

Freedom Pools

Statement Of Environmental Effects

Project: New concrete in ground swimming pool and deck.

Site: 19 waterview street Mona Vale, NSW

Lot: G

DP: 396772

Client: Gilbert Ponlot

Application Details

Type of Application

Development Application for an in ground concrete swimming pool.

Full Description Of Proposed Development & Operational Details

The proposed swimming pool and associated works will be located at the back of the property.

The proposed swimming pool and associated works will not impact on the minimum landscape ratio required.

The proposed will not impact any neighbouring properties.

The land is of sufficient size to accommodate the proposed swimming pool and associated works.

Environmental Impacts of Proposed Development

We have identified that there are no environmental impacts of proposed development, as no trees are required to be removed to accommodate the proposed swimming pool.

Steps Taken To Protect Environment & Lessen The Expected Harm To Environment

There is no expected harm to the environment, therefore we have not required any steps in protecting the environment.

Site Suitability

Address of Site:

19 Waterview Street Mona Vale, NSW, 2103

Area of Site:

1353.00m²

The landscape area is 949.74sqm, leaving a soft landscaping ratio of 70.19%.

This percentage is greater than the 60% soft landscaping ratio requirement by Northern Beaches Council.

Existing Zone

R2 - Low Density Residential

The Site is deemed of suitable size to accommodate the proposed development of the swimming pool. The proposed development will not impact the privacy of the surrounding neighbours. The proposed swimming pool will be located in the rear of the property and will not be visual from the street.

We are not proposing to subdivide the property.

The proposed site is not a battle axe block.

There is no Heritage listing on this property.

The proposed development will not affect any sunlight on the property or neighbouring properties.

The proposed development will not affect any traffic in the area.

There is no Aboriginal Heritage on this property.

There is no known Archaeological disturbance.

There are no Heritage Conservation Areas.

The site is not in a flood zone.

The proposed development will be setback more than 15metres from the rear boundary to water's edge and 2 metres from side fence

The pool equipment will be housed in a soundproof box to minimise any noise

Name of Owner

Gilbert Ponlot & Christelle Chardin

Site Analysis

The site analysis has not identified any major constraints on the site. There is currently a residential dwelling on the site.

The Site is of sufficient size to accommodate the proposed development.

There are no trees within the proposed site that will require removal.

There are no privacy issues foreseen.

Excavated material will be removed from site to a 'to be determined' location.

Waste from the construction of the pool will be removed via skip bin provided on site.

Basix Requirements

This site requires a Basix, as it is 46,000L.

STORM WATER

The backwash line from the pool will be discharged to an existing sewer gully on the property.

BUSHFIRE

There is no bushfire report as it is not in a bushfire zone.

LAND CONTAMINATION

The land is not contaminated and is not subject to management.

Prepared by

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Freedom Pools

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