

Statement of Environmental Effects

Accompanying a development application for

Construction of a swimming pool

At

Lot 6 | DP 1206507
47 Warriewood Road
July 2021



1. Introduction

This statement of environmental effects has been prepared by Crystal Pools Pty Ltd to accompany a development application for the construction of an swimming pool at 47 Warriewood Road, Warriewood, NSW, 2102.

The proposal has been designed to achieve the relevant provisions of the Pittwater 21 DCP and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). The following assessment details compliances with the DCP, LEP, and SEPP.

The proposed works consists of a concrete swimming pool in the rear yard of 47 Warriewood Road, Warriewood, NSW, 2102.

2. Site description and analysis

The subject site is a large rectangular shaped residential block with a site area approximately of 5,157.49 m². The lot fronts onto Old Oaks Road with an Eastern aspect with a front boundary distance of 59.95m. The rear boundary measures 58.47m. The Northern and Southern side boundaries measure 94.00m and 80.55m respectively. The lot is zoned as RU1 Primary Production. There is an existing dwelling on the site and the site's primary use is residential.

There is a 1m wide services easement running parallel to the Northern side boundary of the property.

3. Proposed works

The proposed development is the construction of a rectangular concrete inground swimming pool. The proposed pool structure, measures 5975mm in length and 3890mm in length. The pool water capacity will be approximately 18,000L. The pool is to have a setback to the side boundary of 1003mm to the waterline and 3800mm off the rear boundary to the waterline. The finished pool coping level will be a maximum of 250mm above existing ground level.

A 1.2m child-proof safety fence shall be installed enclosing the entire proposed pool and surrounds. The fence shall comply with NSW Swimming Pool Act 1992 and AS 1926.1 – 2014 (latest amendments to the Act shall be complied with). The pool equipment will be placed along the South side of the dwelling within a soundproof enclosure.

Planned phases of construction will include:

- Erosions control measures and drainage
- Safety fencing
- Excavation
- Certification of existing walls and structures to accommodate the proposal
- Survey, stake and Set-out. Locate and stake out sewer and ZOI
- Installation of engineered Formwork and steel
- Installation of Concrete
- Finishes & services, including electrical

All plans have been prepared with reference to Wollondilly's Pool Guidelines.

4. Present and Previous Land and Building Uses

The present use of the site is for residential purposes. There is an existing dwelling house on the property. From the information presented, there is no knowledge of any potential contaminated substances on the site.

5. Site suitability

The site is suited for the proposed development. The pool will be an ancillary development to the existing residence and will serve to increase the quality of the open private space. The pool will not adversely affect the existing dwelling, nor any future adjoining properties.

6. Compliance with Pittwater 21 Development Control Plan D14 Warriewood Locality

Clause	Design Requirement	Compliance
DCP D14.7 Front building line	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Mona Vale Road must have a setback of 10 or established building line, whichever is the greater	The proposed pool is behind the established building line with a setback of 15m from the front boundary
DCP D14.8 Side and rear building line	The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table: Land zoned R2 Low Density Residential, 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	The swimming pool complies with a side setback of 1.0m The control of a minimum of 6.45m rear setback does not apply, as the pool is in line with the existing house which. The pool will have a rear setback of 3.8m, which is seen as appropriate to match the dwelling.

The proposal is not visible from the public street domain and will therefore have no adverse effect on the street character. The proposed pool is inground and does not reduce any existing or future privacy to the existing dwelling on site or future adjoining properties. The proposal has been considered against council's development controls and is found to be a positive development.

7. Privacy, Noise, Fencing & Pool Equipment

The pool is to be 250mm out of ground at the highest point, and will therefore not raise the ground level significantly. This is seen as an appropriate alteration and will not diminish the privacy.

The pool equipment will be placed in an enclosure soundproof fence located South of the dwelling. New pool equipment shall be selected to minimise noise and installed in a sound-proof enclosure to ensure minimal impact on the adjoining neighbours.

8. Erosion and Drainage Management

A silt fence constructed as detailed on the Erosion Control Plan shall be located appropriately (refer to plan for approximate alignment, to be finalized on site). Hay bales or sandbags may be used as silt traps along lower drainage points.

Tree Protection Measures

No trees will be affected by the proposal, and no tree protection is needed.

9. Vehicular / Machinery Movement and Parking

Construction vehicles may enter the directly off the street (as above) and may park in the existing driveway of the site as per separate arrangement with the owners. The site shall be accessed only during construction times allowable by council.

10. Builders Integrity

A specialist pool builder, Crystal Pools Pty Ltd will be constructing the pool. During the construction process, utmost care & consideration will be taken to ensure the privacy and lifestyle of the neighbouring residences is uninterrupted.

Regards,



Cassie Vicente
Approvals Manager
Crystal Pools Pty Ltd