

STATEMENT OF ENVIRONMENTAL EFFECTS

Date- Wednesday 5th February 2020

Site- 40 Bungoona Ave, Elanora
Heights

Lot- 154

DP- 224239

Area- 1012m²

Proposal- Installation of pre-
fabricated, within existing
concrete pool shell

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Introduction

The following document serves to provide detail in relation to the proposed development at the abovementioned address, and to provide all necessary evidence to demonstrate the compliance and consideration of the proposed Works with the Pittwater Development Control Plan 2011 and the Pittwater LEP 2014, specifically the D5 Elanora Heights Locality. It serves to outline any likely, and or potential impacts which the development may have, compliance with the DCP and LEP, and measures proposed to be taken to alleviate these impacts.

The following issues have been addressed;

- 1. Site suitability**
- 2. Present and previous uses**
- 3. Development Proposal and Compliance**
- 4. Privacy, Views and Overshadowing**
- 5. Stormwater Drainage Statement**
- 6. Summary**
- 7. Site Photographs**

1. Site Suitability

The existing site is located on the Southern side of Bungoona Ave, Elanora Heights. Bungoona Ave is a residential street, located within E4 Environmental Living. The property adjoins Elanora Country Club on the Western boundaries, and a private residential property on the Eastern side. The rear of the property adjoins Garigal National Park.

The block is 1012m² and is occupied by a private residential house. The site has a significant slope from the front of the property, down to the rear boundary. The steepness of the slope increases considerably in the back half of the rear garden. The existing front garden contains terraced gardens and sandstone rock outcrops, whilst the rear yard contains an existing old, elevated, concrete pool shell, and areas of natural bushland and trees. Overall, the property has been modestly developed, and has retained the character of the local area and the adjoining streetscape.

The existing pool is in a state of disrepair and the proposal involves installing a new fibreglass pool within the existing concrete shell.

The property is affected by Landslip Risk and Bushfire zonings. A Bushfire Assessment Report, and a Geotechnical Assessment have been completed and submitted with this application. The property is also within the vicinity of a Heritage Item, and a small portion of the property is covered by the Pittwater Biodiversity Map.

2. Present and previous uses

The purpose of the proposed development is for private family recreational purposes.

3. Development Proposal and Compliance

The DA proposes to construct to;

- Install a semi-elevated, pre-fabricated swimming pool 8m x 4.2m with a tiled surround, within an existing old concrete pool shell

The proposed location of the pool is in the same location as the existing pool shell. The proposed pool shell will be slightly smaller than the existing concrete pool, and has been designed to 'sit' inside the existing concrete shell.

The pool will be surrounded on four sides with modest tiling areas, of between 1800mm- 2400mm- as per the foot print of the existing pool structure. There is currently a minor encroachment of the existing pool surround, onto the adjoining property, so this will be remediated as part of the proposed works.

The pool (water's edge) is proposed to be located at approx. 1400mm from the closest side boundary (Western), and 4900mm from Eastern boundary- which is within the footprint of the existing pool. The large area between the pool and the Western boundary will be maintained as open garden area.

The location of the pool and its surrounds, was directly influenced by the location of the existing pool shell, the slope and aspect of the existing site, the existing access from the rear of the house.

The pool design and layout has been selected to blend with the surrounding garden, with the existing deck to be an area from which children can be supervised whilst in the pool area. The balance of the proposed pool surrounds is to allow pedestrian access for cleaning and a safety area. This safety area is recommended if in the event of resuscitation needing to be performed.

Setbacks- The location of the pool water's edge is set at 1.40m on the closest side (Western) boundary, with this setback increasing to 4.90m at the opposite side of the pool, and approximately 8.0m to the rear boundary. This allows for a buffer between the adjoining homes, and assists in maintaining a sense of open space between the properties.

These setbacks comply with the Side and Rear Building Line Setbacks for the Pittwater Council DCP D5.6 Side and Rear Building Line Setbacks.

Finished Level

The finished level of the pool is approximately 100mm above the existing finished level of the pool. This level has been determined by the requirement to create a sub floor drainage cell (between the new and old pool shells), and to allow for the new 'self- supporting' pool shell and structure to be installed within the existing hole.

Site/Landscape area – the total site area is 1012m². The E4 Environmental Living Zoning requires a minimum of 60% landscaped arear, and 40% maximum hard surface. With the 6% allowance for impervious treatments for outdoor recreation purposes, the required landscaped area is 546.60m². The existing hard surface coverage totals 598.60m² or 59.10%. The variation is due to development on the property, being built prior to current planning controls being in place. The proposed new works do not result in any further decrease in the landscaped area, and a significant portion of the land is maintained as open space.

Pittwater Biodiversity Map- The Pittwater LEP 2014 Biodiversity Map, indicates that a portion of the rear property is affected by Biodiversity. As the proposed works are located entirely within the existing footprint of the existing concrete pool shell, there will be no impact on the Biodiversity objectives. In addition to this, the proposed works do not involve the removal of any native (or other) vegetation on the site.

Fencing- the pool is to be fenced to comply with the Swimming Pools Act 1992- the location of the pool fence has been sited on the Landscape Concept Plan.

Pool Filter- The pool filter and equipment will be located at the where the current pool filter is. This location of this equipment has specifically been selected to eliminate any risk of potential noise interfering with neighbouring homes. The pool filter equipment will be enclosed within a sound proof box.

BASIX- Due to the pool capacity (35, 200litres), a BASIX certificate has been completed and submitted with this DA. The requirements have been noted on the site plan.

4. Privacy, Views and Overshadowing

There will be no overshadowing created as a result of this development. The area surrounding the pool is not being constructed to form an entertaining area, rather to form modest pedestrian access around the pool, therefore there will be an extremely low impact on acoustic privacy

5. Stormwater Drainage Statement

Overflow from the pool will be gravity fed to, and connected to the Mains Sewer. This has been indicated on the Site Plan.

Summary

- a) The proposed works will have nil effect on the ecological, scientific or aesthetic values of the area. The proposed works are proportionate to the site in terms of scale, and have been sited to suit the natural grade of the site.
- b) a satisfactory portion of this site is to be maintained as open landscaped area.
- c) The scale of the pool and landscaped surrounds in relation to the balance of the site, will ensure that the proposal will in no way dominate the site.
- d) The materials and finishes of the proposed pool and surrounds will ensure that the finished project will compliment the new house, and the local bushland area.
- e) The proposal will have no impact on the existing vehicular access to the site.
- f) The proposed pool and surrounds will have no negative impact on the existing sunlight on either adjoining properties, as the level of the proposal will not affect the sunlight.

7. Site Photographs

Existing pool shell

