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Owner Builder Permit: 492429P

Statement of Environmental Effects

Proposed Development: Pool enclosure over existing pool and build adjoining entertaining area.

Property Address: Lot 3, DP31898 57 Hall Street, East Tamworth NSW 2340

Zoning: R1 General Residential

1. Introduction

This statement of Environmental Effects (SEE) is submitted in support of development application (DA) for erection of pool enclosure at 57 Hall Street, East Tamworth. The purpose of the enclosure is to provide UV protection of the pool area and shaded entertaining area.

2. Site Description

- Site Area: 731m²
- Zoning: R1 – General Residential
- Existing developments: single dwelling and associated out building, in ground pool.
- Surrounding land use: Predominantly low-density residential.

3. Proposed Development

The proposal involves:

Modifying existing steel structure to enclose pool. Covering pool SUNTUF polycarbonate corrugated roofing sheet and entertaining area with Zinalume corrugated roofing sheet. The proposed building is designed to complement the existing dwelling with height and same external cladding on the Northern, Southern and Western side covered with Colourbond corrugated sheet on the Eastern side. Two clear roller doors fitted on Western side and single clear roller door fitted on Northern. All openings will have compliant pool fencing or gates installed.

4. Compliance with Planning Controls.

4.1 Tamworth Regional LEP 2010:

- ✓ Zoning Complies 9R1 Zone permits ancillary development
- ✓ Building Height: Not restricted by LEP
- ✓ Zone objectives met.

4.2 Tamworth Regional DCP 2010

- ✓ Building Top of ridge: No exceed 10m
- ✓ Site coverage: 12%, acceptable
- ✓ Setbacks: BCA; Justification provided.
- ✓ Visual Impact: acceptable
- ✓ Stormwater: To be connected to existing system.



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5. Environmental Impacts

- Minimal visual impact due to enclosure behind fence with previous excavation reducing street visibility.
- Building material select to complement existing dwelling
- No overshadow or loss of view.
- No Impact to traffic or parking
- Roof drainage managed on-site.
- Current landscaping retained with the addition of bushers for screening on the Southern elevation.

6. Pool Safety Compliance

- Pool enclosure and gate fully compliant with AS 1926.1 – Safety barriers for swimming pools.
- Gate: Self-closing, self-latching, outward opening.
- Barrier height: ≥ 1200 mm with non-climbable zone.
- Compliance Certificate to be obtained from an NSW-accredited certifier.

7. Building Code & Standards Compliance

The proposal will comply with the National Construction Code (NCC 2022) and the following Australian Standards:

- AS 1170 – Structural design actions
- AS 4100 – Steel structures
- AS 3600 – Concrete structures (footings/piers)
- AS/NZS 4680 – Hot-dip galvanised coatings
- AS 1926.1 & 1926.2 – Swimming pool safety barriers & gates

8. Conclusion

The building aligns with the objectives of the LEP and complies with the DCP (with possible variation for setbacks). The building is to provide ultraviolet (UV) protection to pool users due to the UV filtering ability of the SUNTUF polycarbonate roofing. The structure will also assist in heat loss during colder months when electric pool heating is activated.