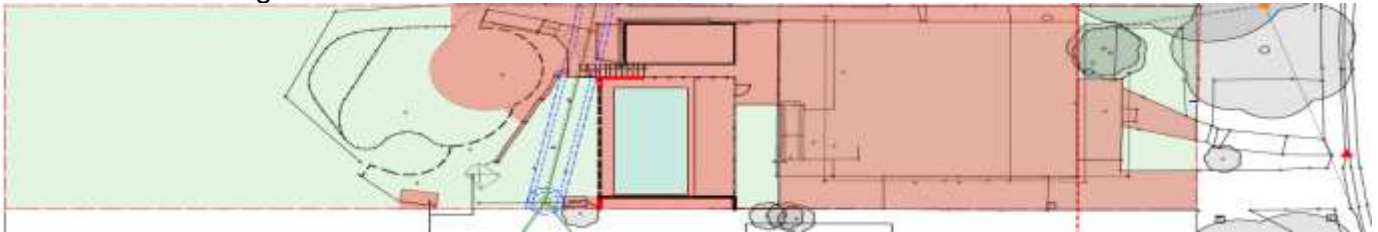


STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a Concrete Swimming Pool at:

26 Orlando Road,
Cromer NSW 2021
Lot Number: 3
DP Number: 28664

The above property – 26 Orlando Road, Cromer is the subject property for the development application for the construction of an inground concrete swimming pool. The land is zoned R2 Low Density Residential and is used as such with an existing residential dwelling.



Compliance with Statutory & Council Code Requirements

The proposed pool will be built in accordance with the relevant Australian Standards and Council Codes in all aspects of construction and design.

Pool Position, Privacy & Views

The pool is situated at the back of the property behind the house. The pool is situated in between the house and 32m from the rear boundary fence which is minimum 1.8m high (to comply to AS1926.1-2012). It is 27m from the front boundary, 1m from the East side boundary and 6m from the West side Boundary. The development is not visible from the street and will not obstruct the view from any street, public place, or reserve, nor will it impact neighboring houses privacy and/or views.

In compiling the development proposal, we have read both the Warringah LEP and DCP objectives and would like to provide the following supportive comments. We note that the proposed pool is closer to the Eastern Boundary but meets the minimum requirements of 1m off the side boundary, and reference LEP Clause 4.6 (1 & 2) Exceptions to development standards – objectives (a) to provide an appropriate degree of flexibility in applying certain development standards & to achieve better outcomes ... by allowing flexibility in particular circumstances.

The proposal has been positioned so as to have the maximum benefit in relation to visual aspect from the dwelling and entertainment area. The pool has been designed at the proposed width of 3m so as to ensure a greater level of safety for those using the pool, rather than it being narrower. The design has been created to ensure that the pool fencing at both ends of the pool is 1m from the waterline to allow the DCP required area for resuscitation purposes. The DCP states (A.5 Objectives) that....proposed

development should result in an increased level of....amenity & environmental sustainability, which the proposal does for the property.

Warringah DCP Clause 6 – Merit assessment of side boundary setbacks.... Will be determined on a merit basis, and will have regard to;

Streetscape – the proposal is not visible from the street

* Therefore, it does not affect the amenity of surrounding properties

* Setback of adjacent development – the dwelling on the eastern side boundary finishes further up the property than where the proposal commences.

The position has also been chosen to maximize the deep soil / landscape areas.

Warringah DCP – D1 Landscaped Open Space – this requires the property to have a minimum 40% landscape area. As notated on the included plans for this property that figure is 457.79sq.m. By positioning the pool in the proposed location, we have been able to exceed this figure & remain compliant with 534.91sq.m. the proposal meets the required objectives, including but not limited to;

- Accommodate appropriate outdoor recreational opportunities to meet the needs of the occupants
- To provide space for service functions, such as clothes drying
- To best facilitate water management....

Impact to Existing Trees

The pool is positioned so as to have nil impact on any trees or existing landscaping. There are no tree canopies in the proximity of the excavation and pool position.

Pool Fencing

The pool fence and involved boundary fencing will comply with the Swimming Pool Act 1992 & Australian Standards 1926.1-2012.

Water Overflow & Splashing

Water from the pool will only be splashed on to the lawn.

**Filtration**

The filtration is positioned to provide little or no impact to the neighbors & will be enclosed as per Australian Standards regulations.

Bushfire

The proposed pool can only be considered an asset in regard to the threat of bushfire in the area. Materials used are noncombustible and the pool will provide a handy water supply for firefighting.

Flora & Fauna

Every precaution will be taken during construction to protect the existing flora and fauna. No plants will be removed, relocation will occur if necessary.

Soil Erosion

There is no evidence of the site being subject to soil erosion. Suitable sediment and erosion measures will be taken to minimize soil leaving the site.

Utility Services

Sydney Water requirements in regard to the filling of Swimming Pools will be met. A permit will be acquired at the required time.

Stormwater Drainage

Any surface water created from hard standing areas will remain on the property. No existing Stormwater drainage will be modified in any way.

Overland Flow

The overland flow will not be disturbed.

**Flooding**

There is no evidence to indicate that the property is subject to flooding.

Excavation Plan

The proposed development is for the construction of an inground concrete pool. All site and pool plans show the location of the single hole excavation which is the scope of works. There is no further information that could be provided on another document with this title.

Some excavated material shall be taken to a Council approved waste disposal location. And some will remain at the property.

Waste Management - Excavation Material

Some excavated material / clean fill shall be taken to a Council approved waste disposal location, yet to be determined.

Construction Waste Management

Other waste during the construction period will be minimal (ie < 1m³ each) of concrete and paving offcuts, and some plumbing refuse. Contractors shall remove these from site and recycle where possible, otherwise disposing of at an approved waste location, or at our office location into a waste bin provided by Bingo waste services.