



STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: **10 NOOAL STREET, NEWPORT NSW 2106**
DEMOLITION OF EXISTING POOL, REPLACEMENT POOL & PROPOSED CABANA
DATE: 22nd March 2021



View of existing dwelling and pool (inset).



1.0 Introduction

This Statement of Environmental Effects has been prepared to support a development application for the demolition of an existing pool, new replacement pool & cabana at 10 Nooal Street, Newport. The site is legally described as Lot 481 in DP 535272.

There is a current development approval on the site for alterations and additions, including a first floor addition. Development reference DA2019/1497. The proposed new development will make no further impact on the amenity of surrounding residential occupiers.

The Pittwater LEP 2014 apply to the site, and the proposal is considered to be consistent with its objectives. The site is also located within the Northern Beaches Council area.

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000 (as amended).

2.0 The Site.

2.1 The site is located at 10 Nooal Street, Newport and is legally described as Lot 481 in DP 535272.

2.2 Site Details.

The site is roughly rectangular in shape with an area of 870.3m² and contains a part one and part two storey dwelling house; The site also contains a swimming pool in the rear part of the site. It has a primary street frontage to Nooal Street and the site slopes away from the street to the west.

The building is not a locally listed heritage item and is not located within a conservation area. Car parking is located on site adjacent the building within an existing carport.

2.3 Surrounding Sites.

Surrounding and adjacent land uses are almost exclusively residential consisting of one and two storey dwellings.

There are views to Pittwater and the local marina.

3.0 The Proposed Development.

The proposal is for the demolition of an existing pool, in as much as it is necessary to construct a new more regular shaped pool in the same location. And to the same depth as the existing. Part of this application also seeks to build a small cabana at the rear, West, of the pool area.

All other work including the pool fence is approved under the determined application DA2019/1497.

4.0 Relevant Planning Instruments and Controls.

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

Environmental Planning and Assessment Act 1979
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Local Planning Context
Pittwater Local Environmental Plan 2014 (PLEP)
Pittwater Development Control Plan 2014 (PDCCP)



The controls above have been adequately addressed and determined in the approved development application DA2019/1497. With the following further comments.

Building Sustainability Index: BASIX.

In accordance with this SEPP, the application is accompanied by a BASIX certificate that confirms the proposal's compliance with key sustainability targets.

Pittwater Development Control Plan 2014 (PDCP).

CI.17 Swimming Pool Safety

This control states that *“swimming pool fencing, and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.”*

In accordance with this control the *“Floor plans and elevations clearly show the location of fencing and warning notices (resuscitation chart). Sufficient Information shall be included to ensure that the proposal meets the requirements of the Swimming Pools Act 1992.”*

5.0 Conclusion

This statement provides an assessment of the proposal against the relevant environmental planning framework, the proposal is consistent with the objectives and controls of the relevant statutory and policy framework.

There are no additional significant adverse impacts that have been identified as likely to arise from the proposed development, which is primarily for the replacement of an older style pool to create a safer and more sustainable environment for the occupants.

It is requested that Council grant consent to the proposal.

End