

Statement of Environmental Effects
5 Sames Cl, Mona Vale
Proposed 7m Inground Fibreglass Swimming Pool

Matters for Consideration

Section 4.15 of the EP&A Act requires consent authorities to take into consideration several matters, as relevant to a proposed development, when determining a development application. The following sections provide this assessment and demonstrate the proposed development is consistent with the provisions of relevant policy.

Pittwater Local Environmental Plan 2014

Under the PLEP 2014, the site is zoned R2 Low Density Residential. The proposed works are ancillary to residential development and so are permissible within this zone with consent.

The site is not located in a heritage, flooding or bushfire zone and so these provisions do not apply.

Pittwater 21 Development Control Plan

Section C Development Type Controls – C1 Design Criteria for Residential Development C1.1 Landscaping applies to the site. With regards to the proposed development:

The existing tree canopy on the site will be maintained along with existing landscaped area remaining protected. No removal of any vegetation forms part of this application.

The proposal has been designed to be consistent with the character of the area in bulk, scale, nature & materials with no foreseen adverse effect on the landscape quality of the site. We believe this new swimming pool design will only enhance the site further.

Environmental Impacts

Given the minor nature of the proposed works, the development is not considered one in which a significant environmental impact is likely to occur.

Flora and Fauna

The works do not require removal of any vegetation. No impacts on flora or fauna are expected.

Noise

Noise generated will be related to the use of machinery onsite. Noise impacts generated will be short term & within construction hours specified by Council. Neighbours will be notified prior to works commencing. Best practice measures will be implemented onsite to reduce nuisance noise where possible (including minimising machinery & equipment idling & only using machinery as required & for its intended use).

Contamination & Waste Management

No soil material is required for the works. As outlined in the Waste Management Plan, surplus soil will be collected & carted to an offsite licensed waste facility. Material will be recycled where possible.

Streetscape & Character

The proposed development is considered suitable for the site & within the public interest as it:

- is consistent with relative objectives & controls
- has been appropriately designed & sited in consideration of site layout & constraints
- does not generate any environmental impacts
- is limited to development ancillary to an existing approved residential development

Amenity Impacts

No neighbours will be affected by privacy, views, or sound with this proposal. The proposed location of the swimming pool will be adjacent to the adjoining property rear yard with no foreseen negative impacts.

The pool pump and filtration system will be housed within a soundproof enclosure meeting Australian Standards. The only noise will be that typical of a residential pool used for family recreation. The proposed swimming pool is fitted with a cartridge filter and therefore no connection to sewer or drains is required or applicable for this development.

Conclusion

This application seeks approval for the installation of a fibreglass inground swimming pool and surrounds.

An assessment of the proposed development in accordance with the EP&A Act has determined that the proposal is permissible in the R2 Low Density Residential zone. No adverse environmental impacts will result from the development & in essence is consistent with the relevant planning controls & objectives.