

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Date-** Monday 9<sup>th</sup> September 2019

**Site-** 62 Mactier St, Narrabeen

**Lot-** 7 Sec A

**DP-** 6445

**Area-** 888m<sup>2</sup>

**Proposal-** Installation of pre-fabricated, swimming pool with timber deck surrounds

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## **Introduction**

The following document serves to provide detail in relation to the proposed development at the abovementioned address, and to provide all necessary evidence to demonstrate the compliance and consideration of the proposed Works with the Warringah Development Control Plan 2011 and the Warringah LEP 2011. It serves to outline any likely, and or potential impacts which the development may have, compliance with the DCP and, measures proposed to be taken to alleviate these impacts.

The following issues have been addressed;

- 1. Site suitability**
- 2. Present and previous uses**
- 3. Development Proposal and Compliance**
- 4. Privacy, Views and Overshadowing**
- 5. Stormwater Drainage Statement**
- 6. Summary**
- 7. Site Photographs**

### **1. Site Suitability**

The existing site is located on the Southern side of Mactier St, Narrabeen. Mactier St is a residential street, located within R2 Low Residential Zoning. The property adjoins a private residential homes on both the East and western boundaries, and several properties to the rear.

The block is 888ms and is occupied by a private residential house. The site is relatively level throughout, with a mild fall from the rear boundary towards the front of the property. The site currently contains an older style home, and a DA for a new dwelling is currently under assessment with NB Council (DA 2019/0975). The existing garden contains a large open style front lawn and garden area, and a large open lawn area in the rear.

The proposed pool and surrounding landscaping is modest in size, and the design has been created to maximise the usability and aesthetic appeal of the rear/side yard, whilst considering the existing restrictions on the site.

The property is affected by Acid Sulphate Classes 2 and 3, Flood zoning, Landslip Risk area A, and is located within a Wildlife Corridor. The property is also affected by the NSW Coastal Management SEPP 2018. A Flood Risk Report and an Acid Sulphate Soil Assessment have been completed and submitted with this application.

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### **2. Present and previous uses**

The purpose of the proposed development is for private family recreational purposes.

### 3. Development Proposal and Compliance

The DA proposes to construct to;

- Install a semi-elevated, pre-fabricated swimming pool 9m x 4.2m with a timber surround.

The proposed location of the pool has been designed to better utilise an existing area of lawn, to allow for clear access from the proposed deck at the rear of the house, and improve the useability of the rear yard. The large garden and lawn are in the front yard, will remain untouched.

The proposed pool will be partially elevated, with the proposed height of the finished pool surround to be just over 1m above existing ground level at the highest point. Excavation will be minimised, and therefore create minimal impact on the site. The excavated soil will be recycled on site to replace areas where concrete pads have been removed (eg garage concrete pads, driveway). Any excess soil will be disposed of according to the Waste Management Plan. The impact of the proposed finished level of the pool, will be reduced due to the existing planting of screening plants along the Western side of the pool. This will provide privacy for both the property owners and the adjoining property.

The pool is to be surrounded with a timber deck, and glass pool fencing.

The location of the pool, including the proposed height, and its surrounds, was directly influenced by the location of relevant Council setbacks, the layout of the proposed house, the access from the rear of the house, the ability to see the pool from the rear of the home (for safety reasons), the desire to create a seamless pool and landscaped area, and the consideration of the pool in terms of access to sunlight.

The proposed deck will also form an area from which children can be supervised whilst in the pool area. The balance of the proposed pool surrounds is to allow pedestrian access for cleaning and a safety area. This safety area is recommended if in the event of resuscitation needing to be performed.

Setbacks- The location of the pool water's edge is set at 1.5m, and 0.9m to the actual pool surround (timber deck) on the closest side (Western) boundary, with this setback increasing to 7.80m at the opposite side of the pool, and approximately 17.20m to the rear boundary. This allows for a buffer between the adjoining homes, and assists in maintaining a sense of open space between the properties.

These setbacks comply with the Side and Rear Building Line Setbacks for the Warringah Council DCP B5 Side Boundary Setbacks and B9 Rear Boundary Setbacks.

#### Finished Level

The pool is to be installed approximately 1000mm above existing ground level at the highest point pool. The proposed level ensures a smooth transition from the proposed deck to the pool area, and increases clear visual access.

The impact of the raised pool in relation to the flood controls, has been addressed in the Flood Management Report, as prepared by Stephen Wyllie, from Pittwater Data Services.

Site/Landscape area – the total site area is 888m<sup>2</sup>. The Landscaped Open Space and Bushland Setting planning control, requires a minimum of 40% coverage, and 60% maximum hard surface. The existing hard surface coverage totals 317.20m<sup>2</sup> or 35.70%. The proposed new works (pool and surrounds), totals 98m<sup>2</sup>. The new total area of hard surface will be 415.20m<sup>2</sup>, or 47.60% hard surface, and the balance of 52.40% being landscaped open space.

This percentage (52.40%) complies with the requirement of 40% landscaped open space area, as required for the Landscaped Open Space and Bushland Setting under with Warringah Council DCP 2011.

Wildlife Corridor-The Warringah Council DCP 2011 Wildlife Corridor map, indicates that the front half of the property forms part of a wildlife corridor. As the proposed works are located in the rear half of the site, there will be no impact on the Wildlife Corridor. In addition to this, the proposed works do not involve the removal of any substantial native (or other) vegetation on the site.

NSW Coastal Management SEPP 2018- The property is within the Coastal Zoning, and as such, is affected by the Coastal Management SEPP 2018. However it is considered that the proposal will have no detrimental impact on the clauses within this SEPP, and that the integrity and natural coastal processes, will remain unchanged as a result of this development.

Flood Prone Land-. The subject site is identified as potentially flood prone, High Risk Precinct and High Risk to Life. A Flood Management Report has been prepared by Pittwater Data Services which states in summary:

*“The location of the site on the southern foreshore of the lagoon is in a Flood Storage area with relatively low flood velocities (on the site) experienced during the flooding and draining process. Therefore the proposed developments (two level dwelling, secondary dwelling, and Swimming Pool) potential impact on the storage capacity of the site was investigated. The proposed Swimming Pool does reduce the flood storage by 38 cubic metres as the coping is at the 1% AEP level. Overall the development has a net gain of Flood Storage of 132 cubic metres (230m3 existing- 98m3 proposed) for the 1%AEP event.*

*The swimming pool coping is approximately 900mm above the ground level and electrical services to the pool will need isolation switching. The proposed Swimming Pool coping level is above the NBC standard, however as discussed its potential impact on Flood Storage for the site is compensated by the net gain of Flood Storage for the whole development.”*

Acid Sulphate Soils- The site is identified as Potential Acid Sulphate Soils Class 2 and 3 on NBC mapping. The proposal does not require excessive excavation. An Acid Sulphate Soil Assessment was prepared in Intrax Consulting Engineers Pty Ltd and in summary states:

*“Based on pH screening test and chromium suite results, it is assessed that insitu soils encountered in BH1 to BH4 does not contain and Actual or Potential Acid Sulphate Soils to a depth of about 1.0m below the existing surface grade. This project is expected to require excavation of minor soils to shallow depth to allow construction of an above ground swimming pool. The excavation would be within 1.0m below the existing surface grade. Therefore, (the) site does not require any Acid Sulphate Soils Management Plan (ASSMP) provide the depth of excavation is within 1.0m below the existing surface grade.”*

Fencing- the pool is to be fenced to comply with the Swimming Pools Act 1992- the location of the pool fence has been sited on the Landscape Concept Plan.



Pool Filter- The pool filter and equipment will be located at the far end of the pool area. This location of this equipment has specifically been selected to eliminate any risk of potential noise interfering with neighbouring homes. The pool filter equipment will be enclosed within a sound proof box.

BASIX- Due to the pool capacity (43, 000litres), a BASIX certificate has been completed and submitted with this DA. The requirements have been noted on the site plan.

#### **4. Privacy, Views and Overshadowing**

A proposed garden bed on the Western side of the proposed pool surround and will be established to ensure privacy for the closest adjoining properties. There will be no overshadowing created as a result of this development. The area surrounding the pool is not being constructed to form an entertaining area, rather to form modest pedestrian access around the pool, therefore there will be an extremely low impact on acoustic privacy

#### **5. Stormwater Drainage Statement**

Overflow from the pool will be gravity fed to, and connected to the Mains Sewer. This has been indicated on the Site Plan. Rainwater which hits the deck, will drain through and be absorbed by the ground below.

#### **Summary**

- a) The proposed works will have nil effect on the ecological, scientific or aesthetic values of the area. The proposed works are proportionate to the site in terms of scale, and have been sited to suit the natural grade of the site.
- b) a satisfactory portion of this site is to be maintained as open landscaped area. The total soft landscaped area, post development, will be 52.40%.
- c) The scale of the pool and landscaped surrounds in relation to the balance of the site, will ensure that the proposal will in no way dominate the site.
- d) The materials and finishes of the proposed pool and surrounds will ensure that the finished project will compliment the new house, and the local bushland area.
- e) The proposal will have no impact on the existing vehicular access to the site.
- f) The proposed pool and surrounds will have no negative impact on the existing sunlight on either adjoining properties, as the level of the proposal will not affect the sunlight.

## 7. Site Photographs

Proposed pool location

