

ABS CONSULTANTS

Statement of Environmental Effects

Property: Lot 523 Ramshead Lane, Thredbo

Proposal: Above Ground Spa Pool

Applicant: Trade A Management

In Association with
Phil Smith
Phone: 0414 767732

TABLE OF CONTENTS

- 1.0 INTRODUCTION**
 - 1.1 Terms of Reference
 - 1.2 Report Aims

- 2.0 OVERVIEW OF THE SUBJECT SITE AND SURROUNDING LAND**
 - 2.1 Local context
 - 2.2 Legal Description
 - 2.3 Description of Existing Development and Vegetation
 - 2.4 Site Topography, Drainage and Services
 - 2.5 History

- 3.0 STATUTORY REUIREMENTS**
 - 3.1 Site Planning
 - 3.2 Zone Objectives and Requirements
 - 3.3 Floor Space Ratio
 - 3.4 Height of Building

- 4.0 OUTLINE DEVELOPMENT APPLICATION**
 - 4.1 Development Overview
 - 4.2 Side Boundary Setbacks
 - 4.3 Landform
 - 4.4 Landscaping
 - 4.5 Building Layout, Private Open Space
 - 4.6 Visual and Acoustic Privacy

- 5.0 Section 79C(1)(b) – The likely impacts of the Development, including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality**
 - 5.1 Section 79C(1)(c) – Suitability of the Site for the Development**
 - 5.2 Section 79C(1)(d) – Submissions**
 - 5.3 Section 79C(1)(e) – The Public Interest**

- 6.0 CONCLUSION**

EXECUTIVE SUMMARY

This document comprises of a Statement of Environmental Effects to accompany a Development Application for an above ground Spa Pool located at Lot 523 Ramshead Lane, Thredbo.

Assessment under Section 79C of Environmental Planning and Assessment Act, 1979 (As Amended) found that the proposed development will not result in any adverse environmental effects on the surrounding properties and area.

1.0 INTRODUCTION

1.1 Terms of Reference

This document comprises a Statement of Environmental Effects to accompany a Development Application for an above ground Spa Pool located at Lot 523 Ramshead Lane, Thredbo.

The above ground Spa Pool is an above ground fiberglass Spa Pool lined with timber and a lockable lid. The Spa Pool is located to the rear of the existing dwelling house.

The report has been prepared by ABS Consultants, in consultation with the owner representative Trade A Management.

1.2 Report Aims

This report aims to:

- provide the context for the proposal's planning assessment by describing the existing site / local environment and outlining the relevant planning controls;
- describe the proposed development; and
- assess all relevant environmental and planning issues for the proposed development under Section 79C of Environmental Planning and Assessment Act, 1979 (As Amended).

2.0 OVERVIEW OF THE SUBJECT SITE AND SURROUNDING LAND

2.1 Local Context

The subject site is located within Ramshead Lane, Thredbo. The area is considered to be the Alpine Resorts area. The area is predominately residential bounded by forest.

2.2 Legal Description

The site may be legally described as Lot 523 Ramshead Lane, Thredbo.

2.3 Description of Existing Development and Vegetation

The site is currently occupied by a single storey rendered masonry external walls located with a 10.275 road frontage. The property adjoins tree stud areas and mature shrubs.

The site is bounded by street frontage and a residential property to the south, a Reserve to the east and forest to the north.

2.4 Site Topography, Drainage and Services

The site falls from north to south.

The site is currently supplied by water, sewer and electricity.

2.5 History

Development Application DA-002-01-2009 for an in ground spa pool was granted Development Consent 3 March, 2009.

3.0 STATUTORY REUIREMENTS

3.1 Section 79C of the Environmental Planning and Assessment Act 1979 as amended.

The proposed development is defined as an above ground Spa Pool. The property is located within the Thredbo Alpine Resort area with the Statutory requirement being the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007.

The following is a list of uses permitted with Development Consent

Thredbo Alpine Resort

Permitted without consent

Nil

Permitted with consent

Advertisements; Building identification signs; Business identification signs; Car parking; Commercial premises (other than brothels and workshops); Community facilities; Conference facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Fences; Food outlets; Health profession consulting rooms; Helipads; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Places of public worship; Public utility undertakings; Recreation facilities; Recreation infrastructure; Shops; Ski slope huts; Ski slopes; Snow-making infrastructure; Stream flow monitoring stations; Telecommunications facilities; Tourist accommodation; Transport facilities; Vehicle repair stations; Weather stations

Prohibited

Any development not otherwise specified in item 1 or 2.

It is considered the above ground spa pol is a recreation facility and therefore, a permissible use within the zone.

recreation facility means premises used for indoor or outdoor recreation, including any of the following premises:

- (a) a billiard saloon,
- (b) a table tennis centre,
- (c) a squash court,
- (d) a tennis court,
- (e) a swimming pool (within the meaning of the *Swimming Pools Act 1992*),

Comment

It is considered the above ground Spa Pool complies with the above use table.

3.2 Building density

Objectives

The objectives are as follows:

- (a) to ensure that development is in keeping with the characteristics of the site and the local area,
- (b) to ensure that the bulk and scale of new buildings is compatible with the context of the locality,
- (c) to control development density and intensity of land use, taking into account:
 - (i) the environmental constraints and values of the site, and
 - (ii) the amenity of adjoining land and the public domain, and
 - (iii) the availability of infrastructure to service the site, and
 - (iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic the development will generate, and
 - (v) the desirability of retaining the scenic, visual, and landscape qualities of the area.

Comment

It is considered the above ground Spa Pool does not add addition floor area due to the structure being external to the existing dwelling house.

3.3 Height of buildings

- (1) The objectives of this clause are as follows:
- (a) to ensure that the scale of buildings:
 - (i) is compatible with adjoining development, and
 - (ii) is consistent with the desired scale and character of the street and locality in which the buildings are located or the desired future scale and character, and
 - (iii) complements any natural landscape setting of the buildings,
 - (b) to allow reasonable daylight access to all buildings and the public domain,
 - (c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,

Comment

The height of the above ground Spa Pool does not exceed the height of the existing dwelling and is therefore considered satisfactory.

4.0 OUTLINE OF DEVELOPMENT APPLICATION

4.1 Development Overview

The proposed development is for an above ground Spa Pool located at Lot 523 Ramshead Lane, Thredbo.

4.2 Side Boundary Setbacks

Comment

It is considered the above ground Spa Pool is well within the existing side and rear boundaries. There will be no loss of view to adjoining properties and the setback is adequate for substantial landscaping.

4.3 Land forms

Objectives

1. Ensure that development utilises natural or existing building platforms so that:
 - a. existing natural vegetation within the precinct is preserved, and
 - b. steeply sloping land is not modified to create building platforms, making the land unstable.
2. Ensure that the building siting, design and construction method responds to the natural landform of the site and is appropriate for the site topography.
3. Minimise the visual impact of new development, particularly when viewed from waterways, bushland, open space and the public domain.
4. Minimise earthworks so as to maintain the existing landform and protect the integrity and stability of geological elements in the vicinity of the site.
5. Minimise impacts on surrounding vegetation and provide increased opportunities for tree retention, including trees on neighbouring properties.

Comment

There will be no impact upon the existing land forms.

4.4 Landscaping

Objectives

1. Retain and enhance existing mature trees and bushland vegetation within and adjacent to the proposed development.
2. Contribute to streetscape character, local habitat and the amenity of the public domain by using endemic planting and species which complement scale of the development.
3. Provide landscaping treatments which foster attractive outlooks, privacy and private recreation areas of high aesthetic quality.
4. To improve the microclimate within development.
5. Contribute to water and stormwater efficiency by integrating landscape design with stormwater management.

Comment

It is considered the landscaping area is well within the numerical standard. It is therefore considered the existing landscaping area substantially complies with the above objectives.

4.5 Building Layout, Private Open Space and Solar Access

Objectives

1. Ensure development provides opportunities for cross-ventilation and natural ventilation through the arrangement of external openings.
2. Ensure outdoor living areas are functional and responsive to the environment.
3. To provide privacy and solar access to principle private open space areas of a dwelling.
4. Ensure building design and location does the most to minimise adverse impacts of overshadowing of neighbouring buildings and private and public open spaces.

Comment

The above ground Spa Pool does not overshadow adjoining properties and is orientated to the north achieving maximum solar access.

4.6 Visual and Acoustic Privacy***Objectives***

1. Ensure a high level of amenity by protecting the acoustic and visual privacy of occupants within dwellings and their associated private open spaces.
2. Ensure dwellings are sited and designed so that visual and acoustic privacy and vibration from outside sources is controlled to acceptable levels, incorporating architectural and building elements to assist in protecting privacy.
3. Minimise direct overlooking of windows and private open space so that the amenity of neighbours and intended occupants is respected.
4. Recognise the outlook and views from principal rooms and private open space without compromising visual privacy of others.

Comment

The above ground Spa Pool is to the rear of the existing dwelling house and not in view from any adjoining properties. It is therefore considered there above ground Spa Pool would not impact upon views and privacy. The spa filter is to be enclosed within sound rated box.

5.0 Section 79C(1)(b) – The likely impacts of the Development, including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality

The consideration of the impacts on the natural and built environments includes:

(i) Natural Environment Impact

The development will have a minimal adverse impact on the natural environment. All building works has bene carried out in a manner to ensure minimal impacts on the natural environment.

(ii) Context and Setting

It is considered that the development is appropriate given its context and setting. As pointed out in the main body of this report the above ground Sap Pool demonstrates that this site has characteristics that allows for the development limiting impacts upon the amenity of the surrounding area. The existing architectural form will ensure the above ground Spa Pool adds positively to the natural surrounding environment.

(iii) Natural Hazards

The site is not in an area recognised as being subject to flooding, subsidence, slip or any other risk. In addition the proposal will not create a hazard or risk to adjoining properties.

(iv) Waste

The disposal of building materials and waste during the works proposed as part of the subject development application will conform to Council's requirements.

The disposal of waste during the ongoing operation of the premises will be in accordance with any conditions imposed by the approving authority. To this extent the owner of the building will ensure all waste is disposed of and collected in such a manner that will ensure minimal disturbance to the amenity of the surrounding area.

(v) Water and Air Quality

The proposed development will not impact on water and air quality in the area.

(vi) Flora and Fauna

No significant vegetation has been removed or will be removed due to the development.

(vii) Soil

It is considered the development will not adversely impact on the quality of soil on the subject site or adjoining properties.

(viii) Compatibility with Adjoining Development – Site Design and Internal Design

It is assessed that the development is compatible with the surrounding land uses and the information submitted as part of the subject development application demonstrates that a well constructed and well managed above ground Spa Pool can successfully operate at the subject site and have no unreasonable or unacceptable social or amenity impacts on the surrounding area.

(ix) Neighbourhood Amenity

As indicated in the main body of this report, the development will not lead to any unacceptable amenity impacts to adjoining or surrounding development.

(x) Access, Transport and Traffic

It is considered the premises will not result in any undue traffic or car parking impacts.

(xi) Utilities

All utility services are available to the site.

(xii) Safety, Security and Crime Prevention

The layout and design of the existing premises itself will assist in reducing anti-social behaviour given the orientation providing passive surveillance over the street that accords with CPTED Principles.

(xiii) Construction

All necessary measures have been taken during construction to ensure that works were carried out safely. The hours of construction were limited to normal working hours to avoid loss of amenity to surrounding properties.

(xiv) Social and Economic Impact

The development will have a positive social and economic impact on the locality.

5.1 Section 79C(1)(c) – Suitability of the Site for the Development

The site is not impacted by any easements or other site constraints that would Restrict development. The site is however, considered to be subject to a Bush fire assessment.

5.2 Section 79C(1)(d) – Submissions

It is considered that all relevant planning matters have been taken into consideration in the preparation of this document. However, the consideration of submissions cannot be made at the time of preparing this Statement.

5.3 Section 79C(1)(e) – The Public Interest

The public interest is well served by the proposed development.

6.0 CONCLUSION

This document comprises of a Statement of Environmental Effects to accompany a Development Application for an above ground Spa Pool located at Lot 523 Ramshead Lane, Thredbo.

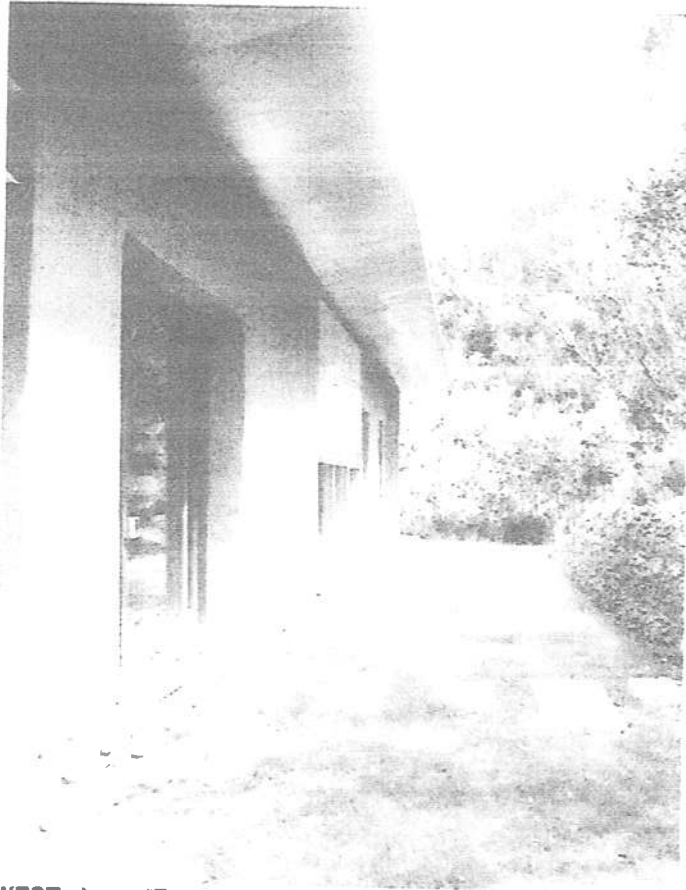
Assessment under Section 79C of the Environmental Planning and Assessment Act, 1979 (As Amended) found that the above ground Spa Pool development would not result in any adverse environmental effects on surrounding properties but would rather provide a benefit to the area.

The above ground Spa Pool is a well designed and a balanced structure. When viewed in conjunction with the existing area it is considered the above ground Spa Pool not adversely impact upon adjoining and surrounding development.

In light of these findings it is requested that Council grant development consent for the proposed dwelling house.







WEST view - "Forest"



SOUTH view - "Managed Land"



EAST view – "Short Heath"



NORTH – "Forest"