



**Proposal: Swimming pool
and associated fencing**

**Location: 19A Philip Road,
Mona Vale**

**Applicant: Christien
Stevens and Lara Stevens
C/o PPlan**

Date: 7 July 2021



Statement of Environmental Effects

1.0 REPORT SUMMARY

1.1 Proposal

Proposal:	In-ground swimming pool and associated fencing as shown on the attached plans.
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1.2 Site Details

Address:	19A Philip Road, Mona Vale
RPD:	Lot 52 on DP 826439
Site Area:	788.7m ²
Easements:	Yes
LEP:	Pittwater Local Environmental Plan 2014
DCP:	Pittwater 21 Development Control Plan
Zone:	E4 – Environmental Living

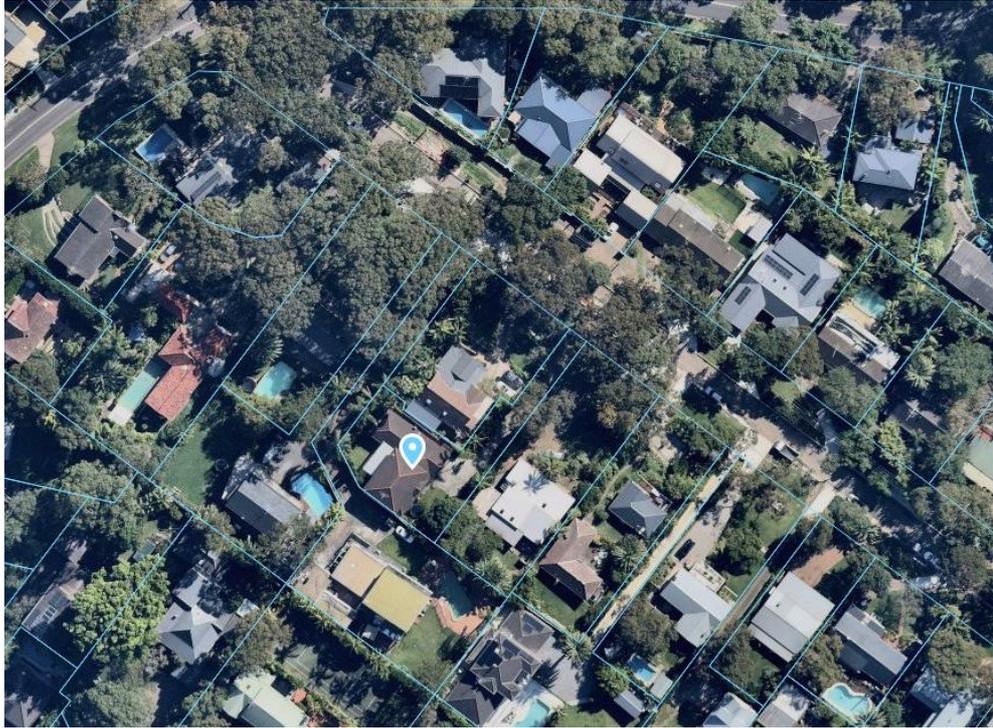
1.3 Nature of Development Application

Type of Development:	Swimming pool
Approval Type:	Development Permit
Proposed Use as Defined:	Swimming pool ancillary to a Dwelling House
Category of Assessment:	Permitted with Consent

1.4 Owner and Applicant Details

Applicant Name:	Christien Stevens and Lara Stevens
Owner:	Christien Stevens and Lara Stevens
Contact Name:	PPLAN – Jeremy Hopkins
Phone:	07 3069 5795
Email:	town.planning@pplan.net.au

2.1 Aerial Photos



Site Locality (NearMaps – April 2021)

2.2 Site Details

The subject site contains an existing double storey brick dwelling on a battle-axed shape lot measuring 788.7m² in size currently developed for residential purposes. The surrounding area is developed primarily for residential purposes with detached single and double storey dwellings. Barrenjoey Road is located approximately 173 metres to the southeast of the subject site.

2.3 Access

The site has frontage via an access handle to a fully constructed sealed residential road.

2.4 Vegetation

The site contains an established residential garden with moderate sized and canopy trees. No vegetation is proposed to be removed as part of the application with the swimming pool proposed at the rear garden which currently contains lawn.

2.5 Topography

The site is predominantly flat with an average altitude of AHD 39 metres.

2.6 Constraints

The site is not identified as bushfire prone or subject to flood controls or acid sulfate soils as per Council's S10.7 Certificate.

4.0 TOWN PLANNING FRAMEWORK

4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

4.2 Any Environmental Planning Instrument

Instruments considered directly relevant to the proposal comprise the Pittwater Local Environmental Plan 2014. See section 5 of this Statement.

4.3 Any Draft Environmental Planning Instrument

None.

4.4 Any Development Control Plan

See section 6 of this Statement.

4.5 The Environmental Planning and Assessment Regulation 2000

No specific provisions apply.

4.6 The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts

See section 7 of this Statement.

4.7 The suitability of the Site for the Development

See section 8 of this Statement

4.8 Any Submissions

See section 8 of this Statement.

4.9 The Public Interest

See section 8 of this Statement.

5.0 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1 *Environmental Planning and Assessment Act 1979*

A BASIX Certificate is not required as the volume of water in the proposed swimming pool is less than 40,000 litres.

5.2 Pittwater Local Environmental Plan 2014

5.2.1 Land Use Table

The land is zoned E4 Environmental Living. The primary objectives are 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, and to encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed use is defined as a swimming pool ancillary to a dwelling house. Pursuant to the provisions of the Pittwater Local Environmental Plan 2014, a dwelling house is permitted with development consent.

There is no floor space ratio applicable to this locality. The proposed swimming pool complies with the Building Height Requirements.

5.2.2 Development Control Plan

The Pittwater 21 Development Control Plan is applicable to the proposed development. The following components are applicable:

- Section C1 – Design Criteria for Residential Development, and D9 Mona Vale Locality – See Section 6 of this Statement.

5.2.3 Miscellaneous Provisions

Development within the Coastal Zone

The land is not affected.

Preservation of Trees or Vegetation

No vegetation will be removed as the site is clear of any vegetation.

Heritage Conservation

The land is not affected.

Acid Sulfate Soils

The land is not affected.

Bushfire Hazard

The land is not affected.

Flooding

The land is not affected.

6.0 DEVELOPMENT CONTROL PLANS

6.1 Pittwater 21 Development Control Plan

The Pittwater 21 Development Control Plan is applicable to the proposed development. The following components are applicable:

- Section C1 – Design Criteria for Residential Development
- Section D9 – Mona Vale Locality

Response to Section C1 – Design Criteria for Residential Development

	Control	Assessment
C1.1	Landscaping	A landscape plan accompanies the application and no canopy trees are proposed to be removed as part of the development to install a swimming pool.
C1.2	Safety and Security	The subject site contains an established double storey dwelling. Natural surveillance, access control, territorial reinforcement, and space management will not be affected as a result of the proposed swimming pool.
C1.3	View Sharing	The application is for an in-ground swimming pool which will not have any adverse effects on view sharing.
C1.4	Solar Access	The application is for an in-ground swimming pool, which will not have any adverse effects on sunlight to the existing dwelling or adjoining dwellings.
C1.5	Visual Privacy	The proposed in-ground swimming pool will be at ground level and not on any raised decks so as to ensure no direct overlooking within 9m of adjoining properties.
C1.6	Acoustic Privacy	The proposed pool filter box will be located on the southern side boundary greater than 11 metres from the nearest dwellings to the southwest of the subject site. Council to condition accordingly.
C1.7	Private Open Space	The subject site will retain a minimum 80m ² of private open space with a minimum 3m dimension and a gradient no steeper than 1:20.
C1.8	Dual Occupancy Specific Controls	N/a.
C1.9	Adaptable Housing & Accessibility	N/a.
C1.10	Building Facades	N/a.
C1.11	Secondary Dwellings & Rural Worker's Dwellings	N/a.
C1.12	Waste and Recycling Facilities	Council is directed to the Waste Management Plan accompanying the application.
C1.13	Pollution Control	The swimming pool is proposed to be designed, constructed, maintained and used in proper and efficient manner to prevent air, water, noise and land pollution.
C1.14	Separately Accessible Structures	N/a.
C1.15	Storage Facilities	N/a.
C1.16	Development ancillary to residential accommodation – Tennis Courts	N/a.

C1.17	Swimming Pool Safety	The proposed swimming pool fencing and warning charts will be manufactured, designed, constructed, located and maintained in accordance with the <i>Swimming Pools Act 1992</i> .
C1.18	Car/Vehicle/Boat Wash Bays	N/a.
C1.19	Incline Passenger Lifts and Stairways	N/a. No incline passenger lifts or stairways are proposed as part of the application.
C1.20	Undergrounding of Utility Services	N/a.
C1.21	Seniors Housing	N/a.
C1.23	Eaves	N/a. The existing dwelling currently contains eaves.
C1.24	Public Road Reserve – Landscaping and Infrastructure	N/a. No works are proposed within the public road reserve.
C1.25	Plant, Equipment and Lift Over-Run	The proposed pool filter box will be adequately screened at ground level.

Response to Section D9 – Mona Vale Locality

	Control	Assessment
D9.1	Character as viewed from a public place	The in-ground swimming pool is located in the rear yard of a battle-axed lot and will not be visible from the street.
D9.2	Scenic Protection – General	The in-ground swimming pool will not be visible from any waterway, road or public reserve.
D9.3	Building Colours and Materials	N/a. The swimming pool is proposed to be in-ground.
D9.6	Front building line	N/a.
D9.7	Side and rear building line	N/a. No structure are proposed.
D9.9	Building envelope	N/a. No structures are proposed.
D9.10	Landscaped Area – General	No additions or alterations are proposed to the existing dwelling resulting in any change to the landscaped area.
D9.11	Landscaped Area – Environmentally Sensitive Land	No additions or alterations are proposed to the existing dwelling resulting in any change to the landscaped area.
D9.12	Fences – General	No new boundary fencing is proposed as part of the application.
D9.13	Fences – Flora and Fauna Conservation Areas	N/a.
D9.14	Construction, Retaining walls, terracing and undercroft areas	No retaining walls or terracing is proposed as part of the application.
D9.16	Character of the Public Domain – Mona Vale Commercial Centre	N/a.
D9.17	Scenic Protection Category One Areas	N/a.

6.2 Notification and Public Participation

The proposed in-ground swimming pool should not require public notification as it complies with the requirements of the Pittwater 21 Development Control Plan and would not result in any off-site amenity impacts.

7.0 LIKELY IMPACTS OF THE DEVELOPMENT

The land is zoned for residential purposes and has been developed in the past for residential purposes with the proposed swimming pool being ancillary to the use of the land for a Dwelling House. As it is being developed for the purposes consistent with the intended use, the likely impacts have previously been addressed.

8.0 OTHER MATTERS

8.1 Suitability of the site for development

The site has been developed for residential purposes. The proposal in-ground swimming pool is consistent with the intended purpose, as well as the zoning of the land.

8.2 Public Interest

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Pittwater 21 Development Control Plan.

8.3 Public Notification

Council will address as part of the assessment of the development application.



PPLAN

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