



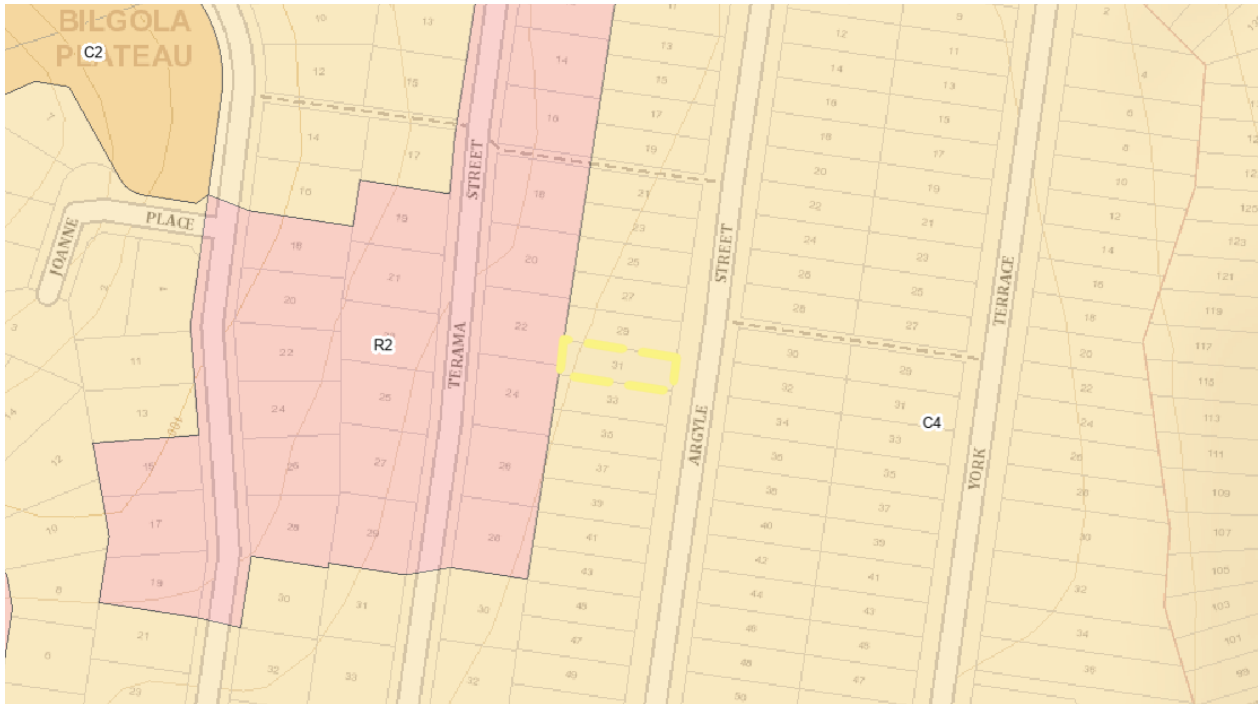
belle
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Client: Aaron Ingram
Location: 31 Arglye Street Bilgola Plateau 2107
Project: Proposal for Swimming Pool
Statement of Environmental Effects

SITE DESCRIPTION

The property in question is 31 Argyle Street Bilgola Plateau 2107 (LOT272/-/DP16327). The property is currently occupied by a double storey dwelling, swimming pool, and has a total area of 490.5m². The site in question is within a C4: Environmental Living zone as per Pittwater Local Environmental Plan 2014 and Pittwater 21 DCP.

The locality is residential and is characterized by a mix of single and two storey dwellings which are either of face brickwork, clad or cement rendered finish. The proposed swimming pool and landscaping proposal is not out of keeping with the surrounding environment and existing homes, setting a desirable precedent for future developments.



SUMMARY OF PROPOSAL

The proposal entails the removal of an existing inground swimming pool and installation of a fiberglass swimming pool with a capacity of 18,700L, fencing, a tiled area encompassing the pool and associated landscaping works. The proposed construction of the swimming pool will take place beyond the main dwelling's building line, and the plan is largely in line with the relevant council objectives.

The proposed swimming pool will be situated at a setback distance of 1500mm to the rear boundary and 2800mm to the side boundary from the waterline. The swimming pool will be installed in such a way that the surrounding area will match the height of the existing deck area.

To ensure that any noise generated does not surpass 5dD(A) above the existing background noise level, the pool pump and all associated equipment will be sound-insulated and situated far away from any private open space.

Additionally, the swimming pool design, as well as the fencing and child-resistant barriers, comply with the requirements outlined in the Swimming Pools Act 1992, Australian Standard 1926.1 - 2012, and Council's swimming pool regulations.

As the proposed swimming pool has a volume of less than 40,000L a BASIX certificate is not required as part of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX).

The information below provides a summary of how the proposed works align with the requirements of the Pittwater Local Environmental Plan 2014 and Pittwater 21 DCP.

Pittwater Local Environmental Plan 2014

ZONE C4 ENVIRONMENTAL LIVING

1 Objectives of zone:

- 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.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

3. Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures.

PART 6 LOCAL PROVISIONS - 7.2 EARTHWORKS

The design and construction of the proposed swimming pool and tiled area will ensure minimal impact on the site's drainage patterns and soil stability. The pool and tiled area have been thoughtfully positioned to align with the location of the previous structures, minimizing any additional disturbance. The site is not within a heritage conservation area, and no imported fill will be required for the development.

Pittwater 21 DCP

C1 Design Criteria for Residential Development

C1.1 Landscaping

Please refer to Locality Specific Development Controls for Bilgola Locality noted below.

C1.2 Safety and Security

The proposed swimming pool will be visible from the dwelling for supervision and will comply with AS 1926.1-2012 for access control, including self-closing gates. Lighting will enhance safety while minimizing glare per AS 4282-1997. Landscaping will maintain open sightlines, and regular maintenance will ensure cleanliness and security.

C1.3 View Sharing

Existing views will not be affected as the proposed works are mostly inground.

C1.5 Visual Privacy

The proposed swimming pool will remain in a similar location to the existing pool, ensuring no significant changes to privacy for adjoining properties. Landscaping areas have been designated to further enhance privacy, minimizing any potential overlooking. Given the pool's positioning and surrounding fencing, there are no instances where the pool area overlooks neighboring properties.

C1.6 Acoustic Privacy

The pool pump and filter equipment will be housed in a soundproof enclosure to ensure noise levels do not exceed 5dBA above background noise at the nearest property boundary. This measure will minimize any potential noise impact on neighboring properties and comply with the relevant noise control requirements.

C1.7 Private Open Space

The proposed development provides 236m² of private open space, encompassing the entire rear yard. This exceeds the minimum requirement and ensures ample recreational space while maintaining privacy and solar access for the occupants.

C1.17 Swimming Pool Safety

The swimming pool fencing and resuscitation chart will be designed, constructed, and maintained in full compliance with the Swimming Pools Act 1992 and relevant regulations. All fencing and warning notices will be permanent structures, ensuring ongoing safety and legal compliance.

D3 Bilgola Locality

D3.2 Scenic protection - General

The swimming pool will be located at the rear of the property, ensuring it is not visible from any waterway, road, or public reserve.

D3.7 Side and rear building line

The proposed swimming pool will have a minimum setback of 1100mm from the boundaries, exceeding the 1m requirement. Landscaping has been incorporated within the pool area to enhance privacy and soften the visual impact. These measures ensure compliance with setback requirements while minimizing any potential impact on adjoining properties.

D3.11 Landscaped Area - Environmentally Sensitive Land

The proposed development provides 259.23m² of landscaped area (existing is 273.4m²), which accounts for 53% of the total site area. The existing and proposed landscaped area calculations include 6% of impervious outdoor landscaped treatments as allowed by the DCP variations. While this falls below the 60% requirement, the design ensures that all intended DCP outcomes are met through strategic landscaping and site planning.

The design minimizes the bulk and scale of the built form by incorporating landscaping along the boundary lines that softens its visual impact and enhances integration with the natural surroundings. The proposed private open space areas maintain solar access and amenity, ensuring a high-quality living environment with sufficient natural light and ventilation. The retention and enhancement of existing vegetation contribute to visual screening and the overall natural character of the site, reducing the built form's prominence and reinforcing the environmental setting.

Additionally, the proposal supports biodiversity and the conservation of natural vegetation, aligning with environmental sustainability objectives. Stormwater management has been carefully considered, with soft landscaping and porous materials maximizing water infiltration, reducing runoff, and preventing soil erosion and siltation of natural drainage channels.

Although the landscaping ratio does not meet the strict numerical requirement, the proposal achieves the intended environmental and planning objectives by preserving residential amenity, enhancing biodiversity, and integrating sustainable stormwater management solutions. The development maintains the desired future character of the locality, while also ensuring functional and attractive outdoor spaces for the occupants.

D3.12 Fences - General

All proposed rear and boundary fences will be in line with Council requirements and will comply with Australian Standards for pool fencing (AS 1926.1-2012). These fences will ensure privacy, safety, and security, while meeting the necessary height, material, and transparency regulations as required by Council.

D3.14 Construction, Retaining walls, terracing and undercroft areas

Due to the sloping nature of the area and the inground design of the swimming pool, the area will be backfilled against the new retaining wall and tiled, rather than using a timber deck. This approach ensures a stable, functional, and visually integrated outdoor space while maintaining compliance with structural and environmental requirements.

PRESENT AND PREVIOUS USES

The previous use is a residential dwelling and present use will be a single storey residence with proposed swimming pool.

PRIVACY, VIEWS AND OVERSHADOWING

The proposal will result in no loss of privacy or views and there will be no overshadowing.

DEVELOPMENT IMPACT

The proposal has no adverse social or economical impacts on the locality.

The proposed swimming pool will have no impact on the streetscape, given that they will be constructed behind the building line, the complying setbacks to all development boundaries and proposed landscaping which has been designed to suit the surrounding environment.

The fibreglass pool construction and all associated plumbing will result in minimal disturbance to the natural slope of the land and all cut and fill requirements from the DCP have been met. No surface stormwater or water run-off will be redirected onto adjoining land. Any excess overflow from the swimming pool will be discharged to the existing sewerage system.

SUBMISSIONS

It is expected that surrounding neighboring properties will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped we will be permitted for mediation to occur in order to resolve any issues.

CONCLUSION

The proposal is permissible within the zoning and complies with the Pittwater Local Environmental Plan 2014 and Pittwater 21 DCP. requirements as well as the Building Code of Australia and Swimming Pools Act 1992.

All DCP controls, requirements and planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality. There will be no loss of amenity to surrounding properties or the environment.

Consideration has been given to matters listed in the Local Environmental Plan, concluding that the development warrants approval.