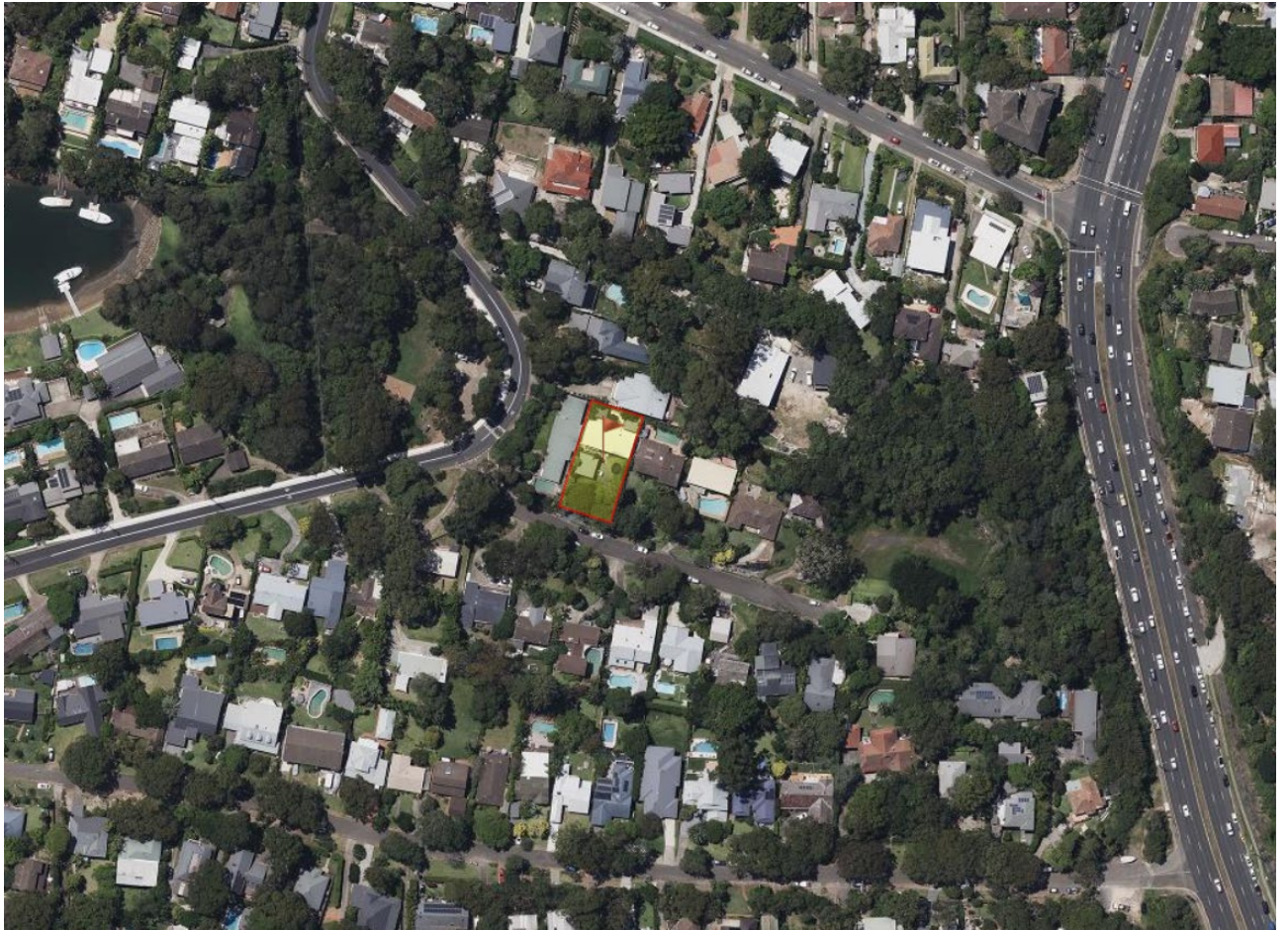


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## STATEMENT OF ENVIRONMENTAL EFFECTS



**PROPOSED MODIFICATIONS TO AN EXISTING ALFRESCO AREA AT THE REAR OF  
DWELLING – NEW SWIMMING POOL, CABANA, ASSOCIATED SOFT  
& HARD LANDSCAPE WORKS**

**FOR**

**MR ANTHONY AND MRS DEANNA HARRADINE**

**4 WIRUNA CRESCENT  
NEWPORT, NSW 2095**

APRIL 2024

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## 1.0 INTRODUCTION

This statement of environmental effects accompanies a development application for; proposed new swimming pool, cabana, associated soft & hard landscape works at the rear alfresco area in the dwelling at 4 Wiruna Crescent, Newport (Lot 2, DP 237284).

The purpose of this Statement of Environmental Effects is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed works in terms of the Evaluation Criteria prescribed under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

The merits of the proposal are considered in terms of the relevant Northern Beaches Council planning instruments, codes, and policies.



**FIGURE 1** – Street Frontage. View of existing house from Wiruna Crescent, no works associated to it.



**FIGURE 2** – Existing alfresco area at the rear of dwelling.

## 2.0 LOCALITY AND SITE

The property is located within the Newport Locality of the Northern Beaches Council and is shown as Zone 'R2 'Low Density Residential' on the land zoning map. The proposed development is subject to Pittwater Local Environment Plan (PLEP) 2014 and Pittwater Development Control Plan 21 (21DCP).

The proposed development site is rectangular in shape; 19.81m to its northern boundary, 40.28m to its eastern boundary, 19.81m to its southern boundary and 40.27m to its western boundary. The southern boundary is bounded by Wiruna Crescent, and the property shares its western boundary with No 2 Wiruna Crescent, its eastern boundary with 6 Wiruna Crescent and its northern boundary with No 137 Crescent Road. The site has an area of 803m<sup>2</sup> with a level change across the site, being highest on the northern border at RL14.56 and sloping down to a lower point in the middle at RL10.38, with the southern border at RL12.82.

The site contains an existing double storey rendered house with a metal roof, rear paved alfresco area, double car carport with a metal roof, driveway and landscaped gardens to the front and rear of the residence. There are well established native trees of significant size at the front of the site, including Pittwater Spotted Gum, and significant areas of garden vegetation to be maintained.

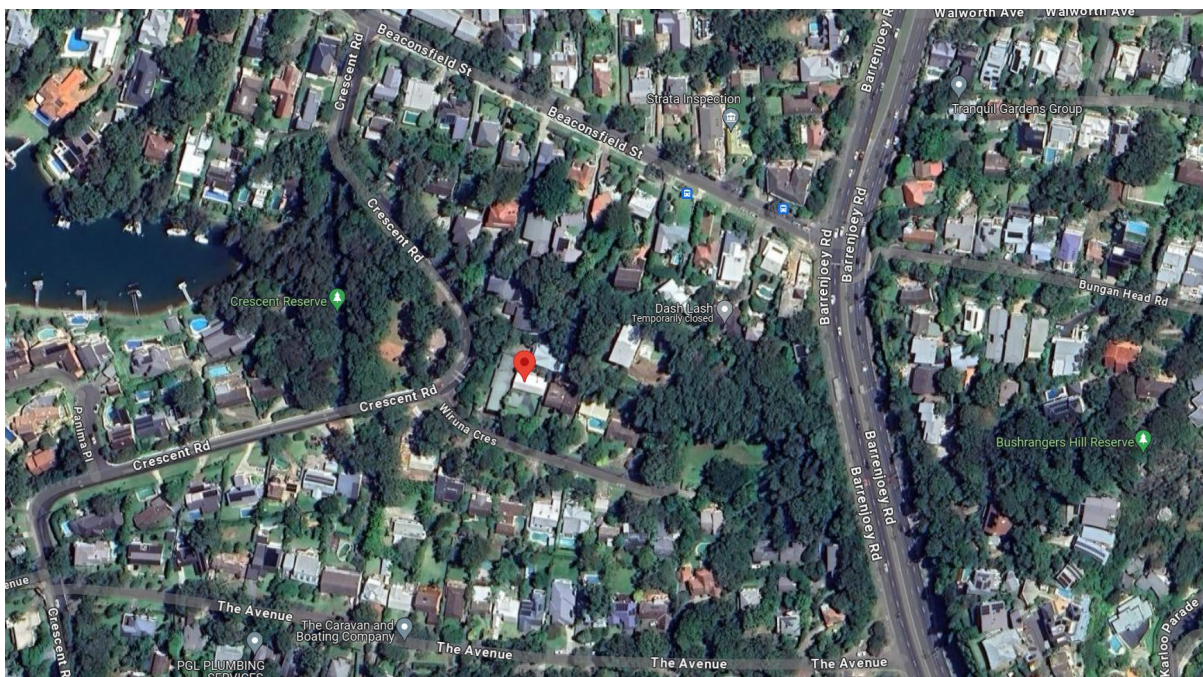
The details of the site are included on the survey plan which accompanies this DA submission.

The site is not listed as a Heritage Item nor is the area noted as being within a Heritage Conservation Area or Bushfire Prone Land.

The site is listed as being within a flood planning area, and attached to this DA application is a Flood Risk Assessment Report prepared by Waterdesign Civil Engineers on April 2024.

Development in the surrounding area comprises free standing dwelling houses of varying size, age, and architectural style. Generally, dwellings range in height from one to three storeys, with some dwellings containing four storeys due to the steeply sloping local topography.





**Figure 3** - Locality Map, site is shown with red marker. Source – Google Earth.

### 3.0 PROPOSAL

The proposal consists of the following:

- Renovations and alterations to the existing rear alfresco area attached to the dwelling.
- Construction of new swimming pool and poolside paved area.
- Enclosing existing structure to convert into a cabana.
- Rear yard landscaping improvements.
- Planting for privacy screening on the rear boundaries.

The proposal involves alterations and renovations to the existing structures in the rear alfresco area of the dwelling. It includes substantial improvements to convert the space into a more functional outdoor area. The key features of the proposal are the addition of a swimming pool, the enclosure of an existing structure to create a cabana, and associated landscaping. The proposed works draw inspiration from the coastal style of the existing building and the area's unique characteristics, resulting in a positive impact on the property. These changes enhance the use of the primary private outdoor space in the dwelling.

The bulk and scale of the existing dwelling remain unchanged, as the proposed works are located at the rear of the property, behind the building line, and below the roof ridge. The current structure at the back of the property has a roof level at RL16.00, which is lower than the dwelling's roof level of RL16.97. As a result, the street view of the property remains the same, with no noticeable changes.

The swimming pool was positioned on the Northwest side within the alfresco area and was designed to complement the surrounding architecture while facing towards the internal living room. The pool features sleek lines, contemporary materials, and a high-end finish. Beside the pool, there's a paved area for sunbathing and relaxing.

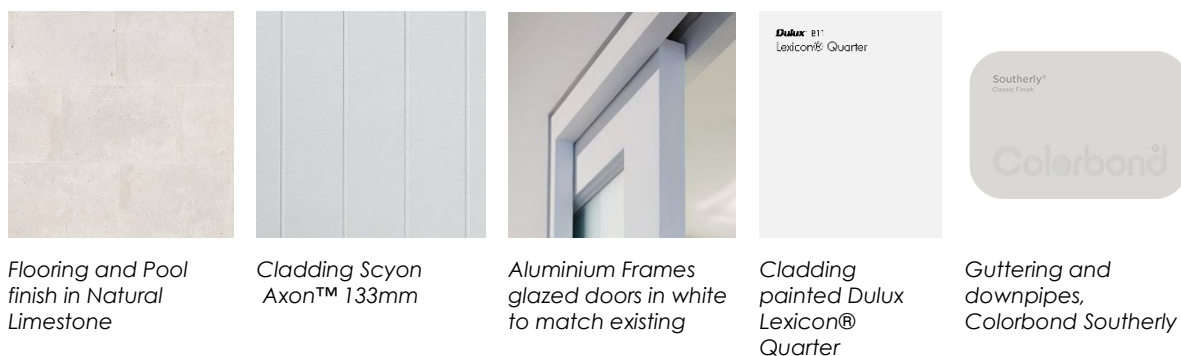
The pool was elevated above the existing ground level to reduce excavation and minimize disruption to the site. This elevation provided the opportunity to add a pool window facing the living room, establishing a visual connection between the indoor and outdoor spaces. This feature not only creates a visual link but also allows natural light to filter into the surrounding areas, brightening the interiors and reducing the need for artificial lighting, resulting in a more welcoming and pleasant environment. The window's strategic placement offers a clear view of the pool area, allowing for easy supervision of pool activities, which is particularly important for the occupants - a young family with three children.

The proposal does not detract from the views, privacy, or amenities of neighbouring properties. Instead, it enhances them through the addition of privacy screen planting. Large-scale plants will be strategically placed to encircle the newly proposed pool and the existing cabana structure, ensuring a cohesive look. At present, the property's landscaping does not offer sufficient privacy from neighbouring dwellings, which this proposal aims to address by creating a more secluded and private environment for all parties.

The existing structure was enclosed to create a closed cabana, providing an intimate and versatile space suitable for year-round use. The cabana features cavity door panels that allow natural light to flood the interior while offering an unobstructed view of the pool area. This flexibility makes the cabana ideal for hosting gatherings, as a private retreat, as a poolside changing room, a weatherproof entertainment area, or even a small home gym.

The renovation seamlessly integrates these new elements with the existing alfresco area, ensuring a cohesive and harmonious aesthetic. The addition of landscaping, ambient lighting, and decorative accents further enhances the overall appeal, providing a more visually appealing and articulated space while also offering additional privacy.

The proposed design has been carefully crafted to harmonize with the local context and surrounding streetscape. The existing roof of the cabana will be replaced to a metal flat roof to complement the new cladding in Scyon Axon™ 133mm panels, which will be painted white to match the colour of the house. This design choice not only reflects the coastal setting but also pays tribute to the style of the existing house.



**Figure 4** - External Materials & Finishes



The proposal includes a total landscaped area of 402.39 square meters, representing 50% of the site's total area. Specific landscaping details are illustrated in the architectural and landscape plans. All existing trees and landscaping at the front of the property will be retained.

The proposed pool will be constructed using pier and beam footings at the rear, which will cut through the existing slab but won't significantly alter the visual character of the site since the existing trees and vegetation will remain intact. New screen planting is proposed to enhance privacy, with details provided in drawing DA-100 (Site Plan) and DA-104 (Landscape Plan).

The new design will improve the private open space of the existing dwelling. The alfresco area will be integrated with, and have direct access to, the living areas. There are no changes proposed to the existing pedestrian and vehicle access to the site, which is currently reached via an external staircase connecting the street to the ground floor level.

The proposed development is designed with the site's intrinsic qualities in mind, seamlessly integrating with the existing structures, the coastal setting, and the character of the street. Overall, the proposal aims to significantly enhance the property's amenity and the overall locality.



**Figure 5** – Living room visual to the alfresco area.



**Figure 6** – Neighbours balcony overlooking rear private open space.



**Figure 7** – Existing structure to be enclosed to create cabana.



**Figure 8** – Existing structure to be removed and replaced with the swimming pool.

## 4.0 DEVELOPMENT CONTROLS AND POLICIES

The Pittwater Local Environmental Plan 2014 (PLEP2014), current version of 27<sup>th</sup> June 2014, is the statutory planning instrument that establishes what forms of development and land use are permissible and/or prohibited on all land within the Northern Beaches Local Government Area. PLEP 2014 is made up of the written instrument and a series of maps.



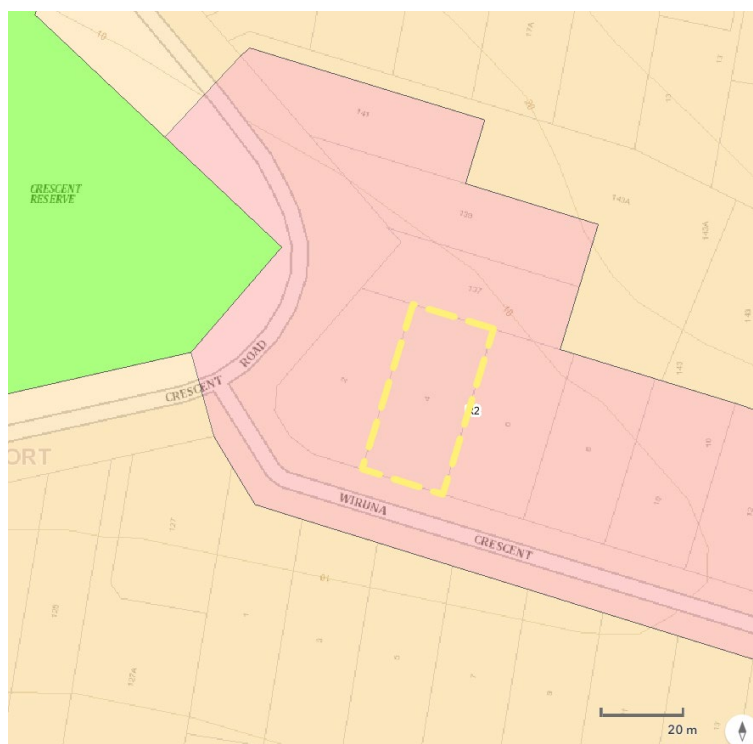
## 4.1 ENVIRONMENTAL PLANNING INSTRUMENTS

### Objectives of zone

The land is located within Zone R2 'Low Density Residential' on the PLEP2014 Zoning Map. The objectives of the zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed development is for alterations and renovations of the existing structures in the rear alfresco area of the single dwelling which is permitted with consent of Council in the R2 Zone. Overall, the proposed development will allow for efficient living at the subject site whilst also improving the privacy towards the neighbours. The proposal is both consistent with the relevant objectives of the zone, and permissible, with the consent of Council.



**Figure 9** – PLEP 2014 Land Zoning Map. Source: NSW Planning Portal Spatial Viewer, 2024.

### LEP Compliance

A summary of our assessment of the proposed development against the relevant provision in the LEP is outlined in the following table.

PROJECT COMPLIANCE - PITTWATER LEP 2014			
Site Area: 803 m <sup>2</sup>			
Development Standard	Requirement	Proposal	Compliance
4.3 Height of buildings	8.5m	Dwelling 6.59m Cabana 3.05m	YES
LEP Provisions			Compliance/Comments
Flood Planning	Yes		Flood Assessment Report submitted with DA
Permissibility	R2 'Low Density Residential'		Dwelling house is permitted
Heritage Item	No		N/A
Conservation Area	No		N/A
Acid Sulfate Soils	Class 5		No encounter with water table - acid sulfate report not required as advised by AscentGeo Consulting Geotechnical
Biodiversity	Biodiversity		See Section 7.6 on this report
Geotechnical Hazards	Geotechnical Hazard H1		Geotechnical report submitted with DA

#### CLAUSE 4.3 - HEIGHT OF BUILDINGS

The maximum permitted Building Height for the subject site is 8.5m. The height of the existing dwelling is well below the 8.5m limit and the proposed separately accessible structure does not exceed the maximum height limit under the PLEP.

#### CLAUSE 4.4 - FLOOR SPACE RATIO

The subject site does not have a maximum FSR under the PLEP.

#### CLAUSE 7.1 - ACID SULPHATE SOILS

*(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

The subject site is identified to contain Class 5 Acid Sulphate Soil. Please refer to supporting Acid Sulfate Assessment prepared by AscentGeo Consulting Geotechnical Engineers for detailed information relating to this element. The report found that there are no unexpected hazards and tests undertaken show normal PH levels and no indication of acid sulfate soils present.



## **CLAUSE 7.2 - EARTHWORKS**

*(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

The proposed development has been designed to be as harmonious as possible with the existing environment. To achieve this, the proposed pool is partially elevated above ground level, which minimizes excavation. Most of the digging required will be for piercing purposes.

## **CLAUSE 7.6 – BIODIVERSITY**

*(1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by—*

*(a) protecting native fauna and flora, and*

*(b) protecting the ecological processes necessary for their continued existence, and*

*(c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

The subject site is located on land designated as 'biodiversity' under the PLEP. The proposed development is designed to avoid adverse impacts on the condition, ecological value, and significance of the land's fauna and flora. It will also not negatively affect the importance of the existing vegetation to the habitat and survival of native wildlife. The proposal aims to preserve as much existing vegetation as possible due to its mature state. Any additional vegetation planted on the site will be mostly chosen from a native species palette.

The applicant believes the development will not harm biodiversity; on the contrary, it is expected to enhance floral diversity, ultimately leading to an improved habitat for local fauna.

## **CLAUSE 7.7 - GEOTECHNICAL HAZARD**

*(1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards—*

*(a) matches the underlying geotechnical conditions of the land, and*

*(b) is restricted on unsuitable land, and*

*(c) does not endanger life or property.*

The site in question is located in the H1 geological hazard zone and the proposed development must comply with the Geological Risk Management Policy for Pittwater. Additionally, the development must be designed and constructed to ensure that all reasonable and practical measures are taken to mitigate risks to an acceptable level throughout the lifespan of the development. The proposal must not adversely affect or be adversely affected by geotechnical processes, and it should not increase the risk level for people, assets, or infrastructure in the surrounding area due to geotechnical hazards.

A Geotechnical Assessment prepared by Ascent Geotechnical Consulting is attached to this Development Application.

## **4.2 PITTWATER DEVELOPMENT CONTROL PLAN 21**

Pittwater Development Control Plan 21 (21DCP) supports the objectives of Pittwater Local Environmental Plan 2014, providing more specific controls to protect and enhance the public domain and to contribute to the prosperity and character of LGA and its suburbs. Where the proposal departs from the 21DCP controls, it is considered to have an inconsequential environmental impact. An assessment of the proposal against the relevant provisions of the 21DCP is provided below. The following provisions of the Pittwater Development Control Plan 21 are relevant to this proposal:

### **SECTION B – GENERAL CONTROLS**

#### **B.3 HAZARD CONTROLS**

##### *B3.1 Landslip Hazard*

The subject site is located within the geological hazard zone H1 as outlined in PLEP. The proposed development shall comply with the requirements of the Geological Risk Management Policy for Pittwater. Furthermore, the development shall be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level for the life of the development.

The proposal shall not adversely affect or be adversely affected by geotechnical processes nor shall it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards. A Geotechnical Assessment prepared by Ascent Geotechnical Consulting is attached to this Development Application.

##### *B3.6 Contaminated Land and Potentially Contaminated Land*

The proposed works shall involve minor earthworks to create the swimming pool. The site has previously only been used for residential purposes and is therefore likely to contain no ground contaminants. The site is appropriate for residential development and hence does not require remediation.

##### *B3.11 Flood Prone Land*

###### *Objectives*

- *Protection of people.*
- *Protection of the natural environment.*
- *Protection of private and public infrastructure and assets.*

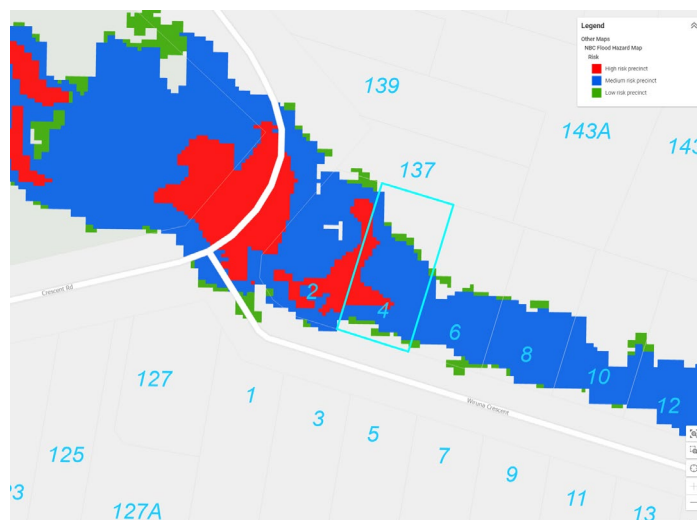
The site has been identified on the Council's Flood Risk Map. A Flood Risk Management Report, prepared by Waterdesign Civil Engineers, has been submitted to address the requirements of this Clause.

The site is classified as having a high to medium risk of flooding, and the proposed work has been designed to maintain the existing levels. None of the current structures were intended to create a barrier or impede water flow, and the new work will not do so either. The swimming



pool will be constructed in the rear yard above ground level, which will not affect the site's drainage as it complies with the recommendations outlined in the reports attached to this application prepared by Waterdesign Civil Engineers.

The report concludes that the proposed developments are suitable for the site and meet the Acceptable Risk Management Criteria established by the Council's Flood Planning Policy.



**Figure 10** – Property highlighted on the Flood Risk Precinct Maps. Source: NBC Flood Hazard Map, 2024.

## SECTION B.4 – CONTROL RELATING TO THE NATURAL ENVIRONMENT

### *B4.1 Flora and Fauna Conservation Category 1 Land*

The proposed development shall not have an adverse impact on the condition, ecological value, or significance of the fauna and flora on the land nor shall it have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna.

The proposal maintains the existing mature vegetation whilst also, in the instance of new garden beds, uses a native planting palette. Fencing on site shall also allow the movement of native animals through. The proposal shall result in a substantial improvement to the current situation, with an increase of floral density, diversity and therefore creation of habitat.

### *B4.22 Preservation of Trees and Bushland Vegetation*

The proposal seeks to retain existing vegetation and trees to conserve the natural environment. The proposed development shall not have an adverse impact on the condition, ecological value and significance of other trees and bushland vegetation on the land.

## SECTION B.5 – WATER MANAGEMENT

### *B5.15 Stormwater*

The proposed works shall connect to existing on-site stormwater systems. Natural design elements shall be introduced to address WSUD principles such as maintaining swales in garden beds for natural runoff and through using plants with erosion control capabilities.

The stormwater drainage system for the proposed development shall be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

## **SECTION B.8 – SITE WORKS MANAGEMENT**

During construction, the proposal shall comply with Council's site works management controls when applicable with regards to the following:

- B8.1 - Construction and Demolition - Excavation and Landfill*
- B8.3 - Construction and Demolition - Waste Minimisation*
- B8.4 - Construction and Demolition - Site Fencing and Security*
- B8.5 - Construction and Demolition - Works in the Public Domain*
- B8.6 - Construction and Demolition - Traffic Management Plan*

## **SECTION C – DEVELOPMENT TYPE CONTROLS**

### **SECTION C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

#### *C1.1 Landscaping*

The proposed development maintains similar area to the existing open space and landscaped area of the site. In addition, the proposed development on the rear of the site represents a drastic upgrade in amenity and aesthetic appeal to the space, one which complements and enhances the existing dwelling and the surrounding area. Screen planting in the rear boundary is a key element on the proposed new planting palette as privacy for both the subject site and the neighbour is required.

#### *C1.2 Safety and Security*

No changes are proposed to the existing pedestrian and vehicle access to the site.

#### *C1.3 View Sharing*

The proposal shall not result in any adverse impacts to the views of any neighbouring properties. The proposed works in the rear of the site are below existing dwelling and at the same level as existing structures on site. It has no impact on views and vistas enjoyed from the public domain.

#### *C1.4 Solar Access*

The proposed work has not increased or changed the footprint of the existing structures on the site. Instead, it has opened up the rear by removing a second roof structure (Refer to Figure 8) on the northwest side of the site. The new pool is located without any type of shading and allows extra sunlight into the existing dwelling.

#### *C1.5 Visual Privacy*

Mature vegetation will be installed along the Northern boundary fence to ensure further privacy from the neighbours at 137 Crescent Road, whose balcony currently overlooks the alfresco area. The privacy from the dwelling living room's windows and doors needed to be addressed to minimize inconvenience and enhance privacy.

Planting of tall narrow growing planting to the rear yard is proposed to mitigate direct viewing between the property and rear neighbour and offer additional privacy for both properties.

The placement and size of all new proposed windows on the cabana have been carefully considered. This includes offsetting windows to reduce any potential for overlooking.



### *C1.6 Acoustic Privacy*

The proposed development is for residential purposes. Wiruna Crescent is a quiet, standalone street with no direct access to other roads. The renovated alfresco area is set far from the street to maintain acoustic privacy for the residents. As a result, the main entertainment area of the residence remains in its existing location at the rear, as this style of entertainment layout is common in the area and ensures increased amenity.

The swimming pool is also located at the rear of the property, with the pool equipment housed in an Acoustic Enclosure (ACE). As a result, the proposal will not cause any unreasonable noise or acoustic disruptions.

### *C1.7 Private Open Space*

#### *Controls*

*Private open space shall be provided as follows:-*

*a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-*

*Minimum 80m<sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.*

The existing dwelling has a private and conveniently located open space that is integrated with and directly accessible from the main living area of the residence. The proposed design retains and enhances this private open space, which will have an area of 87m<sup>2</sup> after the renovations, which complies with the current control.

The area at the rear of the dwelling, which is an elevated alfresco space, will become more functional with the addition of a swimming pool and a cabana. These enhancements will provide the residents with additional reasons to enjoy this space.

### *C1.10 Building Facades*

The proposed works in the separately accessible structure shall meet all controls relating to building facades outlined within the 21DCP.

### *C1.14 Separately Accessible Structures*

#### *Controls*

*A separately accessible structure may be permitted for use as a studio, home office, workshop area, rumpus room and the like, provided that:*

- i) it is ancillary to a dwelling;*
- ii) it is not designed for separate habitation and does not contain any cooking facilities.*

The proposed detached structure near the pool area serves as a rumpus/recreational space for the residents and complies with the mentioned local regulation. The structure's exterior matches the existing dwelling, and it features large sliding glass doors that provide direct access, connecting the indoor and outdoor spaces. This addition aligns with our goal of providing versatile amenities to residents while preserving the aesthetics and integrity of the existing landscape.

### *C1.17 Swimming Pool Safety*

A swimming pool is proposed to the rear of the residence. The location of the pool fencing, warning notices and other requirements of the Swimming Pools Act 1992, where relevant to this development application, are shown on DA100 Site Plan and DA200 Sections.

### *C1.24 Public Road Reserve – Landscaping and Infrastructure*

The existing landscape on the public reserve is noted to be retained.

### *C1.25 Plant, Equipment Boxes and Lift Over-Run*

The proposed pool equipment shall be housed in an Acoustic Enclosure (ACE) underneath the existing alfresco area near the pool area, seamlessly hidden within the design. Therefore, it is considered that there shall be no detrimental impacts as a result of any mechanical equipment required as a result of the proposed works.

## **SECTION D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS**

### **D10 Newport Locality**

#### *D10.1 Character as viewed from a public place*

The new proposed works do not impact the existing streetscape. The bulk and scale of the single dwelling is maintained as the renovation is behind the building line and below the roof ridge.

#### *D10.3 Scenic protection – General*

The proposed works retain the existing scale and legibility of the existing dwelling and its relationship with neighbouring dwellings. All existing trees and landscaping at the front of the property are retained.

#### *D10.4 Building Colours and Materials*

The materials and colours nominated are selected to retain the existing scenic quality of the streetscape, harmonise with the natural environment, and ensure that the proposed development is visually recessive in the landscape.

Colour samples of materials nominated are as shown on DA300 Cabana Elevations.

#### *D10.7 Front building line*

The 21DCP requires a 10m minimum setback from the boundary to the front building line when in the R2 zone. The existing building setbacks of 24.77m (House) and 13.83m (Carport) from Wiruna Crescent are retained.

#### *D10.8 Side and rear building line*

The side and rear setbacks under the 21DCP are as follows:

2.5m for one side

1m for other side

6.5 for rear

The proposed development shall incorporate the following side setbacks:

East Side: minimum 960mm (same as existing dwelling setback)

West Side: minimum 900mm (same as existing dwelling setback)

The dwelling is currently set back at 0.9 meters from the western boundary and 0.96 meters from the eastern boundary, with the existing rear alfresco area situated 1.32 meters from the rear boundary. The new proposed design for the rear alfresco area aligns with the existing dwelling to maintain visual continuity and to create a larger private open space for the occupants. The proposed setbacks are considered appropriate for the area, with screening plantings to mitigate privacy concerns.

The original design of the dwelling has a generous front setback of 24.77 meters, which left the rear area smaller than it should have been. While the proposal does not comply with the council's requirements, the existing dwelling's 7.57 meter setback from the rear boundary exceeds the relevant regulation.

Since these setbacks are already in place and the new alfresco does not encroach further, the addition builds upon the existing residence framework. The articulated form of the design and varying side setbacks are considered adequate in this context.

Given the existing style and the impracticality of removing the existing structures, the applicant requests that the Council allow the proposed minor deviation from this regulation.

Pool Coping & Waterline:

Rear: 1320mm

West Side: 2510mm

The swimming pool sits well within the setback requirements of 1 meter minimum setback from boundaries, does not adversely affect any adjoining properties and will have adjacent screening landscaping within these setbacks to the boundary.

The proposed swimming pool is noted to be more than a metre above existing ground level; however, it is the applicant's belief that the proposed option is the most sensible to the existing site levels and responds best to the existing retaining walls and topography, seen as a valuable asset to be preserved and integrated to the design.

While the proposed development does not comply entirely with the controls outlined in the DCP, it does comply with the majority of them. Having the pool semi inground at the existing ground level at the alfresco was designed to minimize the excavation necessary for the site, therefore creating less waste. The relatively narrow existing slab area of the site does make adhering to the levels more difficult when trying to achieve a worthwhile outcome for the proposed development.

#### *D10.12 Landscaped Area - General*

##### *Controls*

*The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.*

*The use of porous materials and finishes is encouraged where appropriate.*



Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

*Variations*

- i) impervious areas less than 1 metre in width (e.g. pathways and the like);
- ii) for single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

The proposed works seeks to maintain the existing mature vegetation and trees at the front of the property. The back garden shall incorporate further planting based on a native planting palette. The proposed works provide a landscape area of the site of 50%, as per regulation.

The proposed design has been carefully considered and is responsive to the particular site conditions. Plant species and materials have been selected with sustainability and efficiency in mind.

As illustrated on the below table, the total landscaped area is 50% as outlined in the PDCP, which includes the 6% impervious allowance.

<b>Total Lot Area</b>	<b>Required Landscaped Area</b>	<b>Proposed Landscaped Area</b>	<b>Impervious allowance</b>	<b>Total Landscaped Area</b>
803	401.5	354.21	48.18	402.39
100%	50%	44%	6%	50%

***D10.14 Fences- General***

As no new fences are proposed in this application, this is not applicable.

However, the existing boundary fence will be clad for pool compliance reasons, are to be 1.8m high and will comply with all requirements outlined in Council's DCP.

***D10.15 Fences- Environmentally Sensitive Land***

As no new fences are proposed in this application, this is not applicable.

***D10.16 Construction, Retaining Walls, Terracing and undercroft areas***

All proposed retaining walls are masked by vegetation and are not visible from a public space. The proposed outdoor entertaining areas and the pool area will be constructed using pier and beam footings. As a result, the proposal complies with section D10.16 of the 21PDCP.

***D10.18 Scenic Protection Category One Areas***

The proposed development will not detract from the natural environment in any way.

### 4.3 THE LIKELY IMPACTS OF THE DEVELOPMENT

There will be no significant impacts on the natural or built environment arising from the proposed upgrade and alteration works.

It is our considered opinion, as the architect that the proposal represents an appropriate addition to the existing residence to the front of the property.

The development will not result in any social or economic impacts on the locality.

#### *Context and Setting*

The subject site is in an established residential area which is comprised predominantly of residential single detached dwellings. The proposal represents a dramatic improvement for the property with the addition of the renovated alfresco area, pool, cabana and revitalised landscaping. The proposed development will have no adverse impacts on neighbouring amenity nor the public space.

#### *Visual Privacy*

Considering that the visual privacy is a currently issue at the site, the proposed works will ensure that no overlooking shall occur. Landscaping screening planting to the northern, eastern and western boundaries assist with visual privacy. Furthermore, the proposed rear patio, swimming pool and associated works sit within the existing structures and behind the rear building line of neighbouring properties, while new proposed planting for screening is proposed for the rear garden.

#### *Acoustic Privacy*

The proposed development is for residential purposes and the proposed rear alfresco and swimming pool are prevalent in the locality. Pool equipment shall be housed in an Acoustic Enclosure (ACE). Therefore, there shall be no unreasonable acoustic impacts as a result of the proposal.

#### *Design and Appearance*

The proposed development is in keeping with the low-density residential area and shall improve the amenity and public domain interface of the building. The proposed scale and bulk of the additions are appropriate for the locality and are consistent with the surrounding properties.

#### *Social, Environmental and Economical*

No adverse social, environmental, or economic impact shall result from the proposed development.

#### *Construction*

The development shall be undertaken in accordance with all relevant Australian Standards. The proposed design shall not compromise the ability of the built form to conform to the building regulations.

### *Sustainability*

The proposal shall result in a development which shall be energy efficient, taking measures to ensure reduced consumption of water and energy. The BASIX Certificate lodged with this application complies with all Building Sustainability Index requirements.

#### **4.4 THE SUSTAINABILITY OF THE SITE FOR DEVELOPMENT**

The site has a long history of residential use, and the continued use of the land for residential purposes for a dwelling house is an appropriate use of the land consistent with the residential zoning.

In this circumstance, the site is considered to be very suitable for the continued use for residential purposes as proposed.

#### **4.5 SUBMISSION MADE IN ACCORDANCE WITH THE ACT OR REGULATION**

The proposal is not an integrated development.

#### **4.6 THE PUBLIC INTEREST**

The public interest is considered in terms of compliance with the relevant planning controls applicable to the proposed development.

The continued use of the land for residential purposes is consistent with the objectives for the residential zone and the desired future character for this area.

The proposal is in principle consistent with the relevant objectives and development standards.

The proposal will not result in any adverse impacts on the amenity of the neighbouring properties.

The proposal represents an appropriate and desirable improvement to the function, amenity, and security of the property. It is a design that is compatible with the built form and character of the area and the surrounding residential development. The proposal will not adversely impact on the existing landscape nor any natural features of the site.

It is our opinion that there are no discernible issues relating to the proposed development that would be contrary to the public interest.



## 5.0 CONCLUSION

The principal objective of this development is to provide for renovation and alterations of the existing structures of the rear alfresco area in the existing residential dwelling and construction of a new pool and cabana, which will respect and complement the site's location.

The proposed development has been assessed against the relevant existing and draft planning policies. The reasons for a positive assessment and determination of the proposal are summarised below.

- The proposal will not have any significant impacts on adjacent properties and is appropriate for the locality and for the low impact development R2 Zone.
- The design of the proposed development will positively respond to the site's immediate location, and surrounding locality. The design of the proposal has been formulated having close consideration of the low-density character of the surrounding residential area.
- The form and design of the proposal is responsive to the site conditions. It represents an appropriate form of development that shall enhance the amenity and appearance of the property.
- There shall be no unacceptable impacts on the existing locality, visual character when viewed from a public place, or amenity of neighbouring properties
- The proposal is permissible in the R2 Low Density Residential zone and is consistent with the objectives and controls of the statutory framework.
- No adverse environmental, economic, or social impacts have been identified from the proposed development.

This SEE provides an assessment of the proposal against the relevant environmental planning framework, including the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan 21. The assessment finds that the proposal is consistent with the objectives and controls of the statutory framework. No adverse environmental, economic or social impacts have been identified from the proposed development.

We understand that this application will be judged on its merits and believe that Council should support it.

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