

Statement of Environmental Effects

Accompanying a development application for

the construction of a swimming pool

At

14 Mobbs Lane Carlingford NSW 2118

05 Sep 2024

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Statement of Environmental Effects
14 Mobbs Lane Carlingford NSW 2118

1. Introduction

This statement of environmental effects has been prepared to accompany a development application for the construction of a swimming pool at 14 Mobbs Lane Carlingford NSW 2118. The application is being lodged by Dura Pools and Landscape Pty Ltd, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of LEP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

It is the development of construction of a swimming pool, and the development is located at 14 Mobbs Lane Carlingford NSW 2118.

There is one swimming pool required to be repaired. And the deepest depth is 1.6 meters, the shallowest depth is 1.2 meters, the length is 5632 mm, and the width is 3 meters.

This statement has been prepared having regard to the following documentation:

- Pool Structure Plan
- Pool Design layout Plan
- Pool Site plan

2. Site description and analysis

2.1 Location and property description

The construction site is at 14 Mobbs Lane Carlingford NSW 2118. From a bird's eye view, the roof color of this duplex villa is black and has two yards in front and back.

2.2 Site characteristics

The construction site is located in a residential area. It is a house and the Lot number is LOT1 DP1253470. The neighbor's house is also a single-family villa. There is almost no domestic garbage left in this area. All garbage will be sorted and placed by the owner and taken away by garbage trucks at a fixed time. Right now, this land is not a contaminated area.



3. Details of proposal

3.1 Proposed works

The capacity of a proposed pool

It is currently planned to build a small swimming pool in the area. The swimming pool is located at 14 Mobbs Lane Carlingford NSW 2118. According to the design drawings, the length of the swimming pool is 5.632 meters, width is 3 meters, the deepest part is about 1.6 meters, and the shallowest part is about 1.2 meters.

And therefore, the capacity of a proposed pool is 23.6544 m^3 , which is obtained by calculation. Therefore, the volume of each proposed pool is 23654.4 L

Site works

As for the cutting work, most of the cutting work is related to the excavation of the swimming pool. The size of the swimming pool is 5.632 m in length, 3 m in width. However, the depth of the swimming is varied from 1.2 m to 1.6 m.

As for the filling work, after the excavation work is completed, the sides and bottom of the swimming pool will be supported by the formwork first, and there will be a lot of S12 steel bars on the basis of the formwork, and then the concrete will be filled. Therefore, during the filling process, formwork, steel bars and concrete are essential. After the steel bars and concrete solidify and harden, the swimming pool will be basically formed, and then the formwork will be removed.

The landscaping work

1. staircase

The first garden-related work is the staircase. It will be built in each of the courtyards. The staircase consists of four steps, which are 1 meter long, 0.3 meters wide, and about 0.45 meters high.

2.Pool fence

According to the design drawings, the swimming pool will be surrounded by a fence with a length of 24.8 meters.

3.Grass

The total area of the green turf at 14 Mobbs Lane Carlingford NSW 2118 is almost 24.8 m^2

4.Tile:

The total amount of tile used for the development should be 23.7 m^2

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

(a) State Environmental Planning Policies

Local Environmental Plan

Local Environment plans(LEP) are the main planning tool for shaping the future of communities and ensuring local development is done appropriately.

LEPs provide a framework that guides planning decisions for local government areas through zoning and development controls. Zoning determines how land can be used (for example, for housing, industry, or recreation) and development controls set guidelines such as the maximum building height allowed.

Changes to LEPs keep local planning controls up to date. The process of making and amending LEPs aims to make sure these changes are in keeping with broader strategies and deliver good planning outcomes.

The development of the swimming pool at 14 Mobbs Lane Carlingford will follow the guidelines of the LEP.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The environmental impacts of that developments will be illustrated in two aspects.

For the natural environment, since the size of the swimming pool that will be built is limited, there is no disadvantage impact on the natural environment of the community after completion. During the construction period, the construction waste generated will be placed in the trash bin by the labour, and then once the trash bin is full, the garbage truck will be contacted and take the full trash bin away, so there will be no negative impacts on the natural environment in the end.

For the built environment, the newly built swimming pool will make the owner's living environment more livable.

As for the economic impact, in the process of building a swimming pool at the owner's home, labor is needed to carry various construction materials, and a series of technical workers such as excavator workers, water workers, and electricians are required to enter the site to operate, which will generate economic benefits and solve employment problems.

As for the social impact, the owner may invite others to visit and play after the swimming pool is completed, which will increase the harmony of the local society.

(c) The suitability of the site for the development,

According to the plan, the swimming pool will be built in the backyard of the owner's house. Since the size of the backyard is much larger than the size of the swimming pool, there is no need to worry about space issues.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

For owners, having a private swimming pool means that they can often swim at home without going to the swimming pool, which saves a lot of time and energy.

For the public, proper swimming can not only make the body and mind happy and shape the body, but also enhance the function of the cardiovascular system, strengthen the physical fitness, and improve the coordination of the human body.

5.0 Other considerations

5.1 Visual Impacts

There is a swimming pool that will be built. It is in the shape of rectangular when viewed from above. The water in the pool is clear blue. The swimming pool is 5.632 meters long and 3 meters wide. According to the design drawings, the deepest part of the pool is 1.6 m and the shallowest part is 1.2 m.

5.2 Open Space

After the construction of the swimming pool is completed, it will occupy part of the owner's backyard, but will not affect the neighbors and other public areas.

5.3 Overshadowing and Privacy

Because the user installed a fence and planted various plants around the house in advance, the swimming pool will not have a big impact on the privacy of the owner and neighbors after they are built.

5.4 Noise

There may be construction noise during construction operations

5.5 Erosion Control Measures.

The owner has planted several vegetation with deep roots to ensure the soil is held in place before the construction of a swimming pool.

5.6 Economic and Social Impacts

As for the economic impact, in the process of building a swimming pool at the owner's home, labor is needed to carry various construction materials, and a series of technical workers such as excavator workers, water workers, and electricians are required to enter the site to operate, which will generate economic benefits and solve employment problems.

As for the social impact, the owner may invite others to visit and play after the swimming pool is completed, which will increase the harmony of the local society.

5.7 Access

The proposal development has no impact on the access, as it is built on the backyard.

Besides, the front yard driveway will not be damaged during construction, so there is no impact on the vehicle access to a public road.

5.8 Waste Management

During construction, a special garbage storage area will be set up. A garbage bin will be placed in this area to collect construction waste. When the bin is full, it will be taken away by a garbage truck for disposal.

5.9 Traffic

The proposal development has no impact on the public traffic, as a swimming pool will be built on the backyard.

Besides, the front yard driveway will not be damaged during construction, so there is no impact on the vehicle access to a public road.

5.10 Stormwater/flooding

Stormwater can affect the construction progress of the swimming pool.

In addition, after the proposed swimming pool is built, stormwater can affect the height of the water level in the swimming pool and the quality of the water in the swimming pool.

6.0 Measures to protect the environment

A. Air quality

During the excavation and construction of the swimming pool, a certain amount of dust will be generated. The dust generated and present in the air will be suppressed by the on-site workers using water from the water pipes with nozzles. . This can not only suppress the dust generated during the excavation and construction of the swimming pool, but also save water resources to the greatest extent.

Generally, the following water pipes and nozzles shown in the figure below will be used on site



A) Nylex 12mm Premium 7 Function Spray Gun



B) Holman Premium Poly Pipe

B. Garbage sorting and processing

During the excavation and construction of the swimming pool, different types of construction waste will be generated. These wastes will be sorted and processed. For green plant waste, the valuable ones will be retained, and the damaged plants will be placed in the green trash can. The excavated soil, broken bricks and concrete will be placed in a special construction waste bin. For some recyclable waste, such as mineral water bottles, they will be placed in the yellow trash can. They are shown in the figure below.

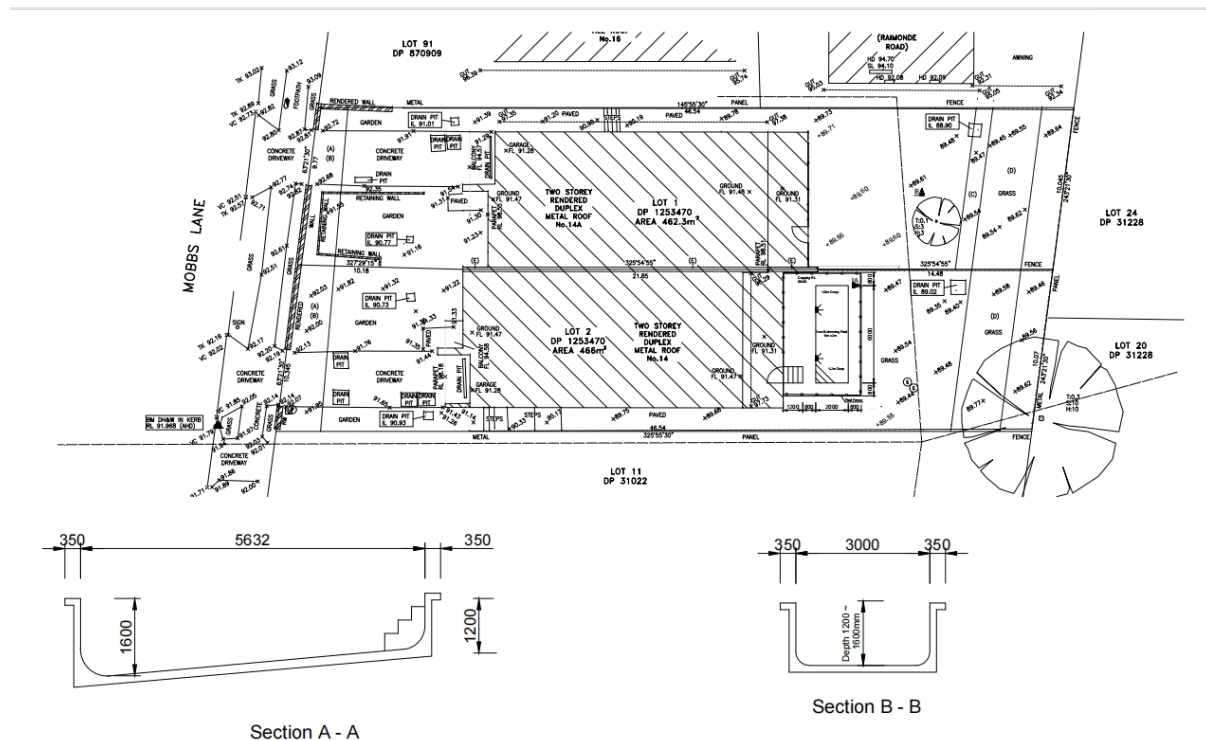


C. Environmental protection publicity and education

The on-site supervisor will strengthen environmental protection training for construction site personnel and increase their attention to environmental protection work

7. Draws showing

A.drawings of the proposed development in the context of surrounding development, including the streetscape.



8. Conclusion

In conclusion, considering all aspects mentioned in the 5th clause, the proposal development will be built following the requirements of Environmental planning.