

Aroona Pools and Spas Pty Ltd  
2801 / 225 Miller St, North Sydney, NSW, 2060

20 March 2019

Statement of Environmental Effects for

Construction of a new In-ground Swimming Pool at 4 Phyllis Lane North Curl Curl NSW  
2100

Subject Site and Context

Locational Context

The subject site is situated in North Curl Curl within an area zoned R2 – Low Density Residential. The subject site is located on Phyllis Lane with an existing residence.

Description of the Subject Site: The subject site is legally described as follows: Lot 17 DP 16602

Current Uses on the Subject Site: The site has been used mainly for residential purposes.

Critical Habitat, Conservation or Heritage listing, Coastal Protection, Road Widening or realignment, Tidal, Subsidence, Acid Sulfate Soils, Land contamination, drainage, land slip, soil erosion, mine subsidence, Biodiversity certified land s and any other risks: The site is not subject to the above risks.

Effect on the landscape, streetscape, national park or scenic quality of the locality: After building the pool, the hard surface and soft landscape area meet the council's requirement. There is no impact on streetscape, national park or scenic quality of the locality.

Impact on existing or future amenity of the locality: The development has no impact on existing or future amenity of the locality.

Amount of traffic generated, particularly in relation to the adequacy of existing roads and present volumes of traffic carried: The development does not increase the traffic.

Car access, parking and availability of public transport: The development does not change the car access and parking and has no impact on the availability of public transport.

Waste disposal arrangements, Location of garbage and storage areas: All the materials delivered would be stored within the property. Excavated material will be removed by licensed contractors to a council approved tipping area. Off cut steel will be saved for next job. Off cut tiles will be taken away and disposed by licensed tiler.

Method of sewerage effluent and storm water disposal:

The overflow of the pool would be connected to the sewer.

Availability of utility services, power, telephone, water/sewerage:

No impact or change of the utility services.

Social effect or economic effect:

No impact

Anticipated impact of noise levels to the site locally

Pool pump would be stored in an acoustic box to minimise the noise level.

Effect on flora and fauna

The proposed development has minimal effect on flora and fauna.

Bushfire

The subject site is not located in a bush fire prone zone.

Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site:

The proposed development meets the council LEP and DCP in relation to the setback, bulk and etc.

How the privacy, daylight and views of other dwellings will be affected:

No impact on the privacy, daylight and views of other dwellings

Access for the disabled:

The proposed development has not addressed the need of access for the disabled.

Any special circumstances:

Fencing: The pool will be fenced in accordance with the Swimming Pools Act 1992.

The site is zoned R2 – Low Density Residential pursuant to Warringah Local Environmental Plan 2011. The plan objectives are as follows:

- a) To provide for the housing needs of the community within a low density residential environment.
- b) To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is considered to compare favourable with these aims and objectives. The proposed swimming pool is appropriately sited within its property and scaled to avoid impacts to surrounding residential properties in terms of view loss, privacy, overshadowing and visual bulk and scale will a high visual quality.

The proposed swimming pool is compatible in design, materials, bulk, scale, sitting and setbacks with existing surrounding dwellings and represent an environmentally compatible and sustainable form of development in the locality.

## Conclusion

The proposed works when completed will contribute positively to the existing built form of the locality without compromising the amenity of adjoining properties. We as the applicant feel that the proposal is minor in nature and should be looked upon favourably by council.