

14 August 2020

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**PROPOSED NEW SWIMMING POOL AND ASSOCIATED WORKS**  
**LAUREN WESTBROOKE**  
**20 BAZ RETREAT, WARRIEWOOD 2102**  
**LOT 17 DP 270907**

Introduction

This statement of environmental effects is to accompany a development application for the construction of a privately owned residential swimming pool and associated works at 20 Baz Retreat, Warriewood. The statement has been prepared by Right Angle Design and Drafting on behalf of the owners of the above address. This proposal is for a new inground swimming pool, replacement of fencing, new retaining walls and pool equipment, located to the eastern side of the property.

Accompanying Documentation

Right Angle Design and Drafting P1	-site plan/site analysis
Right Angle Design and Drafting P2	-plan at northern yard
Right Angle Design and Drafting P3	-pool plan and sections
Right Angle Design and Drafting P4	-landscape plan
Right Angle Design and Drafting P5	-sediment control plan
Donovan Associates Surveys	-AHD survey

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

1.3 Objects of Act

The objects of this Act are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

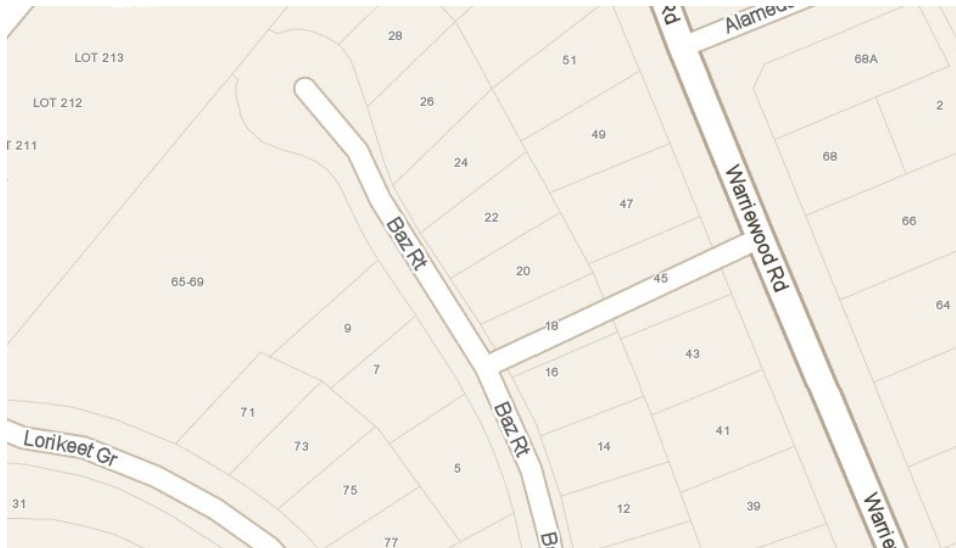
(j) to provide increased opportunity for community participation in environmental planning and assessment.

This application is regarded to be consistent with the objectives of the Act as the proposed works encourage the orderly and economic use of the land while preserving the amenity and surrounding environment.

#### SITE DESCRIPTION AND DETAILS

The site is located at 20 Baz Retreat, Warriewood, lot number 17 in DP 270907. The total site is approximately 323.3 square metres and is slightly irregular in shape due to the rear boundary being on an angle. There is new two storey dwelling proposed for the site and in with Council for Development Application approval, lodged as DA2020/0869, located on the central portion of the site with an internal garage with driveway access from the south western front street side. A small outdoor alfresco is located at the rear of the house. The main views and outlook of the house are out west across Warriewood to the front of the block. The property is sloped similarly to most properties in the area with falls from the east to the west of the site with an overall fall of approximately 2m towards the front of the site.

The present use of the site and the adjoining properties is residential. The property is not located on contaminated land. The property is located in the R3 Medium Density residential zone, is in Acid Sulfate soil Class 5 and is not located within the biodiversity zoning. The property is not within any Bushfire Buffer Zone, nor is it a heritage item. The property is also outside of any of Council's designated Geotechnical Zones. All work will be conducted in accordance with Council requirements.



Map location of 20 Baz Retreat

Please note the majority of neighbouring sites are vacant at this time

### PROPOSED DEVELOPMENT

It is proposed to construct a new inground concrete swimming pool in the rear south eastern section of the site for the recreational use of the owners and their family. The proposed pool will be modest in size, being 4.6 x 3.1m with a small amount of paving adjacent to the pool for supervision of the children. New retaining walls to the rear of the pool will manage the fall of the land. The retaining walls will return along the side boundaries and will join in with the proposed retaining walls included with the house DA. The pool will not be visible from the street or the ground level of the properties at the rear of the site.

To help ensure the privacy of the neighbouring properties to the sides, new boundary fencing will be installed where necessary to comply with the pool fencing codes.

The swimming pool filtration will be located to the northern side of the house within a soundproof enclosure. Childproof fencing 1200mm high min will isolate the pool from the house and the rest of the property. The proposal has been designed to incorporate materials and colours, which will visually tie together the existing parts of the dwelling with the pool and complement the surrounding area. The structure is in keeping with the neighbourhood and the scale of this form is balanced by the vegetation. It is proposed to use quality materials to finish the area and to maintain the architectural style of the existing residence. The pool location does not impact on the adjoining properties by any means of blocking views or noise.



Map showing location of 20 Baz Retreat

### SETBACKS AND GEOTECHINICAL ZONE

The pool setbacks are located 960mm from the southern boundary and 1300mm from the eastern boundary all well exceeding Council's controls. Due to the rear boundary being angled the closest setback to the rear is 0.9m however the average setback is 1.15m. Having the pool located towards the rear gives as much yard and outdoor space for the family. The size and position of the pool have been prepared to make as small an impact on the site as possible. The proposed pool has been designed to provide simple access to the pool area from the main outdoor living space and to provide a practical view from the residence and entertainment area, allowing safety and supervision of the pool area. The pool, having been located within the existing natural ground line has been designed to minimise impact on the neighbouring properties. The natural features of the site will be retained. The swimming pool has a maximum depth of 1.6m, though excavation will be up to an additional 910mm due to the slope of the site. A geotech report is not required for this site.

### SOLAR ACCESS

The pool is located to the rear eastern section of the property and is located at and below existing ground level and will have no impact on the neighbouring residential structures. There will be no affect on solar access or visual sight lines.

### PRIVACY AND NOISE

The pool has been sited to minimise encroachment and to avoid amenity impacts to the adjoining properties. The outdoor area will be screened to the side boundary to provide privacy to neighbouring residences. It is not envisaged that noise from the pool will be a disturbance in this area as the pool and equipment will be located away from all neighbouring residences. There are many private swimming pools located in this area and this pool should not change the overall affect of the area. The provision of planting and screening will provide a more private area to all neighbours. The pool filter is positioned away from neighbours and will be located inside a soundproof enclosure.

### SOFT LANDSCAPING

The proposal does not comply with Council's soft landscaping ratios, having a proposed landscape ratio of 40%. The site, being located in the R3 Medium Density residential zone, requires that these sites do not have more than 50% built upon. There is only a slight variance to the ratio due to the size of the site and the pool being positioned to have a minimal paved supervision area adjacent to the pool zone. The site will retain the vast majority of the garden and grassed areas. The outdoor usable and entertaining areas are modest in size and have been intentionally kept to a minimum by the owners. The site will have over 40% landscaped area after the proposed work is completed. This would include the variation that Council allows for the paths and access areas. The pool proposal adds minimal hard surface to the property.

## WATER MANAGEMENT

The swimming pool water will be filtered and sanitized. The pool will be drained to the sewer as required. Water falling onto the pool concourse will drain to the pool water area. Stormwater drainage from the residence and the garden will remain as existing.

## SITE MANAGEMENT

There is minimal excavation required, approximately 32 cubic metres, which will be carried out by machine. The excavated material will be removed from the site at the responsibility of the excavation contractor. A silt and sediment control fence will be constructed and maintained on site. Soil will be removed from equipment before exiting the site.

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

## **PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

### Part 4 Principal Development Standards

- 4.1 Minimum subdivision lot size = N/A
- 4.2 Rural subdivision = N/A
- 4.3 Height of Buildings = 10.5m – max pool height = 1.3m
- 4.4 Floor Space Ratio = N/A
  
- 7.6 Biodiversity.  
The property is located within the biodiversity zoning, no native flora and fauna have been disturbed on the site, it is believed that with the small impact of the development that the native flora and fauna will be enhanced.

## PITTWATER DCP REQUIREMENTS AND OBJECTIVES— WARRIEWOOD LOCALITY

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces, and sensitively relates to the spatial characteristics of the existing built form and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

#### D14.2 Scenic Protection

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposal does everything possible to minimise and limit the impact on the site as viewed from the road. There are no public reserves or waterways impacted by this proposal. The proposed location is located in the rear yard portion of the site. No views from any public access area will be possible.

#### D14.3 Building Colours and Materials

External colours and materials shall be dark and earthy tones

The external surfaces will be muted, with a tiled pool and paver area. The pool coping and paving will be of a lighter colour. This will not be visible from the street or have any impact on neighbours. All decking will match existing.

#### D14.7 Front Building Line

6.5 metres or established building line, whichever is greater

The proposal will be located behind the building line of the property.

#### D14.8 Side and Rear Building Line

2.5m to at least one side, 1.0 for the other side

6.5 rear (other than where the foreshore building line applies)

The property meets all requirements for side and rear building lines.

The setback to the rear averages 1.15m. A pool is permitted within the 6.5m rear setback area.

#### D14.11 Building Envelope

3.5m vertical at boundary, 45 degree slope from there, maximum 8.5m

The pool is located at or below ground level and does not encroach the building envelope.

#### D14.12 Landscaped Area

The site is requested to have a landscaped area of 50% of the site area. The use of porous materials and finishes is encouraged.

The site does not comply with the 50% landscaped area for Council residential properties and has supplied 40% of the site as landscaped area. While not meeting the figured ratio the property as a whole provides ample outdoor space for the family and plenty of areas suitable for grass and gardens. It is believed that the proposal meets the outcomes of the landscaped areas as required by council.

#### D14.15 Fences

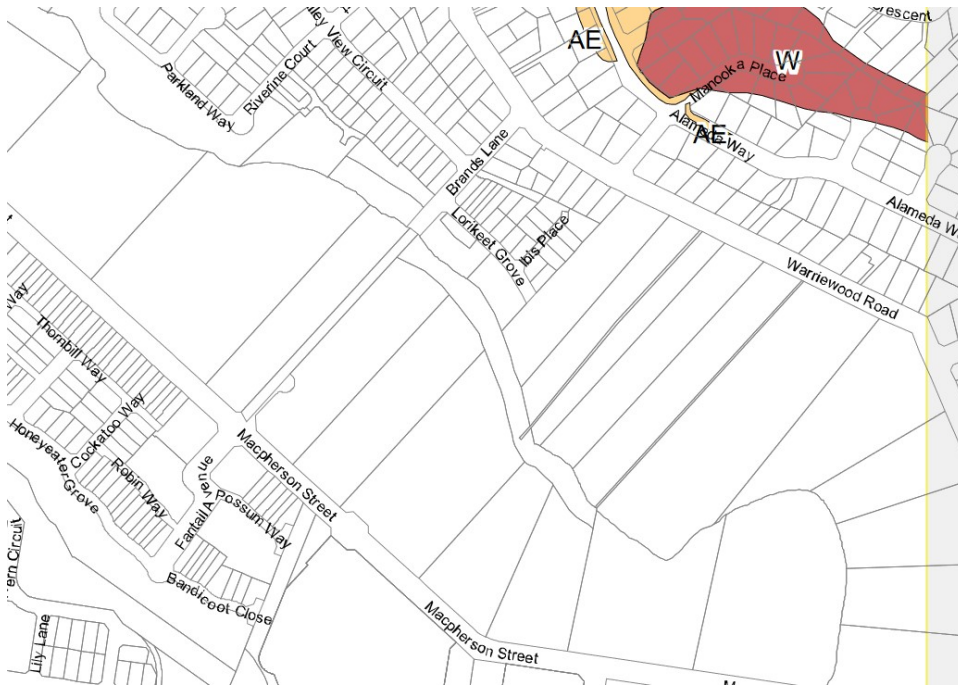
Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

A new boundary fence will be provided within the pool zone to comply with the pool fencing codes.

CONTROL	REQ'D	COMPLIES	COMMENTS	
SUPPLIED				
B1 HERITAGE				
B1.1 heritage conservation		N/A	The site is not heritage listed nor is it in a heritage conservation area	
B1.4 Aboriginal Heritage		N/A	The property is not listed as aboriginal heritage	
B2 DENSITY CONTROLS				
B3 HAZARD CONTROLS				
B3.1 landslip	N	N	Y	No geotech report has been supplied
B3.2 bushfire	N	N	Y	No bushfire report required
B3.3 coastline hazard	N	N	Y	
B3.4 coastline bluff	N/A	N/A	Y	
B3.6 contaminated land	N	N	Y	Land not contaminated
B3.7 estuarine	N	N	Y	Not in hazard zone
B3.11 flood	N	N	Y	Not in flood zone
B3.23 climate change	N	N	Y	Not in climate change zone
B4 NATURAL ENVIRONMENT				
B4.1 flora and fauna	N	N	Y	Not in conservation area
B4.2 wildlife corridor	N	N	Y	No corridor on site
B4.7 Pittwater spotted gum forest	N	N	Y	The site is not located in the spotted gum forest area, the proposed work will not affect the zoning nor will it impact on any significant trees on site
B4.15 saltmarsh endangered ecological community	N	N	Y	There will be no impact on the ecological community with this proposal
B4.16 seagrass conservation	N	N	Y	The work should have no impact on the seagrass natural environment
B4.19 estuarine habitat	N	N	Y	No impact as there is no estuarine zoning on site
B4.20 protection of estuarine water quality	N	N	Y	There is no estuarine water on site
B4.7-22 endangered communities	N	N	Y	No community on site
B4.11 land adjoining bushland	N	N	Y	No impact on bushland
B5 WATER MANAGEMENT				
B5.2 wastewater disposal	Y	Y	Y	All wastewater to enter Sydney Water sewage pipes, all stormwater to proper system
B5.3 greywater reuse	N/A	N/A	Y	
B5.4 stormwater harvesting	Y	Y	Y	Stormwater harvested in rainwater tanks
B5.5 rainwater tanks	N	N	Y	No rainwater tank required
B5.7 OSD page116	N	N	Y	Not required
B5.8 water quality	Y	Y	Y	All proper screening to be carried out
B5.10 stormwater discharge into public drainage system	Y	Y	Y	Will comply with stormwater engineering as designed with the house
B5.11 discharge into waterways and coastal areas	Y	Y	Y	Will comply with stormwater engineering as designed with the house
B5.12 drainage to natural watercourses	N	N	N/A	
B5.13 waterfront land	N	N	N/A	
B5.14 drainage easements	N	N	N/A	
B6 ACCESS + PARKING				
B6.1 driveways on public road reserve	N/A	N/A	N/A	
B6.3 internal driveways	Y	Y	N/A	Internal driveway provided
B6.5 off-street parking	Y	Y	Y	Two spots supplied
B6.7 driveway adjacent to a main road	N	N	N/A	
B6.8 driveway adjacent to a primary road	N	N	N/A	
B8 SITE WORKS MANAGEMENT				
B8.1 excavation and landfill	Y	Y	Y	Will fully comply with DCP, no work to disrupt neighbouring structures

B8.2 erosion and sediment	Y	Y	Y	A full sediment control plan will be enacted on site during demolition and construction
B8.3 waste minimisation	Y	Y	Y	The owners wish to recycle as much material as possible
B8.4 site fencing and security	Y	Y	Y	The site will be secured with proper fencing at all times, locked when not in use
B8.5 works in public domain	Y	Y	Y	Will comply with all work regulations
B8.6 traffic management plan	Y	Y	Y	
C1 DESIGN CRITERIA				
C1.1 landscaping	3 trees	3 trees	Y	3 trees to be planted on site, none at maturity yet, 40% landscaped area
C1.2 safety and security	Y	Y	Y	Building designed to comply
C1.3 view sharing	Y	Y	Y	All views out to front, no obstruction of side neighbours, no rear neighbours
C1.4 solar access	3 hours	3 hours	Y	Min 3 hours to private open space and to principal living area of neighbours
C1.5 visual privacy	Y	Y	Y	No direct overlooking of neighbours
C1.6 acoustic privacy	Y	Y	Y	
C1.7 private open space	80sqm	80	Y	The site has abundant private open space
C1.8 dual occupancy	N	N	N/A	
C1.9 adaptable housing	N	N	N/A	
C1.10 building facades	Y	Y	Y	No visible services on front facade
C1.11 secondary dwelling	N	N	N/A	
C1.12 waste and recycling	Y	Y	Y	Provided on site
C1.13 pollution control	Y	Y	Y	Designed to be efficient and minimise pollution-air, water, noise, land
C1.16 tennis court	N	N	N/A	
C1.17 swimming pool safety	Y	Y	Y	All requirements of NSW and Australia to be met
C1.19 incline lifts, stairways	N	N	N/A	
C1.23 eaves	Y	Y	Y	To meet standards
C1.24 public road reserve landscaping and infrastructure	Y	Y	Y	Will maintain and ensure clause is met
C1.25 plant, equipment boxes	Y	Y	Y	No units on roof or balconies
D14 WARRIEWOOD				
D14.1 character as viewed from a public place	Y	Y	Y	Proposal complies with controls
D14.3 colours	Y	Y	Y	
D14.7 front building line	Y	Y	N/A	
D11.7 side building line	0.9m	0.96	Y	1m minimum setback to all new work
rear building line	6.5m	1.15m	Y	Pools are permitted within rear setback
pool	1m	1m	Y	
D11.9 building envelope	8.5m	8.5m	Y	Building complies, no breach of envelope
D11.12 fences	1.8m max	1.8m max	Y	All fencing to not exceed 1.8m in height
D11.14 retaining walls and terracing	Minimal impact	Y	Y	Walls provided to manage the slope of the land
SEPP BASIX	Y	Y	Y	The size of the swimming pool requires that no Basix be supplied, pool is 20,300L





LEP Geotech map 12 showing site is not in any geotech zoning