

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

**ALTERATIONS AND ADDITIONS
1A ILUKA ROAD PALM BEACH**

Submitted to
NORTHERN BEACHES COUNCIL

On behalf of
MR AND MRS SPENCER

Prepared by
MHDP ARCHITECTS

Date
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1.0 INTRODUCTION

This report provides a summary of the proposed development at 1A Iluka Road Palm Beach and an analysis of the development against planning issues.

This submission has been prepared by MHDP Architects on behalf of the applicant and owners, Mr and Mrs Spencer. This report contains a description of the proposal and a Statement of Environmental Effects.

The proposed work is developed with consideration of the impact of landscape open space. It is submitted that this is a quality development that successfully achieves the aims and objectives of Council's statutory codes.

2.0 SITE DESCRIPTION

The subject site is identified as Lot 8,9 and 10 DP 16749 and is known as 1A Iluka Road Palm Beach. The property has a frontage of 19.02m to Iluka Road, its side boundaries measure 26.5m to the northwest, 21.275m to the southeast and rear boundary of 18.29m adjacent to Barrenjoey road. The site is right trapezoid with a southwest-northeast orientation. The site is mostly flat. The total site area is 436.86m².

The site is currently occupied by a predominantly two storey residence and landscape at the rear of the site.

3.0 DESCRIPTION OF PROPOSAL

The proposed development involves alteration to a part of the existing private open space and construction of a new swimming pool and deck area to the rear of the existing dwelling.

The proposed pool and deck area has been developed with consideration to maintain and retain existing landscape open area to the dwelling site. The pool and the deck are proposed to be located within the existing hardscape thereby causing no impact to the existing trees along the rear boundary.

4.0 DEVELOPMENT CONTROLS

The following legislation and planning documents are relevant to the assessment of the subject DA:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

4.1 PITTWATER LOCAL ENVIRONMENT PLAN

The proposed development has been assessed against the clauses of the Pittwater LEP and the relevant clauses have been discussed below.

LEP Clause 2.2 – Zone of land

The site is zoned R2 Low Density Residential under the Pittwater LEP.

LEP Clause 7.1 – Acid sulphate soils

The subject site is identified as Class 3.

LEP Clause 7.2 – Earthworks

The proposed swimming pool will require some excavation on site. Care will be taken to reduce the amount of excavation and it is intended for all waste from excavation to be relocated for reuse.

4.2 PITTWATER DEVELOPMENT CONTROL PLAN

DCP Clause B8.1 – Construction and Demolition - Excavation and Landfill

Excavation greater than 1m deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of excavation.

The proposed pool is sited 1m from the building and 1.47m from the site boundary outside of the TPZ of the existing trees on site. The pool will be excavated 1.5m deep from the ground surface. All excavation and retaining will be advised and carried out by a geotechnical engineer at later stages. All proposed excavation and landfill carried will comply with the requirements of the geotechnical risk management policy for Pittwater. Refer drawing A101.

DCP Clause C1.5 – Design Criteria for Residential Development – Visual Privacy

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation.

Elevated decks, and pools, verandas and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

The landscape behind the pool is proposed as a screening from Barrenjoey road for the rear side of the dwelling creating visual privacy to the proposed pool and deck area. The road adjoining the rear boundary is higher than the dwelling site hence a high hedging is proposed. Refer drawing A101.

DCP Clause C1.7 – Design Criteria for Residential Development – Swimming Pool Safety

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming pools act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.

The proposed pool and fencing are designed in accordance with the Swimming pools act 1992 and regulations. Refer drawing A101.

DCP Clause D12.6 – Palm Beach Locality - Side and rear building line

For swimming pools and spas, a 1m minimum setback from the boundary to the pool coping may be permitted with satisfactory landscaping within the setback from the pool or spa coping to the side or rear boundary.

The proposed pool is setback 1.47m from the rear boundary. This setback is proposed with high hedging on a planter thereby enhancing the appearance from the rear road as well as providing visual privacy for the pool and the deck area. Refer drawing A101.

DCP Clause D12.9 – Palm Beach Locality – Landscaped Area - General

The total landscaped area on land zoned R2 Low density residential shall be 50% of the site area.

The landscape area of the existing dwelling is 99 sq.m that is 22.7% of the site area. This existing non-compliance was identified and addressed in the pre lodgement application to council dated 22 December 2023. As per the council's pre lodgement advice, the proposal is requested to retain the existing landscaped area.

The pool and the deck area proposed are designed to mimic the overall configuration of the existing landscape open area with a very minimal impact. In addition, the proposed pool surface now reduces the paved area of the existing dwelling by 17.5 sq.m. Refer drawing SK01

Total Site Area :	436.86 sq.m
Landscape Area (as per controls)	218.43 sq.m – 50%
Existing Landscape Area	99 sq.m – 22.7% (existing non compliance)
Existing Paved Area	150.46 sq.m
Proposed Landscape Area non compliance)	97.7 sq.m – 22.4% (0.3% less than existing
Proposed Paved Area	134.63 sq.m
Proposed Pool Area	17.5 sq.m

DCP Clause D12.11 – Palm Beach Locality – Fences - General

Fencing is permitted along the rear and side boundaries to a maximum height of 1.8m.

The existing fence in the rear boundary is retained at 1.8m height. In addition to the existing fence, pool wall is raised upto 1.8m from the Barrenjoey rood level to provide visual privacy to the pool area and the deck. This wall is screened by hedging thereby enhancing the character of this boundary fence. Refer drawing A101.

5.0 CONCLUSION

It is submitted that the proposed dwelling at 1A Iluka Road Palm Beach is both reasonable and appropriate in accordance with the Pittwater Palm beach locality. The proposed development is designed mindfully to enhance the private open space area for the dwelling occupants causing no impact to neighbours and the local environment regarding solar access, privacy and views. We believe this is a quality addition to Palm beach locality, no person will be prejudiced by its approval and that consent should be given to this Development Application.