

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED PLUNGE POOL

1 Bubalo Street, WARRIEWOOD NSW 2102

FOR

MR PAUL & MRS BRONWYN SOMMER

NORTHERN BEACHES COUNCIL

DATE: 22.05.20

C/O OUTBUILD GROUP



INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a precast, reinforced concrete swimming pool along with associated deck and pool safe fencing. The proposed swimming pool is to be situated to the south eastern rear setback of the dwelling.

The site, known as 1 Bubalo Street (Lot 17, DP 271139), is regular in shape and has a total land area of 330m², it has a frontage of 11m to Bubalo Street and is bounded by residential properties to the three other sides. The site has a moderate slope, with drainage directed to the street via a rainwater tank and OSD collection system. The neighbourhood generally consists of a mix of residential buildings of one and two storey construction. The subject site is located within a new subdivision in Warriewood, and there are no site constraints due to flooding which have been identified on the land.

The following Statement of Environmental Effects details the subject site, outlines the proposed development and confirms the manner in which the development will comply with relevant planning legislation and local planning controls. This Statement is accompanied by the required plans and documentation, including Swimming Pool Plan.

DEVELOPMENT PROPOSAL

This development application seeks approval to install a small prefabricated concrete plunge pool, to south eastern rear setback of the recently constructed dwelling, as shown on the accompanying Swimming Pool Plan.

The details of the proposed development is outlined as follows:

- Installation of an in-ground precast reinforced concrete swimming pool and pool surrounds
- The proposed swimming pool is round in shape with a diameter of 3320mm and is 9.17 kilolitres in volume (therefor a BASIX report is NOT required)
- Installation of fully compliant pool safe barrier.
- Installation of an Acoustic Control Enclosure to house all pool sanitation and filtration equipment

IMPACTS OF THE DEVELOPMENT

The following sections address the relevant matters for consideration of the application.

RELEVANT PLANNING INSTRUMENT: Pittwater Local Environmental Plan 2014

The subject site is zoned R3 Medium Density Residential pursuant to Pittwater Local Environmental Plan 2014. The proposed development is defined as a "swimming pool" meaning:

"an excavation, structure or vessel —

(a) that is capable of being filled with water to a depth of 300 millimetres or more, and

(b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,"

The construction of a "swimming pool" is permissible in the identified zone, subject to development consent.

The objectives of the R3 Zone are as follows:

- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding uses.

The proposed development is for a small swimming pool compatible with the existing and future character of the locality. The pool has been designed to provide a high level of amenity for residents whilst considering the adjoining properties and natural constraints of the site. The proposed pool is considered to meet the relevant objectives of the R3 zone.

Heritage Conservation: The site is not located in a conservation area and does not contain a heritage item. No heritage items are noted within direct proximity to the site.

Bush fire hazard reduction: The subject site has not been identified as bushfire prone land.

Acid Sulfate Soils: The subject property is not identified as being affected by Acid Sulphate Soils.

Flooding: The subject site is not affected by flooding.

Erosion and Sediment Control: Appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to other properties. The site will be landscaped to prevent ongoing erosion.

The pool has been located and designed to have no adverse impact on the existing landform, natural vegetation or visual quality of the site and surrounding areas. The proposal will not impact negatively on adjoining residential properties, public spaces or the environment generally as it fully complies with all setback requirements plus has been designed to be modest in size and therefore fully compatible with the scale and aesthetic of the setting. The proposal will not unnecessarily result in destruction of any natural site features, flora and fauna habitats.

In addition to this the pool surrounds have been set at, or very close to, the natural/existing ground levels and there will be no negative impact on the neighboring properties or create any privacy or overlooking issues with neighbours.

The pool has also been designed to maximise safety, with the pool safe barriers being fully compliant with all relevant standards as well as the fact that the pool will be visible from the entertaining areas of the residence. In addition to this the pool sanitation and filtration equipment will be housed in an acoustically controlled enclosure and will not affect the acoustic amenity of the subject or adjacent properties.

There are no easements or flood ways that will be affected by this proposal.

CONCLUSION

It is our professional opinion that the proposed development has been successfully integrated into this site, with sensitive consideration of the requirements of the relevant Northern Beaches Council LEP and DCP.

The form and design of the proposal is responsive to the particular site conditions. It is of a size and scale appropriate to the setting. The proposal will not adversely affect the existing character of the locality, nor have a negative impact on neighbouring properties.

We understand that this application will be judged on its merit and we request that Council view this well considered application favourably.