

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Alterations and additions to existing dwelling, Careel Bay

**Date:** 31st July 2024

**Address:** 60 Cabarita Rd. Avalon Beach  
NSW 2107  
Lot 1 DP 208499

**Prepared By:** Stephen Crosby & Associates Pty. Ltd,  
PO Box 204 Church Pt. NSW 2105

**For:** G. Smith

**Planning documents:**

- Pittwater DCP 21
- SEPP Resilience & Hazards
- SEPP Biodiversity & Conservation 2021
- PLEP 2018

**The Application:**

The application is for construction of a waterfront swimming pool ancillary to the existing dwelling on freehold land at 60 Cabarita Road, Avalon Beach.

The proposal is set out on the drawings No. 2064 - DA01 - DA03 prepared by Stephen Crosby & Associates Pty. Ltd.

Supporting documents:

Site survey drawing prepared by Waterview Surveying Services Ref. 1915 Detail 1.

Geotechnical Report prepared by Ascent Geotechnical Consulting Ref. AG 24287  
Dated 31st July 2024.

Structural Certificate prepared by VDM Consulting Engineers dated 18 July 2024.

**Site:** 60 Cabarita Rd. Avalon Beach 2107, Lot 1 DP 208499.

The site is located on the western foreshore of Careel Bay, Pittwater. The site rises at an average grade of 35deg from a reclaimed foreshore with a stone seawall forward of the Mean High Water Mark (MHW by Title). The site contains a dwelling with access handle driveway off Cabarita Road leading down to garage parking above the dwelling.

There is also an incline lift running from the dwelling down to a jetty with ramp & pontoon, and boat shed with concrete skid ramp below the MHW.

The proposal is to install a prefabricated 4,800L circular plunge pool close to the waterfront on an existing concrete plinth, locating the pool entirely above the MHW.

The pool will have an access deck from an existing stepped walkway from the dwelling to the waterfront encircling 50% of the pool. A swimming pool safety fence shall extend around the edges of the access decking and include a gate all in accordance with Swimming Pools Act 1992 and regulations. The waterfront half of the circular pool is 1.5m above the adjoining ground so no fence is proposed here.

Pool pump and filter equipment shall be housed in an acoustically insulated pump box located next to the pool.

To the south on Lot 1 DP 516701, No.62 Cabarita Rd, is a dwelling sited entirely uphill and over 20m from the proposed swimming pool.

To the north on Lot 1 DP 317092, No.58 Cabarita Rd, is a dwelling 15m from the proposed swimming pool, with decking over 12m from the proposed pool.

The swimming pool is well below floor and deck levels of both neighbouring properties so will have no impact on water views.

There is one exotic tree, a small Olive, *Olea europaea*, close to the proposed decking but no native or protected vegetation with 10m of the proposed works. No Arborist's report has not been prepared for this application.

**Foreshore Building Setback Line:**

Structures proposed to be located within the FBS area include the proposed swimming pool and access decking. These structures are permitted pursuant to Clause 7.8(2)(b) of Pittwater LEP 2014.

**Details of the proposal are as follows:**

Site area: 860m<sup>2</sup>

**Access decking**

Decking level 3.58 m AHD above the EPL

Decking area 15.0 m<sup>2</sup>

South boundary setback 7.15 m

North boundary setback 7.85m

**Pool**

Pool rim 3.58 m AHD

Pool Area 7.07 m<sup>2</sup>

Water level 3.50 m AHD

Pump box 1.90 m AHD To be electrically isolated if inundated from Careel Bay.

South boundary setback 8.4 m

North boundary setback 10.5 m

**Survey:**

A detail survey of the site including the existing dwelling accompanies the application. The survey drawing indicates location of property boundaries, built structures and trees. Spot levels to AHD are shown. Neighbouring dwellings are indicated on the survey.

**Geotechnical Risk:**

The site is zoned potential landslip. A Geotechnical Risk Analysis report has been prepared and accompanies this application. Refer report Ref. AG 24287 prepared by Ascent Geotechnical Consulting supporting this application. Risk to the proposed structures is

considered acceptable when the recommendations in Section 3.6 of the report are followed.

**Acid Sulphate Soils Risk:**

An ASS Risk zone 1 lies within the west of the site associated with the Pittwater Foreshore. There is no excavation for the pool plinth or retaining walls. The risk of the works generating ASS has been assessed with the Geotechnical assessment by Ascent Geo and their reports states, "No further field or laboratory testing nor the reparation of an Acid Sulphate Soil Management Plan is considered necessary."

In accordance with PLEP 2014 (section 7.1, Section 6, (b), an ASS Management Plan in association with the Development Consent is not required.

**Design Structural Adequacy:**

The proposed works have been assessed by VDM Consulting Engineers from a structural engineering perspective, taking into account the Geotechnical report and the works are deemed to be able to meet the requirements of the BCA Vol.2 and the relevant SAA Codes of practice. A Structural Engineering Partial Certificate for the existing structural works has been issued by VDM Consulting Engineers.

**Bushfire Risk:**

The site is NOT zoned bush fire prone land and no Bushfire Risk Assessment was prepared for the proposal.

**BASIX:**

The cost of works is under \$50,000 and the pool capacity is under 40,000L so BASIX does not apply to this application

**Ecologically sustainable development:**

Pool water pump out from the proposed swimming pool is piped to the existing site sewer line running close to the south property boundary from the dwelling to the Sydney Water Sewer Main in Careel Bay.

**External materials and colours:**

The external materials and colours are shown on a Schedule of Finishes submitted with this application.

**Land Vegetation:**

There are no native trees within 10 m of the proposed pool or access deck so no Arborist's report has been prepared for this application.

**Access and Services:**

Site access is via Cabarita Rd. The site is serviced with mains power.

**Construction Methods:**

Storage areas for building materials and sediment control barriers are shown on the Site Plan No.2064 - DA 01.

**Excavation:**

There is minor excavation for the pool wastewater pipe. Excavation for this work shall be by hand and any surplus material excavated shall be removed from the site.

**Foreshore Building Setback Line:**

All proposed works are permitted within the Foreshore Building Setback Line.

**Solar Access & Views:**

The swimming pool and associated decking to the path to the dwelling are well below the floor levels of the adjacent dwellings and will have no adverse impact on solar access to the adjoining properties, or view impacts from neighbouring properties.

**Proposed works viewed from a public place:**

The continuous sandstone seawall, broken up by the jetty and slip rails at the northern end, provide a natural stone link common to much of the waters edge in Careel Bay, Pittwater. The pool itself sits back on the site well behind the seawall.

The pool wall facing the waterway is only 3.0m in length and dark in colour and will not stand out as a visual feature on the waterfront.

The proposed works are modest in scale and will not have any material impact on views of the site from the Pittwater waterway.

**Construction Waste Management:**

Construction waste generated during building shall be taken to Kimbriki Tip for sorting and recycling where appropriate. A Waste Management Plan is submitted with the development application.

Sediment fences shall be installed prior to seawall footing excavation works where shown on Site Plan drawing No. 2064 - DA 01.  
recycling where appropriate.

**SEPP RESILIENCE & HAZARDS 2021.**

The policy applies to this site.

**Chapter 2 Development on land in the coastal environment area**

**2.10(1)** The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy.

**2.11(1)(a)** The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy, and that the surrounding coastal and built environment has been taken into account with regard to the bulk, scale and size of the

proposed development.

**2.12** The proposed development is not likely to cause increased risk of coastal hazards on the land or other land.

#### **Chapter 4**

**4.6(1)(a)** The existing site has been used for residential purposes with no known prior uses. Council can be reasonable satisfied that there is no contamination risk, subject to suitable conditions relating to demolition/removal of structural items.

Overall the proposed development is consistent with the relevant provisions of SEPP (Resilience & Hazards).

**STEPHEN CROSBY**