

STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a Concrete Swimming Pool at:

5 Johnson Street,
Freshwater NSW 2096
Lot Number: 39
DP Number: 7310

The above property – 5 Johnson Street, Freshwater is the subject property for the development application for the construction of an inground concrete swimming pool. The land is zoned R2 Low Density Residential and is used as such with an existing residential dwelling.

Compliance with Statutory & Council Code Requirements

The proposed pool will be built in accordance with the relevant Australian Standards and Council Codes in all aspects of construction and design.

Pool Position, Privacy & Views

The proposed pool is to be situated on the eastern side of property between the house and 0.8m from the eastern side boundary fence which is minimum 1.8m high (to comply to AS1926.1-2012). It is 19.4m from the front boundary to Johnson Street, 6.2m from the West side boundary and 13.6m from the North rear Boundary on Wyndora Avenue Freshwater.

The development is not visible from the street and will not obstruct the view from any street, public place, or reserve, nor will it impact neighboring houses privacy and/or views.

In compiling the development proposal, we have read both the Warringah LEP and DCP objectives and would like to provide the following supportive comments. We note that the proposed pool is closer to the Eastern Boundary than the minimum requirements, and reference LEP Clause 4.6 (1 & 2) Exceptions to development standards – objectives (a) to provide an appropriate degree of flexibility in applying certain development standards & to achieve better outcomes ... by allowing flexibility in particular circumstances.

The proposal has been positioned so as to have the maximum benefit in relation to visual aspect from the dwelling and entertainment area. The pool has been designed at the proposed width of 3m so as to ensure a greater level of safety for those using the pool, rather than it being narrower. The design has been created to ensure that the pool fencing at both ends of the pool is 1m from the waterline to allow the DCP required area for resuscitation purposes. The DCP states (A.5 Objectives) that....proposed

development should result in an increased level of....amenity & environmental sustainability, which the proposal does for the property.

Warringah DCP Clause 6 – Merit assessment of side boundary setbacks.... Will be determined on a merit basis, and will have regard to;

Streetscape – the proposal is not visible from the street

* Therefore, it does not affect the amenity of surrounding properties

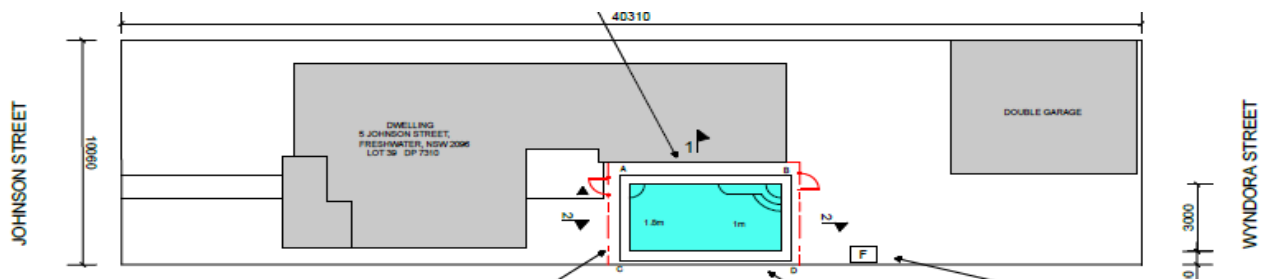
* Setback of adjacent development – the dwelling on the eastern side boundary finishes further up the property than where the proposal commences.

The position has also been chosen to maximize the deep soil / landscape areas.

Warringah DCP – D1 Landscaped Open Space – this requires the property to have a minimum 40% landscape area. As notated on the included plans for this property that figure is 162.16sq.m. By positioning the pool in the proposed location, we have been able to exceed this figure & remain compliant with 167.48sq.m. the proposal meets the required objectives, including but not limited to;

- Accommodate appropriate outdoor recreational opportunities to meet the needs of the occupants
- To provide space for service functions, such as clothes drying
- To best facilitate water management....

We hope that council is able to see that we have worked hard to best position the pool to meet both the occupants needs and councils requirements.



Impact to Existing Trees

The pool is positioned so as to have nil impact on any trees or existing landscaping. There are no tree canopies in the proximity of the excavation and pool position.

Pool Fencing

The pool fence and involved boundary fencing will comply with the Swimming Pool Act 1992 & Australian Standards 1926.1-2012.

Water Overflow & Splashing

Water from the pool will only be splashed on to the lawn.

**Filtration**

The filtration is positioned to provide little or no impact to the neighbors & will be enclosed as per Australian Standards regulations.

Bushfire

The proposed pool can only be considered an asset in regard to the threat of bushfire in the area. Materials used are noncombustible and the pool will provide a handy water supply for firefighting.

Flora & Fauna

Every precaution will be taken during construction to protect the existing flora and fauna. No plants will be removed, relocation will occur if necessary.

Soil Erosion

There is no evidence of the site being subject to soil erosion. Suitable sediment and erosion measures will be taken to minimize soil leaving the site.

Utility Services

Sydney Water requirements in regard to the filling of Swimming Pools will be met.

Stormwater Drainage

Any surface water created from hard standing areas will remain on the property. No existing Stormwater drainage will be modified in any way.

Overland Flow

The overland flow will not be disturbed.

Flooding

There is no evidence to indicate that the property is subject to flooding.

Excavation Plan

The proposed development is for the construction of an inground concrete pool. All site and pool plans show the location of the single hole excavation which is the scope of works. There is no further information that could be provided on another document with this title.

Waste Management - Excavation Material

Excavated material / clean fill shall be taken to a Council approved waste disposal location, yet to be determined.



Construction Waste Management

Other waste during the construction period will be minimal (ie < 1m³ each) of concrete and paving offcuts, and some plumbing refuse. Contractors shall remove these from site and recycle where possible, otherwise disposing of at an approved waste location, or at our office location into a waste bin provided by Bingo waste services.