

Statement of Environmental Effects

For: Swimming Pool

To: 31 Bungoona Ave

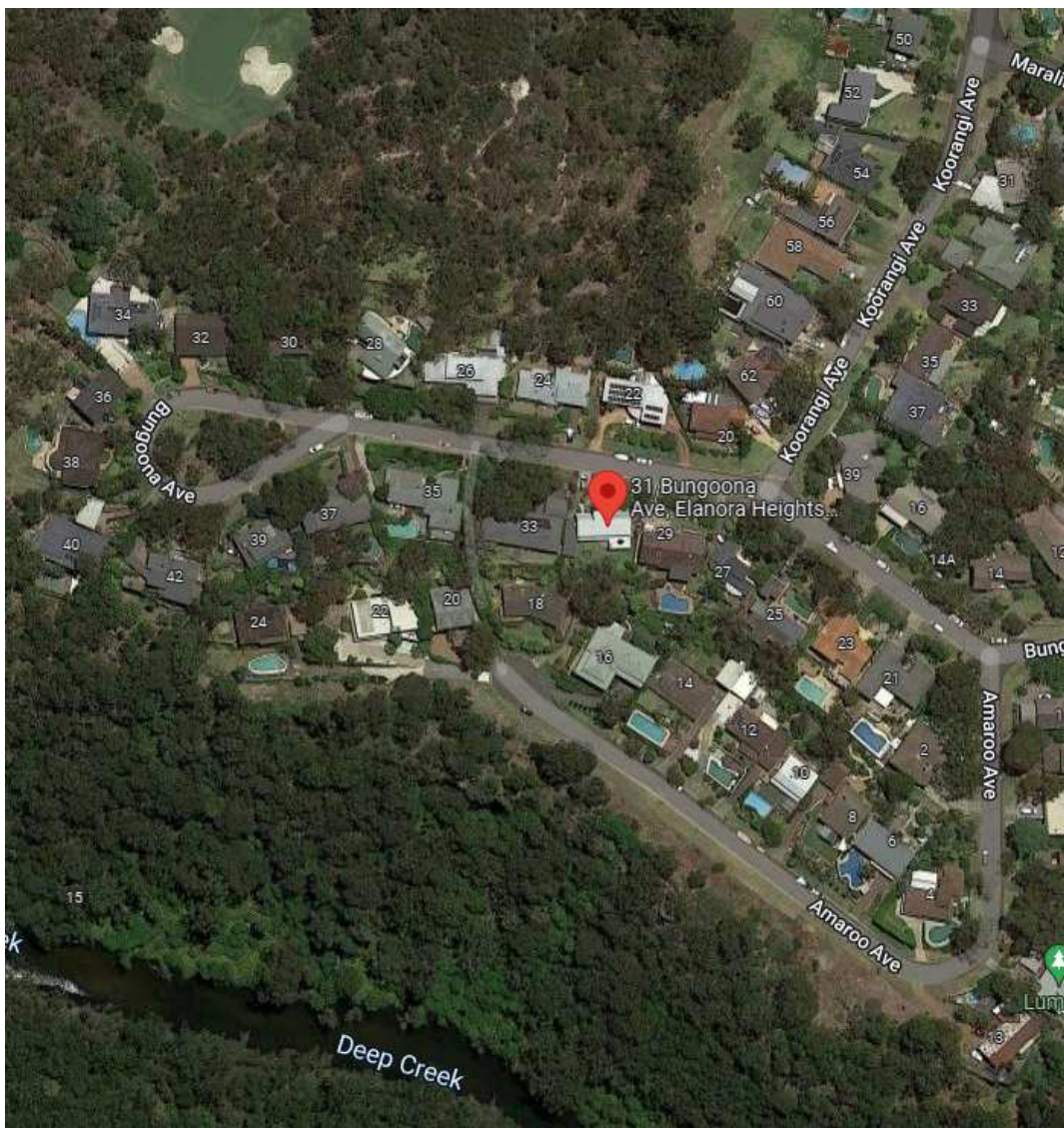
Elanora Heights

1.0 SITE DESCRIPTION

The site is located in Elanora Heights which is within the Northern Beaches Local Government and accessed off the Southern Side of Bungoona Ave on a lot of land approx. 908m², falling from the street towards the rear of the site.

The site is occupied by a two storey house which is surrounded by managed, residential lots to the north, south, east and west. The site is regarded as being bush fire prone land with an assessed BAL rating 29, due to it's proximity to bushland to the north (from a bushland corridor adjacent to Elanora Country Club); the south (from Deep Creek) and the west of Bungoona Ave. There is no requirement for a specific Asset Protection Zone.

The streetscape is characterised by low density, residential dwellings of various styles and finishes. A locality plan and an aerial photo is provided below.



2. STATUTORY CONSIDERATIONS

The subject land is located within **Zone E4 Environmental Living** pursuant to the provisions of the Pittwater Local Environment Plan 2014. The proposed development, being a new pool is a permissible land use within the zone, with development consent from Council.

The proposal satisfies the objectives of the zone within the LEP. That being:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values and to ensure that residential development does not have an adverse effect on those values. The pool is low impact when considering these values.
- To provide for residential development of a low density and scale integrated with the landform and landscape. The pool is located close to the house/ entertaining deck is situated on land previously used for outdoor recreation by the family. The pool size is in keeping with the size of the block and does not protrude from the landscape. The location also utilises the existing boundary shrubs to act as a screen from the eastern neighbour.

Pittwater Development Control Plan 21

The Pool is located and designed:

- to minimise any alterations to the natural topography
- such that splash, drainage and spill water does not adversely affect waterways and/or adjoining properties
- the top of the pool is as close to existing ground as possible.

A compliance table with a summary of the applicable development controls is contained below.

Section C1– Development Type Controls	
C1.1-Landscaping	Compliant - All existing shrubs and trees to remain
C1.4 – Solar Access	Compliant – existing solar access to this site and neighbour’s remains unchanged by proposal
C1.5 – Visual Privacy	Compliant – remains unchanged from all neighbourly aspects
C1.6 – Acoustic Privacy	Compliant- pool equipment will be housed in a “Sound Proof” box to councils specifications
Section D5– Elanora Heights Locality Relevant Clauses	
D5.1 & 2 – Character as Viewed From Public Space	The proposal is not out of character for the block size as is “in keeping” with the adjacent neighbouring properties with pools. Refer Aerial View photo. There is no visual impact on the natural environment when viewed from any waterway, road or public reserve
D5.6 – Side and Rear Building Line	Compliant - Greater than 1 mtr wide Setback.

D5.9 – Landscaped Area	The site achieves 60% landscaped area, not including Impervious Areas No part of the proposal limits the existing solar access to the rear yard The proposal does not change or alter the existing Storm Water/Runoff Flows

Bushfire

Council records indicate that the site is bushfire prone land, hence a bushfire assessment has been undertaken of the proposed development. The application is for a Swimming Pool whereby the Pool Fencing and Pool Equipment Enclosure shall be of “Non Combustible” materials.

3.0 CONCLUSION

The application will not impact on the environment; the amenity of nearby residents nor the streetscape.