

April 2019

STATEMENT OF ENVIRONMENTAL EFFECTS PROPOSED SWIMMING POOL,

SITE **2 RIVERVIEW PARADE, NORTH MANLY**

ZONE **R2 – LOW RESIDENTIAL**

APPLICANT **MR NICK KILPIN**

PROPOSAL

The proposal is to construct a new in-ground swimming pool in the rear yard and extend the exiting timber deck. It is proposed to construct the new swimming pool with a coping at RL 2.80 to match the height of the existing deck. This i

THE SITE

The site is known as 2 Riverview Parade North Manly and described as Lot 96 DP 12578. The site is triangular in shape with a rear frontage of 18.90m to Nolan's Reserve. The total site area is 603.90sqm.

The site is zoned Residential R2 Low Residential. The site is located within a High Risk Flood Planning Precinct.

FLOOD STORAGE AREA

A Flood Assessment Report prepared by Accon Engineers accompanies this application. The report is supportive of the proposed raised pool coping level outlining an offset Flood Storage Area of 15m³ which is shown in Drawing A03 & A04. The flood storage area has an average depth of 150mm and achieves a 1:100 to the rear boundary and Nolan's Reserve.

BASIX REPORT

The volume of the swimming pool is 36KL. As such a Basix Report is not required.

SETBACKS

Swimming Pool

South Boundary 1280mm to back of feature wall

West (Rear) Boundary 5050mm to back of wet edge coping

The proposed swimming pool has been specifically sited in the middle of the rear yard to create a close relationship with the living space of the house and allow a substantial portion of the existing lawn area to be retained.

The swimming pool is setback a minimum 1280mm from the back of the feature wall to the southern boundary to allow sufficient depth for screen planting.

REAR BOUNDARY SETBACK

Whilst the proposed swimming pool is located within the 6.0metres rear setback, in accordance with Clause B9 of the Warringah DCP 2011 it does not exceed 50% of the rear boundary setback area.

HEIGHT

The proposed swimming pool is to be constructed with a coping level equal to that of the existing deck, being RL2.80, approximately 500mm above natural ground level. This greatly enhances the connection of the pool to the existing external entertaining spaces of the property without compromising the privacy of adjoining properties. The impact on flood storage has been addressed elsewhere in this Statement and in the accompanying Floor Report prepared by Accon Engineers.

PRIVACY

The privacy of neighbours and the occupants of the proposed residence have been considered within the layout and height of the pool. Screen planting along both sides of the pool will enhance the visual and acoustic privacy.

LANDSCAPE

The pool has been specifically designed to compliment rather than dominate the existing garden. The existing substantial planting to the rear yard will be reinstated.

Site Area:	603.90sqm
Proposed Landscape Area:	210.00sqm (35%)
Landscape Area (less than 2.0m wide)	56.40sqm

The inclusion of a swimming pool does not detract from the character of the existing rear yard. The proposed landscape area is marginally below the 40% site area required. It is believed that the intent of the control has been achieved and the landscape quality of the rear yard retained and enhanced with the introduction of the swimming pool.

STORMWATER

On-site detention is not required in this case as the works are for a swimming pool.

ACID SULPHATE SOILS

The site is located in **Class 4** Acid Sulphate Soil Area which requires a report for excavation greater than 2.0m.

The proposed coping level is

POOL FENCING

It is proposed to upgrade the existing boundary fences to comply with the swimming pool code where required.

1200mm(h) pool fencing will be installed to enclose the swimming pool on the remaining sides in accordance with AS 1926.1-2012

CONCLUSION

The proposal has been designed to improve the amenity of existing site for the occupants, designed in a manner that is also sensitive to the neighbouring properties and rear frontage to Nolan's Reserve.

We trust that Council will view this application favourably.