

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**A PROPOSED PORTABLE SWIM SPA  
& ASSOCIATED LANDSCAPE WORKS**

AT

**34 Kalang Road, ELANORA HEIGHTS NSW 2101**

PREPARED FOR

**Paul Ryan**

April 2024

**BY**

**CONTOUR LANDSCAPE ARCHITECTURE**

## **SITE DESCRIPTION**

The subject site is identified by formal survey as 17 34 Kalang Road, Elanora Heights NSW 2101 and legally identified as Lot 1, DP 236446.

The property is within the E4 Environmental Living zone. The development is consistent in size with surrounding properties and the current streetscape.

## **THE PROPOSED DEVELOPMENT**

The proposed development consists of the installation and construction of a Portable Swim Spa with Hard Lockable Cover, to the south of the existing Residence. The swim spa coping level shall be 1320mm above the existing natural ground level. The portable swim spa shall sit atop a reinforced concrete slab to engineering details.

### **3.1 PROPOSED SWIM SPA & ASSOCIATED LANDSCAPE WORKS**

The proposed swim spa generally meets all the objectives and controls as set out in '*Pittwater 21 Development Control Plan*' (Pittwater 21 DCP)

- A portable swim spa nominal 4.28 metres long and 2.3 metres wide for recreational purposes shall be provided to rear of the subject property.
- The proposed Swim Spa waterline shall have a setback to the Western boundary of 2340mm (south-western point of spa) and 2650mm (south-eastern point of spa) respectively, as well as 17350mm from the northern boundary.
- The proposed setback to the southern boundary noted shall be able to support dense screening plant material that shall enhance visual and aural privacy from neighbouring properties. The proposed setbacks are suitable for the width of the property.
- The proposed swim spa shall be positioned within the rear setback of the property and it will not detract from the amenity or character of the neighbourhood.
- The proposed Swim Spa filtration equipment shall be contained in a specially designed acoustic control structure that exceeds Environmental Protection Agency noise reduction requirements and all Australian Standards.
- All/any coping areas shall fall towards drainage inlets or gardens with all collected waters disposed of to the appropriate disposal service system. An overflow pipe shall be installed within the Swim Spa with contaminated water directed to the sewerage system.
- The Swim Spa Capacity is 5500L and therefore does not require a BASIX Certificate.
- Proposed concrete sleeper walls shall be provided as noted on plan to create walkway for maintenance purpose.
- The property is not located in a Bushfire Zone.

## SITE DEVELOPMENT COMPLIANCE

The proposed site development meets the specific numerical requirements regarding landscaping as set out in the Pittwater 21 DCP D5 Elanora Heights Locality - D5.9 Landscape Area - Environmentally Sensitive Land - E4 Environmental Living.

Site Area	935.8m <sup>2</sup> (By DP)	
Minimum Landscaped Area Required	561.48m <sup>2</sup>	(60%)
<b>Proposed Landscaped Area</b>	<b>602.75m<sup>2</sup></b>	<b>(64.4%)</b>
Existing Landscaped Area	602.75m <sup>2</sup>	(64.4%)
Existing Hard Surface Area	174.23m <sup>2</sup>	
Proposed Hard Surface Area	174.23m <sup>2</sup>	

## SUMMARY

This proposal should be supported and approved by Council.

The proposed works comply with council's planning guidelines as set out in Pittwater 21 DCP. It has been demonstrated herein that the intent and objectives of the guidelines have been more than satisfied.

The proposal will improve the property, significantly improve the amenity of the existing Residence and should be supported by Council.