

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED SWIMMING POOL

Lot 80, 12 INGLESIDE ROAD, INGLESIDE NSW 2101

FOR

MR MAURICIO & MRS JOANNE SABENA

NORTHERN BEACHES COUNCIL

DATE: 6th JULY 2021

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 concrete swimming pool, along with associated pool safe fencing and retaining walls. The proposed swimming pool is to be situated to the rear right hand corner of the dwelling.

The site, known as 12 Ingleside Road, Ingleside (Lot 90 DP11784), is rectangular in shape, with a large angled frontage to Ingleside Road and has a total land area of 3053m², and is bounded by residential properties to the three other sides. The site has a moderate fall to the rear, with drainage to be directed via a rainwater tank and OSD as per hydraulic details. The neighbourhood generally consists of a mix of residential buildings of one and two storey

construction, most of which have swimming pools. The subject site is located within an existing rural residential area.

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 concrete swimming pool, to the rear right hand corner of the dwelling (currently in construction), as shown on the accompanying Swimming Pool Plan.

The details of the proposed development is outlined as follows:

- Installation of a partially out of ground concrete swimming pool and pool surrounds
- The proposed swimming pool is 8800mm x 4410mm and is 58.2 kilolitres in volume (therefore a BASIX report is 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 RU2 Rural Landscape pursuant to clause 2.1 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 RU2 Zone are as follows:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed development is for a concrete swimming pool compatible with the existing and future landscape 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 RU2 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 been identified as bushfire prone land. Refer to the attached bushfire report.

Flood planning area: The subject site is not known to be located within a flood risk precinct area.

Biodiversity: The subject site has been identified as environmentally sensitive land with regard to biodiversity. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land.

Whilst the proposal does not fully comply with the percentage site cover requirements for soft landscaping (by 8sqm = 0.2% of the site area), the pool has been located and designed in a way so as to have no adverse impact on the existing landform, natural vegetation or visual quality of the site and surrounding areas. The location and scale of the proposal will not impact negatively on adjoining residential properties, public spaces, or the environment generally as it fully complies with all setback requirements. The proposal will not result in destruction of any natural site features, flora, or fauna habitats. Most of the site will remain as soft landscape area.

In addition to this the pool surrounds have been set at a level that relates to the living areas of the home for increased surveillance. The pool sits much lower than the adjacent neighboring property due to the natural slope of the land so does not 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.

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 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.