

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

A PROPOSED SWIMMING POOL

for

D & D MEYER

of

15 MACQUARIE ST, CROMER

DEVELOPMENT PROPOSAL:
SWIMMING POOL AND ASSOCIATED WORKS



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STATEMENT OF ENVIRONMENTAL EFFECTS

for a
PROPOSED SWIMMING POOL
within
NORTHERN BEACHES COUNCIL (Warringah)
for
D and D MEYER
at
15 Macquarie St CROMER

PROPOSAL

It is proposed to construct a reinforced concrete swimming pool 4.0 metres x 2.5 metres in the rear yard of the property.

SITE DESCRIPTION

Lot 125
DP 237235
Zoning R2 – Low Density Residential

- The land does not comprise critical habitat
- The land does not contain an item of environmental heritage and is not within a conservation area.
- The land has been identified as Area B on the Lamdscape Risk Maps – flanking slopes 5-25°.
- The land has not been identified as bushfire prone.

This site is approximately 557.6 square metres in area. It is found on the southern side of Macquarie St and slopes towards the street. There is an existing one and two storey residence on the site with established lawns and gardens.



Photo 1: Residence viewed from front yard



Photo 2: Rear of dwelling

The dwelling is positioned towards the rear of the site, creating a generous front yard and a relatively small rear yard. The rear yard comprises decking and lawn with gardens in both site corners.



Photo 3: Rear yard

POOL DESCRIPTION

Dimensions – 4.0 x 2.5 metres

Level (AHD) – 64.60

Capacity – 12,000 Litres

The proposed pool is 4.0 metres x 2.5 metres. The top of the pool's coping will be approximately 700mm above the deck and lawn level. The pool is to be set back minimum 1.1m from the rear boundary to water and exceeds 4m from the closest side boundary to structure.

Steps will be installed from the existing deck up to the pool level.



Photo 4: Site for Proposed Pool.

ENVIRONMENTAL PLANNING INSTRUMENTS

The principal planning instruments for this development are –

- Warringah Local Environmental Plan 2011 (LEP)
- Warringah Development Control Plan 2011 (DCP)

LEP

Zone – R2 Low Density residential

The proposed development is permitted with consent within the zone.

The objectives of the zone are –

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

It is considered these objectives are satisfied with the proposed development.

* DCP

DESCRIPTION	PROPOSED	COMPLIES
B9 – rear setback Rear boundary area – 82.2m ² 50% of rear setback area – 41.1m ²	Swimming pool and coping – 26.9m ² (32.7% of rear setback area)	Yes
D1 – Landscaped Open Space Required – 40%	30.4%	No*
D16 – Swimming Pools and Spas Pool not located in the front setback Pool setback from protected trees	Pool in rear yard No protected trees in the vicinity of the pool.	Yes Yes

* D1 – Landscaped Open Space

Objectives

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

The existing site supports 166m² of landscaped open space (29.8% of site). The proposed development includes 10m² of pool and 16.9m² of impervious coping and steps adjoining the pool. It is proposed to remove a concrete area adjoining the driveway to balance the loss of landscape area, ensuring there will be a small net increase in landscape area following development. The proposed development does not include the loss of any trees or gardens.

The objectives of the clause are considered to have been addressed in that –

- the development is wholly contained in the rear yard and will have no impact on the streetscape;
- no significant vegetation is proposed for removal;
- the existing and proposed landscape open space are of sufficient dimension to enable the establishment of trees, shrubs and ground covers;
- the existing landscaped open space provides adequate privacy between buildings;
- the proposed development accommodates outdoor recreational opportunities, addressing the needs of the occupants;
- service functions are retained; and
- infiltration of stormwater will not be impacted by the development with no loss of landscaped open space.

FLOODING, DRAINAGE, LAND SLIP, SOIL EROSION, BUSHFIRES

No significant effect is envisaged. The land is not considered vulnerable to landslip or soil erosion. It is not in an area of high bushfire risk.

WASTE & POLLUTION

No significant effect is envisaged. Wastewater from the pool will be carried to the main sewer as required by Sydney Water.

OVERSHADOWING OF NEIGHBOURS'

No effect envisaged. The proposal is for a swimming pool.

NEIGHBOURS' PRIVACY

The existing boundary fences provide significant privacy to and from adjoining residences. The pool does not provide opportunity for over-looking into adjoining properties. A new modular panel wall will be installed adjacent to the rear boundary fence to satisfy the requirements of AS 1926.1 Part 1: Safety barriers for swimming pools.

NOISE

This pool is intended for domestic recreational use, and no adverse effects with regards to noise are envisaged. The pool filter has been sited within the main rear yard of the site, and will be housed in an enclosure to minimise noise.

TRAFFIC

The pool is intended for domestic recreational use, and no effect is envisaged.

NATURAL ENVIRONMENT

No effect is envisaged. An approved erosion control barrier will be erected around the construction area as required. The development site is in a residential zone with no immediate linkages to natural or bushland areas.

FLORA & FAUNA

No effect is envisaged.

STREETSCAPE, NATIONAL PARK & SCENIC QUALITY OF THE LOCALITY

The pool will have no impact on the streetscape, or scenic quality of the locality as it will be contained wholly within the rear yard of the site and will not be visible from the street.

EXISTING & FUTURE AMENITY OF THE LOCALITY

No effect envisaged.

UTILITY SERVICES

All required services are available on site.

HERITAGE

No effect is envisaged.

SOCIAL & ECONOMIC EFFECTS

It is envisaged that the pool will contribute to an improved lifestyle for the resident and will add value to the property.

HISTORICAL & ARCHAEOLOGICAL ASPECTS

No effect is envisaged.

ACCESS FOR THE DISABLED

No specific provision has been made for disabled access as such use is not envisaged by the owners.

SPILLAGE FROM LIGHTING, ILLUMINATED SIGNAGE, GLARE FROM ROOF SURFACES OR DOOR/WINDOW PANELS

No effect envisaged.

APPROPRIATENESS OF DESIGN TO THE SITE

The pool has been designed to make best use of the available space in the rear yard. It has been sited adjacent to outdoor living areas and will retain functional areas of open space.

POOL SAFETY

Fences around the pool are to comply with the NSW Swimming Pool Act (1992) and Australian Standard - *Fences and Gates for Private Swimming Pools*.

EXCAVATION

The level of the pool has been raised to ground level to lessen the need for excavation given the limited access to the rear yard. Excess excavated material will be removed from site by the contract excavator. The waste material shall be disposed of by an organization properly licensed to carry out such work.

SPECIAL CIRCUMSTANCES OF THE SITE

N/A

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