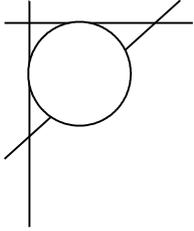


PARAMETER DESIGNS



ABN 30 213 033 702
11 Poplar Avenue
CABARITA BEACH NSW 2488
Email: sonia@parameterdesigns.com
Mobile: 0438 647 942

Notional Statement of Environmental Effects

Out of Ground Swimming Pool

210 Main Arm Road
MULLUMBIMBY
Lot 9
DP 606129

Table of Contents

1.	INTRODUCTION	2
2.	DESCRIPTION OF THE LAND	3
	The Locality	
	Site Analysis	
	Land Zoning	
	Minimum Lot Size	
	Existing Use	
	Vehicular and Pedestrian Access	
	Flooding	
	Stormwater	
	Bush Fire	
	Flora and Fauna	
	Acid Sulfate Soils	
	Visual Character	
3.	GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT	5
	Proposed Works	
	Proposed Services	
4.	STATUTORY ASSESSMENT	6
	Byron Local Environmental Plan 2014	
	The Provisions of any Draft Environmental Planning Instrument	
	Byron Development Control Plans 2014	
	The Likely Impacts of the Proposed Development	
5.	CONCLUSION	

1. Introduction

This Statement of Environmental Effects is intended to accompany the Development Application prepared by Sonia Macourt for and on the behalf of the owners of the subject land. The purpose of this report is to describe the site, its existing and proposed uses and to address all the issues relevant to the application's assessment and approval.

Structure of Report and Scope

This report is broken down in to the following sections:

Section 2 – describes the physical characteristics of the subject land.

Section 3 – describes the proposed development for which this application is seeking planning consent.

Section 4 – provides a statutory assessment of the proposal against the provisions of relevant planning policies and legislation and environmental impacts.

Section 5 – conclusion.

All support plans, documents and any reports required to accompany this statement have been included in the Appendices to assist in the assessment of the subject site.

2. Description of the land

The Locality

Figure 1 below illustrates the locality of the subject land (NSW Planning Portal).



Figure 2 below shown an aerial view of the subject site and surrounds (Byron Shire Mapping)



Site Analysis

The subject site is located at number 210 Main Arm Road MULLUMBIMBY which is situated along Main Arm Road. The site is legally known as Lot 9 DP 606129 as is an irregular shaped lot that contains a single storey dwelling-house and associated structures positioned close to the southern boundary.

The subject land is approximately 4,001m² in total area and rises up from the street from the south to the north. There is a mixture of mature vegetation clustered to the rear, and sides of the existing dwelling. There is a formalised driveway located centrally on the lot. Adjoining development consists of a mix of single and double storey dwellings on similar and larger sized Rural lots.

Land Zoning

The subject land is zoned RU1 – Primary Production in the Byron Local Environmental Plan 2014. All adjoining land is within the same RU1 zone.

Existing Use

The subject site contains dwelling house and associated structures associated with the land use.

3. General description of the proposed development

The application seeks consent for the proposed out of ground concrete swimming pool and compliant pool barriers. The proposed pool will be located to the rear of the residence.

4. Statutory Assessment

Section 4 documents the range of planning controls applicable in the subject case pursuant to Section 4.55 of the EP & A Act and facilitates the effect of these instrument in the circumstances of the development.

State Environmental Planning Policies (SEPP)

The land is a rural residential lot with a development residential area and has not been used for any purpose and does not adjoin any use/operation that would have contaminated the land. Subsequently a SEPP 55 assessment is not required.

SEPP Building Sustainability Index (BASIX 2004)

A BASIX Certificate has been included in the Appendices to this report address compliance for the construction of the proposed Out of Ground Swimming Pool due to the volume of the pool being over 40,000 kiloliters.

BASIX Number A1755242_PEC-DPE-BASIX-WORK AL-36538.

Byron Local Environmental Plan 2014

The land is zoned RU1 – Primary Production under the Byron Local Environmental Plan 2014 (BLEP 2014). The proposed development involves construction of a out of ground concrete swimming pool and pool complaint barriers, which is permitted with consent in this zone, being Dwelling houses and associated structures.

Clause 6.2 – Earthworks

Excavation will be required for the base of the concrete swimming pool, with the spoils of earthworks will be reused on the site as top soils.

The provisions of any draft Environmental Planning Instrument

There are not draft Environmental Planning Instruments that are applicable to the site.

Byron Development Control Plan 2014

Chapter D1.2.2 – Setbacks from Boundaries

The setback to boundaries to the proposed out of ground swimming pool is compliant with requirements. Northern Boundary to Water line is 5.39m to water line and is also located to the rear of the property.

5. Conclusion

This Notional Statement of Environmental Effects, when read in conjunction with the attached plans support the assessment of the Development Application being lodged with Council. The proposed out of ground swimming pool will not impact on adjoining properties.