the east of the dwelling and paving to the front of the dwelling and replace with landscaped area.

SITE DESCRIPTION

Lot 15
DP 255359
Zoning E4 - Environmental Living

- The land does not contain an item of environmental heritage and is not within a conservation area.
- The land has been identified as Class 5 on the Acid Sulfate Soils Maps.
- The land has not been identified as bushfire prone.

This site is approximately 837.6 square metres in area with a frontage to Kariboo Close of 22.85m. The site is found at the northern end of Kariboo Close. It is an irregular shape with dimensions widening towards the rear. There is an existing two storey residence and detached secondary dwelling on the site, with established lawns and gardens.



Photo 1: Residence viewed from Kariboo Close

The site is within a residential setting – the neighbourhood comprising a variety of housing and garden styles.



Photo 2: Rear of dwelling

POOL DESCRIPTION

Dimensions – 6.0 x 3.0 metres

Level (AHD) – 34.59

Capacity – 23,500Litres

The proposed pool is 6.0 metres x 3.0 metres. The top of the pool's 800mm coping will be approximately level with the existing rear deck – as shown on the site plan. The pool is to be set back minimum 9.955 metres from the rear boundary and 2.0 metres from the closest side boundary to water.

The pool features a raised wall along the eastern end with a sheer descent water feature.

The pool will replace part of the existing deck, lawn and a low planter.



Photo 3: Site for Proposed Pool – viewed towards house.



Photo 4: Site for Proposed Pool – viewed towards rear boundary.

COMPLIANCE

The principal planning instruments for this development are –

- Pittwater Local Environmental Plan 2014 (LEP)
- Pittwater 21 Development Control Plan (DCP)

LEP

Zone E4 Environmental Living

The proposed development is permitted with consent within the zone.

The objectives of the zone are –

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

It is considered these objectives are satisfied with the proposed development.

DCP

DESCRIPTION	REQUIRED	PROPOSED	COMPLIES
Landscaped Area	60% of site area – 502.5m ²	407.8m ² (48.7)%	No
Rear Setback	1.0m to coping	Min 7.955m	Yes
Side Setback	1.0m to coping	2.0m	Yes

Site Coverage Calculation

Site area – 837.5m²
 Existing hard surface area – 438.1m²
 Hard surface area to be retained – 394.8m²
 Proposed hard surface area – 426.1m²
 Existing landscape area – 392.8m²
 Proposed landscape area – 407.8m²
 New impervious area – 13.3m² (pool coping)

The site supports established garden areas, with generous hedging along rear and side boundaries – refer Photos 3 and 4. These will all be retained following development.

It is proposed to remove decking in the eastern side setback area and paving to the front of the welling and replace with landscaped area.

D9.11 – Landscaped Area Required Outcomes

- The bulk and scale of the built form is minimal – with the pool elevated only 600mm above ground with generous setbacks to all boundaries.
- The level of amenity and solar access is maintained.
- Significant vegetation is retained – complementing the built form.
- There is no impact on natural vegetation and biodiversity.
- There is no impact on stormwater flows, as all wastewater from the pool is directed to Sydney Water sewer system.
- The extent of soft surface area increases following development – with decking to the side of the dwelling being replaced with garden.

As the outcomes of landscape area control are satisfied, the following are permitted on the landscape proportion of the site –

(1) *impervious areas less than 1 metre in width (e.g. pathways and the like)*

- (2) *up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing))*

Applying these variations, the site supports 54.7% landscape area. Although this is less than that required by the DCP controls, the impact of the proposed development is minimal with generous landscaped areas are retained. The extent of soft landscape area increases following development as existing decking and paving is to be removed and replaced with garden.

The non-compliance is considered justified in this instance with development being consistent with the outcomes of this clause detailed in the DCP.

FLOODING, DRAINAGE, LAND SLIP, SOIL EROSION, BUSHFIRES

No significant effect is envisaged. The land is not considered vulnerable to landslip or soil erosion. It is not in an area of high bushfire risk.

WASTE & POLLUTION

No significant effect is envisaged. Wastewater from the pool will be carried to the main sewer as required by Sydney Water.

OVERSHADOWING OF NEIGHBOUR'S

No effect envisaged. The proposal is for a partially in-ground swimming pool.

NEIGHBOURS' PRIVACY

The existing 1.8m boundary fences and significant screen planting provide significant privacy to and from adjoining residences. The pool is not significantly elevated above existing ground levels and does not provide opportunity for over-looking into adjoining properties.

NOISE

This pool is intended for domestic recreational use, and no adverse effects with regards to noise are envisaged. The pool filter has been sited within the main rear yard of the site, under the existing deck.

TRAFFIC

The pool is intended for domestic recreational use, and no effect is envisaged.

NATURAL ENVIRONMENT

No effect is envisaged. An approved erosion control barrier will be erected around the construction area as required. The development site is in a residential zone with no immediate linkages to natural or bushland areas.

FLORA & FAUNA

No effect is envisaged.

STREETSCAPE, NATIONAL PARK & SCENIC QUALITY OF THE LOCALITY

The pool will have no impact on the streetscape, or scenic quality of the locality as it will be contained wholly within the rear yard of the site and will not be visible from the front street.

EXISTING & FUTURE AMENITY OF THE LOCALITY

No effect envisaged.

UTILITY SERVICES

All required services are available on site.

HERITAGE

No effect is envisaged.

SOCIAL & ECONOMIC EFFECTS

It is envisaged that the pool will contribute to an improved lifestyle for the resident and will add value to the property.

HISTORICAL & ARCHAEOLOGICAL ASPECTS

No effect is envisaged.

ACCESS FOR THE DISABLED

No specific provision has been made for disabled access as such use is not envisaged by the owners.

SPILLAGE FROM LIGHTING, ILLUMINATED SIGNAGE, GLARE FROM ROOF SURFACES OR DOOR/WINDOW PANELS

No effect envisaged.

APPROPRIATENESS OF DESIGN TO THE SITE

The pool has been designed to make best use of the available space in the rear yard. It has been sited close to outdoor living areas and will retain extensive areas of open space.

POOL SAFETY

Fences around the pool are to comply with the NSW Swimming Pool Act (1992) and Australian Standard - *Fences and Gates for Private Swimming Pools*.

EXCAVATION

Excess excavated material will be removed from site by the contract excavator. The waste material shall be disposed of by an organization properly licensed to carry out such work.

SPECIAL CIRCUMSTANCES OF THE SITE

N/A

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