



## Statement of Environmental Effects

Accompanying a development application for

### Construction of an inground swimming pool

At

Lot 3 | DP 260373

132-144 Mayfair Road, Mulgoa, NSW 2745

July 2020



**SPECIALISTS IN SWIMMING POOL DESIGN  
AND CONSTRUCTION SINCE 1957**

COMMERCIAL

RESIDENTIAL

**BUILDERS LICENCE**

**NO. 34505**

**ABN 81 002 172 063**

## 1. Introduction

This statement of environmental effects has been prepared by Crystal Pools Pty Ltd to accompany a development application for the construction of an inground swimming pool at 132-144 Mayfair Road, Mulgoa, NSW, 2745. The application is being lodged by Cassie Vicente on behalf of the applicant and property owner, Aaron & Heather Gampe, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of the Penrith LEP 2010 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed works consists of an inground concrete swimming pool in the rear yard of 132-144 Mayfair Road, Mulgoa, NSW 2745

## 2. Site description and analysis

The subject site is a block of land measuring approximately 10.35 Ha. There is an existing residential dwelling on the property, recently completed in 2018. The Northern, street facing boundary measures 93.2m the Eastern side boundary measures 691.81m, the rear southern boundary measures 132.38m and the Western side boundary measures 719.06m.

The site slopes to the rear and the front 60m of the site has been cleared for development of the existing house and the proposed associated works.

The land is zoned as E3: environmental management and E2:Environmental conservation. The land also within a bushfire vegetation category 1.



### **3. Proposed works**

The development proposed the construction of a large sized rectangular shaped in ground concrete swimming pool. The proposed pools will measure **12 x 6 m**. The proposed waterline is located approximately 4m from the rear of the existing dwelling.

A 1.2m child-proof safety fence shall be installed enclosing the entire proposed pool and surrounds. The fence shall comply with NSW Swimming Pool Act 1992 and AS 1926.1 – 2014 (latest amendments to the Act shall be complied with). The pool equipment will be placed in a soundproofed enclosure.

Estimated pool water volume is 97,000 L.

Planned phases of construction will include:

- Erosions control measures and drainage
- Safety fencing
- Demolition & Excavation
- Installation of engineered Formwork and steel
- Installation of Concrete
- Finishes & services, including electrical

All plans have been prepared with reference to Penrith Council's Landscaping & Swimming Pool Guidelines.

### **4. Privacy, Noise, Fencing & Pool Equipment**

Boundary fencing and landscaping is proposed to minimise privacy and noise issues with neighbours.

The pool equipment will be placed in an enclosure soundproof fence located at the south eastern corner of the existing dwelling (refer to the Pool Hardscape Plan). New pool equipment shall be selected to minimise noise and installed in a sound-proof enclosure to ensure minimal impact on the adjoining neighbours.

### **5. Erosion and Drainage Management**

A silt fence constructed as detailed on the Erosion Control Plan shall be located appropriately (refer to plan for approximate alignment, to be finalized on site). Hay bales or sandbags may be used as silt traps along lower drainage points.

### **6. Tree Protection Measures**

No trees will be affected by the proposal, and no tree protection is needed.

### **7. Stockpiling**

Any stockpiled material will be located on the existing driveway within the front setback area, as indicated in the Site Plan.

### **8. Site Access**

The site shall be accessed directly from the mail road to the front of the property, Mayfair road. The site shall be accessed only during construction times allowable by council.

**9. Vehicular / Machinery Movement and Parking**

Construction vehicles may enter the directly off the street (as above) and may park in the street frontage or in the existing driveway of the site as per separate arrangement with the owners. The site shall be accessed only during times allowable by council.

**10. Builders Integrity**

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