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Boston Blyth Fleming
Town Planners

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

New Swimming Pool

**95 WIMBLEDON AVENUE
NORTH NARRABEEN**

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Statement of Environmental Effects

New Swimming Pool

95 Wimbledon Avenue, North Narrabeen

Prepared under instructions from

Hosking Munro Pty Limited

By

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B Urb & Reg Plan (UNE) MPIA

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TABLE OF CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE DESCRIPTION AND LOCATION**
- 3.0 PROPOSED DEVELOPMENT**
- 4.0 STATUTORY PLANNING FRAMEWORK**
 - 4.1 Pittwater Local Environmental Plan 2014
 - 4.1.1 Zone and zone objectives
 - 4.1.2 Height of buildings
 - 4.1.3 Acid Sulfate Soils
 - 4.1.4 Flood Planning
 - 4.1.5 Biodiversity
 - 4.1.6 Limited Development on Foreshore Area
 - 4.2 Pittwater 21 Development Control Plan
 - 4.2.1 North Narrabeen Locality
 - 4.2.2 General Controls
 - 4.2.3 Development Type Controls
 - 4.2.4 Locality Specific Development Controls
 - 4.3 Matters for Consideration Pursuant to Section 4.15(1) of the EP&A Act
- 5.0 CONCLUSION**

1.0 INTRODUCTION

This document forms a component of a development application proposing a new swimming pool in association with a dwelling house.

The subject site had a previous application (DA2020/0155) refused by Council with an appeal upheld by the Land and Environment Court for alterations and additions to a dwelling house.

The swimming pool has been designed and sited to limit any potential adverse amenity impacts to neighbouring dwellings. In the preparation of this document consideration has also been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended (“The Act”).
- Pittwater Local Environmental Plan 2014 (“PLEP”).
- Pittwater 21 Development Control Plan (“P21DCP”).

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and consistent with the desired outcomes contained within PLEP 2014 and P21DCP.

The proposal succeeds when assessed against the heads of consideration pursuant to s4.15 of the Environmental Planning and Assessment Act, 1979 (the Act). It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

The subject property is known as Lot 7, DP17768, No. 95 Wimbledon Avenue, Narrabeen. The property is irregular in shape having splayed frontage to Wimbledon Avenue of 15.41 metres, variable depth of between 41.45 and 43.89 metres, an irregular frontage to Narrabeen Lagoon and an area of 645 square metres. A concrete block wall delineates the land/ water interface. The site does not contain any remarkable landscape features. An aerial location/ context photograph is at Figure 1 below.



Source: SIX maps

Figure 1 - aerial location/ context photograph

The subject property is currently under construction subject to the alterations and additions approved by the LEC.

Surrounding development is characterised by 1 and 2 storey detached dwelling houses which do not display any consistent form, scale or street setback alignment with a number of swimming pools located in the rear yards within the foreshore building line.

3.0 PROPOSED DEVELOPMENT

The application proposes a new swimming pool located in the rear yard. The pool will have dimensions of 4m x 6m as detailed on the accompanying Architectural plans prepared by Hosking Munro.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 Pittwater Local Environmental Plan 2014

4.1.1 Zone and zone objectives

The subject property is zoned E4 Environmental Living pursuant to the provisions of Pittwater Local Environmental Plan 2014 (“PLEP 2014”). The stated objectives of the zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Dwelling houses are permissible in the zone with the consent of the consent authority. The works relate to a new swimming pool in association with a dwelling house.

Accordingly, there is no statutory impediment to the granting of consent.

4.1.2 Height of buildings

Pursuant to clause 4.3 PLEP 2014 the height of a building on any land is not to exceed 8.5 metres. The stated objectives of such control are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*

(f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Building height (or height of building) *means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like*

ground level (existing) *means the existing level of a site at any point.*

The works relate to an inground swimming pool.

4.1.3 Acid Sulfate Soils

The site is identified as Acid Sulfate Soils Class 3. The works will require some excavation to accommodate an inground pool. The level of excavation is not considered to give rise to any risk to exposing or draining of acid sulfate soils that would adversely impact on the local environment.

4.1.4 Flood Planning

Pursuant to clause 7.3 of PLEP 2014 the property is identified as being flood effected during the 1% annual exceedance period (AEP) storm event. The proposed swimming pool does not give rise to any risk to life or property with the use of the land. The swimming pool will not adversely impact on flood behaviour.

4.1.5 Biodiversity

Pursuant to clause 7.6 of PLEP 2014 the subject property is mapped as biodiversity. The proposal does not require the removal of any significant vegetation with erosion and sediment control measures to be implemented to prevent pollution of Narrabeen Lagoon.

4.1.6 Limited Development on Foreshore Area

Pursuant to clause 7.8 PLEP the site is within a foreshore area and the subject of a foreshore building line as depicted in Figure 7 below.

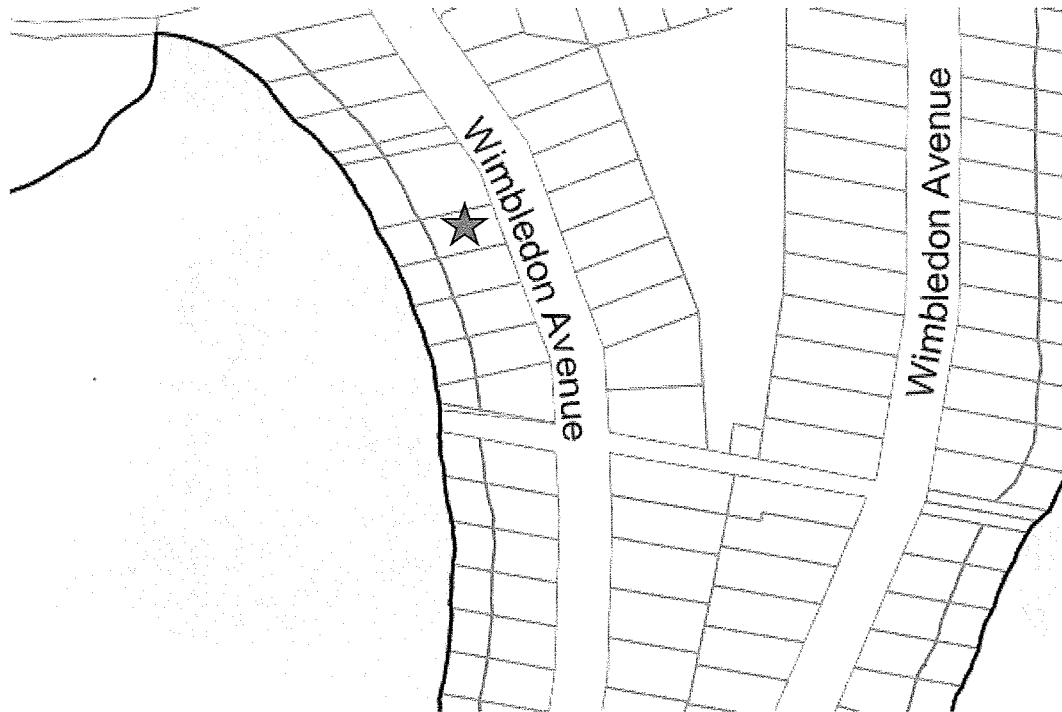


Figure 4 – PLEP Foreshore Building Line Map extract

Pursuant to clause 7.8(2) it states that development consent must not be granted for development on land in the foreshore area except for the following purposes:

- (a) *the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,*
- (b) *boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

The swimming pool will sit within the foreshore building line which is an allowable encroachment pursuant to these provisions provided the considerations at clauses 7.2(3) and 7.2(4) are satisfied.

In this regard, we are satisfied that the development will continue to achieve the objectives for the zone in which land is located in the appearance of the proposed swimming pool from both the waterway and adjacent foreshore areas will be compatible with the surrounding area. Further, the development will not cause environmental harm in relation to pollution, siltation or adverse effects on habitat or drainage patterns and the proposal will not require the removal or disturbance of remnant riparian vegetation. Finally, we are satisfied that the development will not cause congestion or generate conflict between people using open space and the waterway with no additional opportunities for access along the public foreshore.

Under such circumstances, there is no statutory impediment to the granting of development consent to the proposed swimming pool located within the foreshore area.

4.2 Pittwater 21 Development Control Plan

This policy document came into effect on 1st February 2004. Pittwater 21 DCP contains development controls for the design and construction of buildings and the development of land in this area. The proposed development has been assessed against the relevant provisions of Pittwater 21 DCP as outlined in the following sections of this report.

4.2.1 North Narrabeen Locality

The property is located in the North Narrabeen Locality. The desired future character of the locality is identified as being:

The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

We have formed the considered opinion that the proposed pool will not give rise to any adverse streetscape impacts or give rise to any unacceptable residential amenity impacts in terms of privacy, overshadowing or view loss.

The proposal is consistent with development along the waterfront side of Wimbledon Avenue where several properties include a pool within the foreshore building line the rear yard.

Council can be satisfied that the proposal will reinforce the desired future character of the North Narrabeen Locality.

4.2.2 General Controls

Hazards

The subject property is identified as being affected by flooding hazard and is considered to not result in any additional risk to life or property with the proposed pool.

Stormwater Management

No additional stormwater run-off will be generated by the proposed swimming pool.

Site Works Management

In accordance with Part B8 appropriate measures are to be undertaken to address the issues of construction and demolition impacts, erosion and sedimentation management, waste minimisation, site fencing and security, works in the public domain and traffic management where required.

Normal site management practices will be adopted to prevent public access during demolition and construction and to prevent erosion and sedimentation.

4.2.3 Development Type Controls

Landscaping

Pursuant to clause C1.1 all canopy trees and a majority of other vegetation shall be locally native species. A range of low lying shrubs and canopy trees shall be provided to soften the built form. Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.

The proposal largely maintains the existing landscaping regime as approved with the LEC appeal.

Visual Privacy/ Acoustic Privacy

Pursuant to clause C1.5 private open space, recreation areas and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9m by building layout, landscaping, screening devices or greater spatial separation.

The proposed works will not compromise the level of visual or acoustic privacy currently achieved between surrounding development. Pool plant room will be appropriately sited and include acoustic measures to limit any potential noise impacts to adjoining properties.

Private Open Space

Pursuant to Clause C1.7, a minimum area of 80 square metres is to be provided at ground level with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. Within the private open space area, a minimum principle area of 16sq metres with a minimum dimension of 4m and a grade no steeper than 1 in 20. Private open space areas should have good solar orientation and where orientation is difficult the area should have access to some direct sunlight throughout the year.

Compliance is maintained regarding private open space area.

4.2.4 Locality Specific Development Controls

Character as Viewed from Public Place

The proposed pool will not be perceived as inappropriate or jarring having regard to the built form characteristics established by adjoining development and development generally within the site's visual catchment.

The proposed development complies with these provisions.

Side and Rear Building Line

Pursuant to clause D11.7, the minimum side building line shall be 2.5m to at least one side and 1.0 metres for the other side.

The pool has a proposed setback of 1.5m to the pool water edge and is consistent with the side setback control. The pools location within the foreshore building line has been previously dressed in this report.

Landscaped Area

Section D11.11 states that development shall have a total landscaped area of 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. The stated outcomes of this control are to minimise the bulk and scale of the development, maintain reasonable levels of amenity to adjoining properties, to retain and enhance vegetation to reduce the visual impact of the built form, conserve natural biodiversity and landform and reduce stormwater runoff.

The proposal reduces the landscaped area is minorly reduced with the inclusion of the swimming pool. The swimming pool allows for an outdoor recreational space and greater amenity for the occupants. The site will maintain significant areas of soft surfaces and is consistent with development along this foreshore area with regard to swimming pools in the rear yard.

4.3 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the Environmental Planning and Assessment Act 1979(as amended):

4.3.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The proposed works are permissible, being ordinarily ancillary to the dwelling house, and consistent with the desired outcomes contained within PLEP 2014 and P21DCP. The minor reduction in soft landscaping is considered to be reasonable in this instance. The swimming pool provides for increased recreational space and improved amenity for the occupants.

4.3.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The proposed development will achieve the objectives and intent of the Council's planning regime set out in the LEP and the applicable DCP.

The proposal will maintain the visual amenity of the area through the design principles adopted and will not result in any unreasonable amenity impacts on the adjoining properties or adverse streetscape consequences. The development has been found to be consistent with the desired future character statement for the North Narrabeen Locality.

ii) *What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed development will have no significant impacts on the adjacent properties. The development maintains good levels of aural and visual privacy, will not impact on views and maintains compliant levels of solar access.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

N/A

Public domain

The proposed development will relate positively to the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal will have minimal impact on existing flora and fauna.

Waste

Normal domestic waste collection applies to this development.

Natural hazards

The site is not affected by any known hazards other than those identified and addressed in this report.

Economic impact in the locality

The proposed development will not have any significant impact on economic factors in the area.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The impact of the proposal with respect to design and site planing is positive. The scheme is in accordance with the thrust of the planning regime and results in a high standard of design. These matters have been discussed in detail in the body of this report.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*

- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will be able comply with the provisions of the Building Code of Australia without difficulty.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.3.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any insurmountable development constraints. The site is well located with regards to utility services and public transport. There will be no excessive levels of transport demand created.

Are the site attributes conducive to development?

The site has no prohibitive physical or engineering constraints and is suitable for the proposed development.

5.0 CONCLUSION

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and consistent with the desired outcomes contained within PLEP 2014 and P21DCP.

The identified non-compliance with the P21DCP landscape area has been acknowledged and appropriately justified having regard to the associated objectives and the circumstances established on this particular site and by existing development along Wimbledon Avenue. Such variation succeeds pursuant to section 4.15(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.

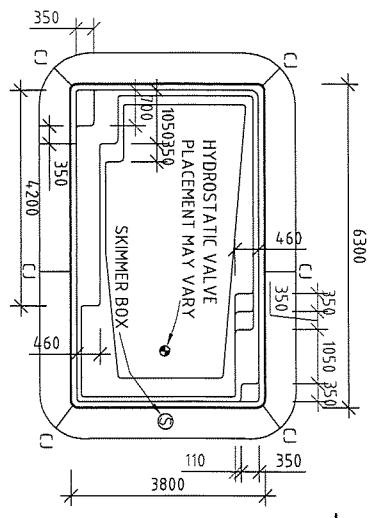
Given the modest nature of the works proposed we have formed the considered opinion that the works will not give rise to any unacceptable residential amenity impacts in terms of privacy, overshadowing or view loss with the proposed open carport complimentary and compatible in a streetscape context.

The proposal succeeds when assessed against the heads of consideration pursuant to s4.15 of the Environmental Planning and Assessment Act, 1979 (the Act). It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

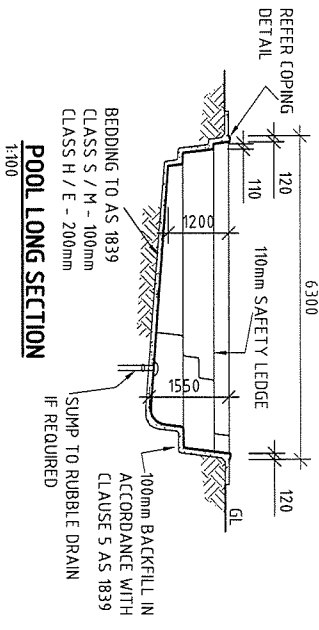


Greg Boston
Boston Blyth Fleming Pty Ltd
Director

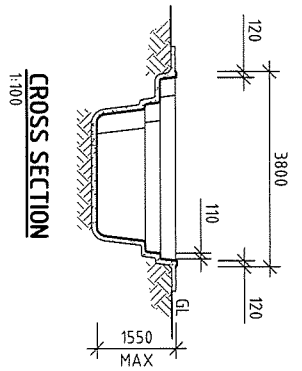
SERENE 6.3



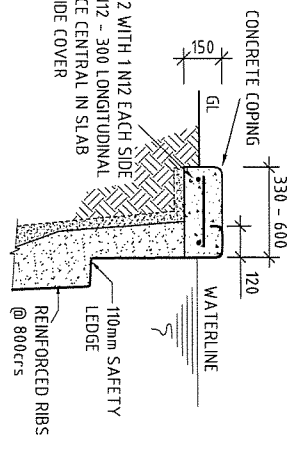
POOL PLAN
1:100



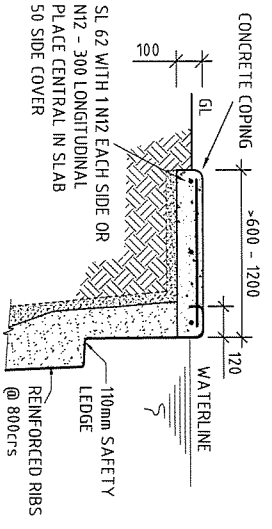
POOL LONG SECTION
1:100



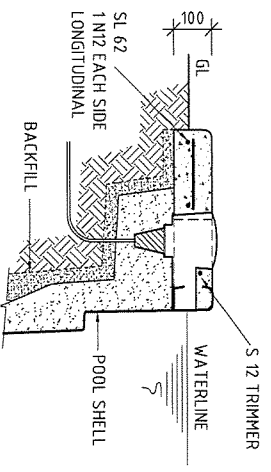
CROSS SECTION
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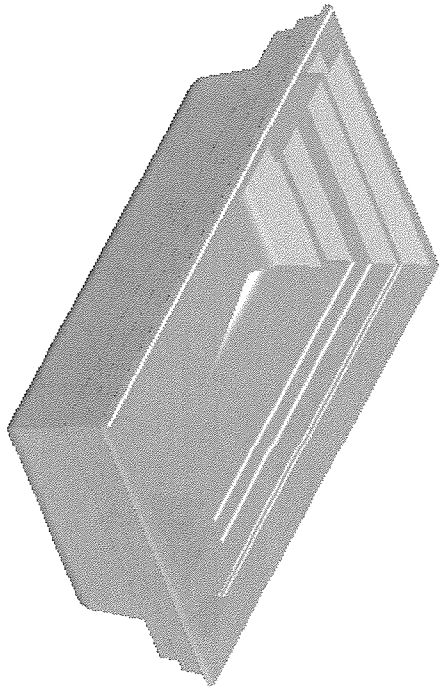
COPING DETAIL
1:20



EXTENDED COPING DETAIL
1:20

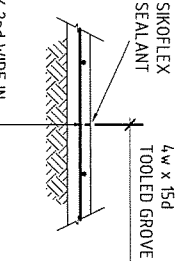


SKIMMER BOX DETAIL
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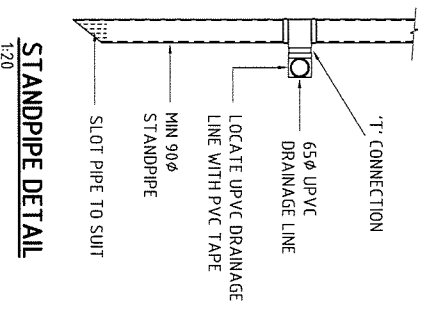


SERENE 6.3

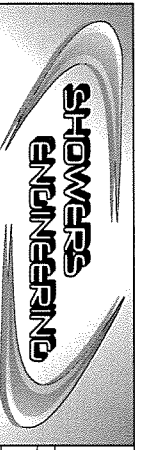
CUT EVERY 2nd WIRE IN FABRIC CROSSING JOINT



CONTROL JOINT (CJ)



STANDPIPE DETAIL
1:20



Design
Inquiries: showers@showerseng.com
Rogues: QLD 4227
EVAL: showers@showerseng.com

LEVEL 3
2 BOSTON COURT
VARSITY LAKES
QLD 4227

PO BOX 590 TOROKA
QLD 4226 AUSTRALIA
PHONE: 07 5578 8088
FAX: 07 5578 9429

- CONSTRUCTION AND INSTALLATION OF THE POOL IS TO COMPLY WITH AS/NZS 1838 & 1839 CODES FOR PRE-CASTED POOLS AND THE REQUIREMENTS OF ALL RELEVANT STATUTORY AUTHORITIES.
- THE REQUIRED FOUNDATION SAFE BEARING PRESSURE TO BE AT LEAST 90kPa. A-E SITES REACTIVITY RANGE PER AS 2870.
- PROVIDE A NOMINAL 100 THICK (200 THICK H & E SITES) BEDDING LAYER OF NON-COHESIVE PERMEABLE MATERIAL MAXIMUM SIZE 8mm. THE GRANULAR BASE SHALL BE SCREENED AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL BASE.
- PLACE A GRAVEL PIT IN THE SUB-FLOOR SECTION BENEATH THE HYDROSTATIC VALVE.
- PROVIDE A MIN 90ø UPVC STANDPIPE (WITH A TEE CONNECTION TO THE 65ø UPVC PROVIDE A SUBSIDIARY PERIMETER DRAIN).
- WHEN HANDLING UP, LIFT AND HANDLE POOL WITH A CENTRE SPREADER BAR.
- PROVIDE A 100mm THICK (200mm THICK H & E SITES) APPROVED BACKFILL LAYER OF NON-COHESIVE GRADED MATERIAL OF MAX. SIZE 12mm, PRE-BLENDED WITH CEMENT.
- THE CONCRETE COPING TO BE SUPPORTED ON NATURAL GROUND OR STABILISED FILL MATERIAL IN ACCORDANCE WITH AS/NZS 1839 AND/OR PERFER DOWN TO NATURAL GROUND WITH MINIMUM 150mm Ø CONCRETE PIERS AT 12m CENTRES.
- THE FIBREGLASS SHELL SHALL BE LAID UP WITH A NOMINAL RESIN TO GLASS RATIO OF 1:9:1 TO A THICKNESS OF 7.5mm OVER 90% OF THE POOL. NO AREA IS TO BE LESS THAN 4mm AND THE COPING NO LESS THAN 8mm.
- REINFORCING IS TO COMPRISE OF A CORE SECTION NOT LESS THAN 3mm WITH A COVERING LAYER OF FIBREGLASS AND RESIN TO A NOMINAL GLASS TO RESIN RATIO OF 1:9:1 TO A MINIMUM THICKNESS OF 15mm COVERING THE RIB SECTION. THE OVERALL THICKNESS OF RIB SECTION NOT LESS THAN 7mm.
- CONCRETE STRENGTH MINIMUM 20MPa AT 80mm SLUMP MAXIMUM 20mm AGGREGATE.
- FILTER TO BE CONNECTED TO SKIMMER BOX AT WATER RETURN PORTS WITH MINIMUM RETURN DIAMETER 40mm UPVC PIPES & FITTINGS.
- POOL EMPTYING NOTES:
THE POOL OWNER IS TO NOTIFY THE MANUFACTURER BEFORE ATTEMPTING TO EMPTY OR PARTLY EMPTY POOL WATER BELOW THE SKIMMER BOX. NO RESPONSIBILITY FOR DAMAGE TO THE POOL WILL BE ACCEPTED BY THE MANUFACTURER, THE MANUFACTURER'S AGENT OR THE ENGINEER.

ENSURE ALL DIG DEPTHS AND LEVELS ARE CORRECT TO MAINTAIN THE REQUIRED POOL FINISH HEIGHT. IF THE HOLE HAS BEEN DUG TOO DEEP YOU MAY CORRECT THIS WITH BEDDING MATERIAL.
WHERE OVER-EXCAVATION OCCURS UNDER THE POOL, THE ADDITIONAL BASE FILL SHALL BE STABILISED AND THOROUGHLY COMPACTED PRIOR TO THE INSTALLATION OF THE BEDDING MATERIAL.

NOTES:
ALL APPROVED DRAWINGS FOR CERTIFICATION MUST BEAR ORIGINAL 'BLUP' SIGNATURE BY SHOWERS ENGINEERING PTY LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE RELEVANT SITE PLANS.
EXTERNAL POOL DIMENSIONS ARE COPING TO COPING.

REVISION		DATE	DESCRIPTION	SCALE	ISSUE TO	CLIENT
01	FIRST ISSUE	JUNE 2015	DESIGNED	AS SHOWN	RJS	GHB

SIGNED	DATE	SCALE	ISSUE TO	CLIENT
		AS SHOWN		GHB

DRAWING NO.		08/24/15 - SE 70 - "SERE 6.3"
REV		**

STRUCTURAL DETAILS & SPECIFICATIONS FOR CONSTRUCTION

SHOWN ENGINEERING
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