

22 August 2007

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED SWIMMING POOL
HELEN NICHOLSON
LOT 34, DP 34314 No.147 CROWN ROAD QUEENSLIFF
 1 332885

EXISTING

The site area is approximately 483.1 square metres and is rectangle in shape. There is an existing single storey residence occupying the site with a double garage located adjacent to the rear of the property adjacent to the western boundary. Almost the whole of the rear yard and the eastern side of the house is currently paved. There is an established hedge along the rear of the property that partially returns along the eastern boundary of the rear yard. The property is predominately flat and has a slight fall to the rear boundary. The present use of the site and the adjoining properties is residential. It is not know whether the site is on contaminated land or whether there has been any testing. The property is located in the Residential zone G8 and is not located in bushfire or a landslip zone.

PROPOSAL

It is proposed to construct a 5.0 x 4.0m reinforced concrete swimming pool and spa pool in the rear section of the site for the recreational use of the family. The pool is located 1.1m from the side eastern boundary and 3.6m from the rear northern boundary in keeping with council controls. The positioning of the pool away from the rear boundary allows clearance to a Boards Sewer that runs through the rear north eastern corner of the yard. The pool will be located at ground level with the maximum height being 90mm above existing ground level also in compliance with council's controls. A palm tree is required to be removed that is centered in the rear yard. The property also meets council's requirements in regards to soft landscape area. The owners are removing an extensive amount of existing paving and are replacing with wither grass or garden. Part of the existing driveway will be lifted and grassed, as the rear garage is not used for parking. The owner's park on the existing driveway near the front of the property as there are parking restrictions to the street. No landscape plan has been provided, as the existing lillypilly hedges located along the boundaries will be retained. The development also complies with the 50% site coverage to the rear 6m of the property. The development has taken into consideration design aspects of human comfort such as scale, noise, solar access and shade to both this residence and the neighbouring properties. The design protects the neighbour's amenity including visual and acoustic privacy particularly in regards to living area and private open spaces. The setback from the boundary ensures the amenity of the neighbouring properties is maintained and enhanced and landscaping softens visual appearances. The pool filtration equipment can be housed in a soundproof enclosure near the north eastern corner of the rear yard.

Childproof fencing 1200mm high min will isolate the pool from the house and the boundary fences will enclose the area. The existing windows located in the garage wall will be secured in accordance with the NSW Pool Fencing Act and Australian Standard 1926. The development meets all council's requirements in regards to swimming pools and is consistent with the outcomes and objectives of the LEP and Residential DCP.

PRIVACY AND NOISE

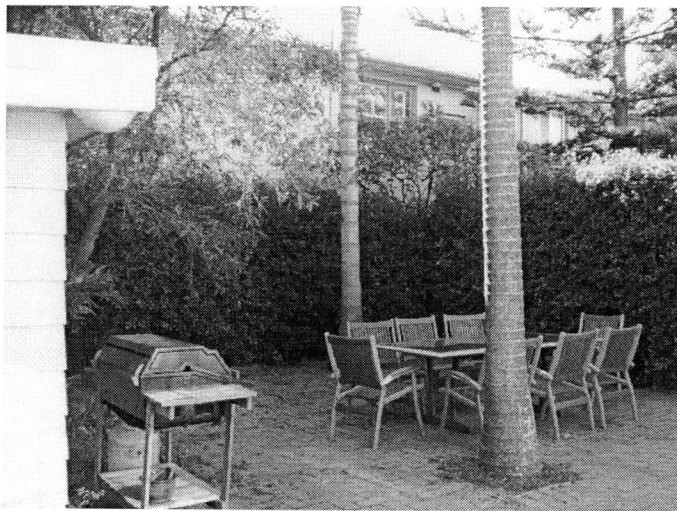
The proposed pool area is screened from the neighbouring properties with the existing screen planting. The planting will be retained reducing the impact on all properties. The pool is small in size and lends itself to dipping and cooling off rather than loud vigorous splashing and jumping.

SITE MANAGEMENT

There is approximately 28 cubic metres of excavation required which will be carried out by machine. All excavated material will be taken off site by small trucks at the responsibility of the excavating contractor. There will be no stockpiling of soil; it will be removed straight away after excavation. A sediment control fence will be in place to contain any runoff during construction. The pool will have the facility to backwash to the sewer through the filter.

BUILDERS INTEGRITY

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



1. VIEW TO REAR NORTH EAST CORNER