

Statement of Environmental Effects

Proposed New Swimming Pool - DA issue A

Site Address: 18 Baz Retreat, Warriewood

16 / DP270907

Client: WAYNE HERBERT

Prepared by
RICH CARR ARCHITECTS
Issue A – September 2021

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1.0 Introduction

This Statement of Environmental Effects accompanies DA documentation prepared by Rich Carr Architects on behalf of Wayne Herbert, dated, September 2021, to detail the proposed swimming pool at 18 Baz Retreat, Warriewood.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, (as amended) including:

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

2.0 Property Description

The subject allotment is described as 18 Baz Retreat, being Lot 16 within Deposited Plan 270907 and is zoned R3 low density residential under the Pittwater Local Environmental Plan 2014.

The dwelling is not listed as a heritage item or within a Conservation Area.

The property is not noted as being affected by any flood planning or bushfire prone land controls.

The property is noted as being in located in an Urban Release Area and known as within the Warriewood Valley Locality.

3.0 Site Description

The site is located on the North Eastern side of Baz Street, Warriewood. The allotment has a primary frontage to Baz Retreat of 12.61m. The alignment of the primary front boundary follows the alignment of the street which is irregular to the side and rear boundaries. The total site area is 302.5m².

The site is currently vacant with a separate approval for a residential dwelling recently approved by council - consent number: DA2021/0665. The details of the site are included on the survey plan prepared by Aspect Development and Survey Pty Ltd, Plan No. 29914965 dated 26.04.21 which accompanies the DA submission.

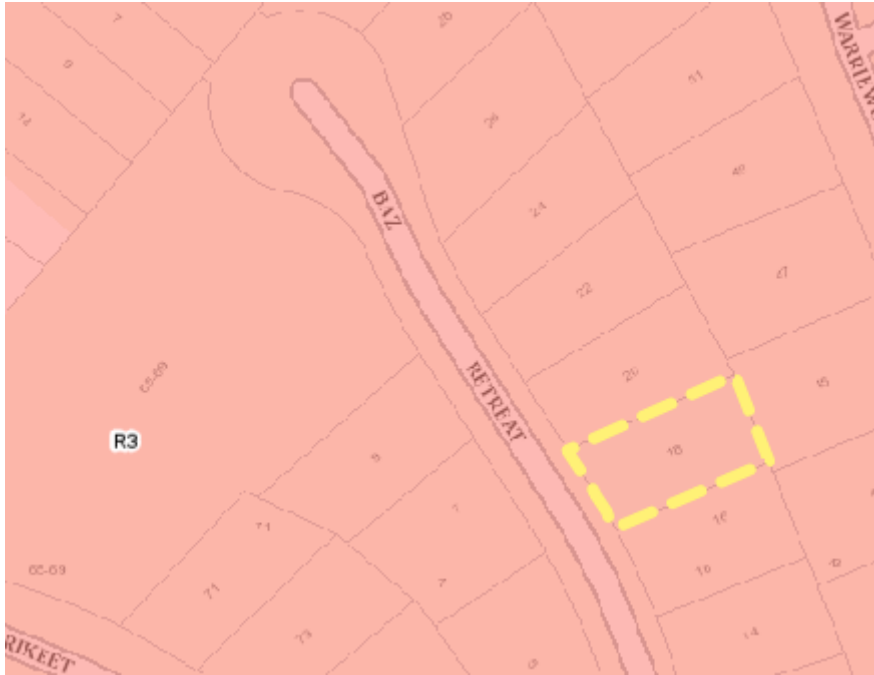


Fig 1: Overall Location image (Source: ePlanning Spatial Viewer)

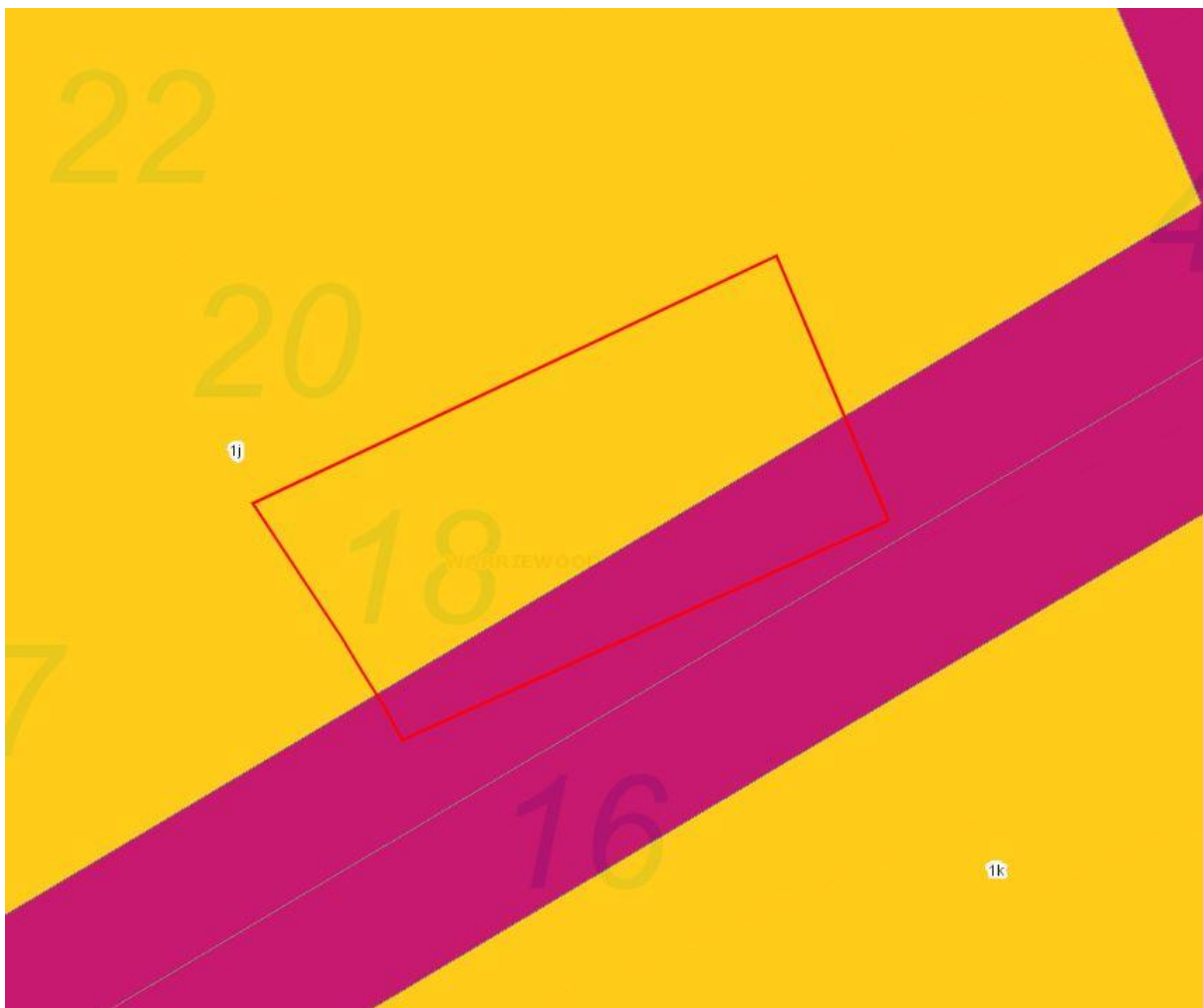


Fig 2: Overall Location image – council maps "Buffer zone" (Source: Northern beaches council Maps)



Fig 3: Overall Location image (Source: Six Viewer Maps)



Fig 4: site image (Source: Narellan Pools)



Fig 5: site image (Source: Narellan Pools)

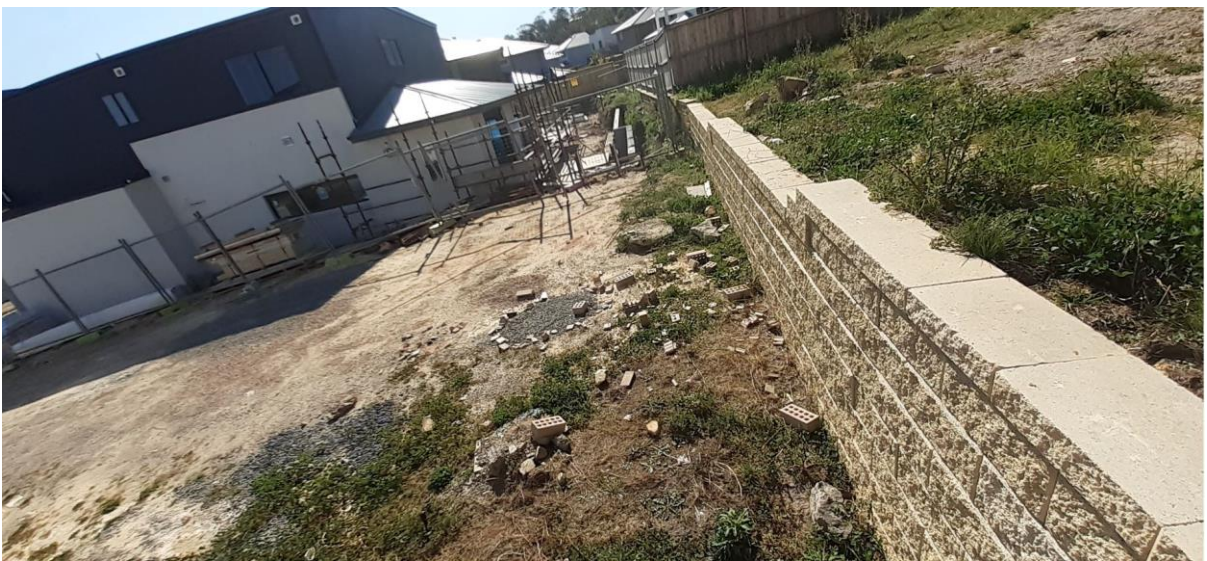


Fig 6: site image (Source: Narellan Pools)

4.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks approval for a new swimming pool with associated paving and fence works all of which is located within the backyard of the dwelling (The dwelling component is proposed as a separate DA application which has been approved)

4.1 Land Use

The proposed development is for landscaping works (swimming pool) to service the residential dwelling house (unconstructed).

4.2 Driveway Extension and Vehicular Access

No change proposed

4.3 Utility Services

No Change proposed

4.4 Site Preparation Works

Site preparation works will be limited to minor grading of earth to provide suitable site levels for the proposed landscaping. Excavation for the pool will be required and is to be completed per the construction sediment and erosion control plan and waste management plan prepared as part of this application. No substantial tree removal or demolition is being proposed as part of this application.

5.0 Zoning and Development Controls

5.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal does not require a BASIX report to be submitted as the pool capacity is less than 40,000L

5.3 The Pittwater Local Environmental Plan 2014 (PLEP 2014)

Clause 2.3 Land Use Zones and Zone Objectives

The land is zoned 'R3 Medium Density Residential' under the provisions of the PLEP 2014.

The development of and use of the land for residential purposes is consistent with the R3 zone objectives, which are noted as:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium 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.

It is considered that the proposed Swimming pool dwelling is permissible and meets the objectives of the LEP, and will be consistent with the desired future character of the surrounding locality

Clause 4.3 Height of Buildings

The maximum permissible building height noted by the LEP is 10.5m – no change is proposed to height

Clause 6.1 Warriewood Valley Release Area

The proposed development notes as within buffer area 1j and is consistent with the precinct objectives. The proposal will not have any significant adverse impact on;

- (a) opportunities for rehabilitation of aquatic and riparian vegetation, habitats and ecosystems within creek line corridors,
- (b) the water quality and flows within creek line corridors,
- (c) the stability of the bed, shore, and banks of any watercourse within creek line corridors.

6.0 The Pittwater 21 Development Control Plan (PDCP 21)

The Pittwater 21 Development Control Plan applies to the proposed development. The relevant provisions of the DCP are summarised in the table below

| Part/Section | Guideline | Proposed Swimming pool | Compliance |
|------------------|--|--|--|
| Section A | Shaping Development in Pittwater | | |
| A1-A4 | Introduction | The proposal is consistent with the provisions in Part A of the DCP. | Y |
| Section B | General Controls | | |
| B2 | Density Controls | The proposal is consistent with the provisions and objectives of the precinct | Y |
| Section C | Development Type Controls | | |
| C1.1-1.25 | Design Criteria for residential development | The proposal is consistent with the provisions and objectives of the precinct | Y |
| C6.1-6.12 | Design criteria for Warriewood Valley Release Area | The proposal is consistent with the provisions and objectives of the precinct | Y |
| Section D | Locality Specific Development Controls | | |
| D16.1 | Character as viewed from a public place | The proposal is not visible from the street as is completely behind the building line | Y |
| D16.4 | Water management | Area is identified as buffer area 1j | n/a |
| D16.5 | Landscape area | <p>Requires min 35% landscape area at a minimum dimension of 4m.</p> <p>The proposal includes 32.4% landscape area with a minimum dimension of 1m.</p> <p>The proposal includes 12.1% landscape area with a minimum dimension of 4m.</p> <p>It is also noted that the required 4m min dimension is not achieved. It is noted that due to the small block size of 302.5M2 and narrow width of 12.55m, the proposal is considered to meet the objectives of the precinct. Paving around the pool has been kept to a minimum to ensure maximised deep soil zones are achieved to reduce stormwater runoff. It is also noted that the proposal would comply with the controls for sites less than 9m wide. A landscape plan has been prepared to accompany the application</p> | N |
| D16.10 | Private open space | Requires min 20m2 with a minimum dimension of 4m | Y – Note 4m min dimension not achieved |

There are no other clauses of the PDCP 21 that are considered to be relevant to the proposed development. It is therefore considered that the proposal meets the objectives the requirements of the PDCP 21.

7.0 Environmental Planning and Assessment Consideration

7.1 Character of the locality

The proposed development is for purposes of a swimming pool and associated landscaping which is consistent with the character of the locality.

7.2 The Built Environment

The proposal has an appropriate scale and built form. The scale and built form is consistent with its proposed use and will sit in harmony with surrounding built structures.

7.3 Streetscape and Public Domain

The proposal will not be visible from the street

7.4 Interface with Surrounding Properties

The proposal will be concealed behind site fences.

7.5 Access

No change to access is proposed

7.6 Vegetation

No substantial trees are proposed to be removed as part of the proposed development.

7.7 Environmental Hazards

The only recognised environmental hazard relates to Acid sulphate soils (Class 5) which is considered minor with the site.

7.8 Construction Impacts

The site of the proposed development has sufficient size and separation distance for conventional construction techniques to be contained within the site boundaries. Given this, it is anticipated that there will be no unreasonable impact on neighbours or the environment during construction. Construction activities will include measures to management potential impacts including site access control, dust management, vehicles limited to being on site, noise and vibration limited to standard work hours, erosion and sediment control in line with Council's standard consent conditions.

7.9 Social and Economic Impact

It is considered the proposed swimming pool will have an overall positive social and economic impact given the proposal will be increasing the amenity of the dwelling uplifting the quality of housing in the locality in terms of amenity.

7.10 Suitability of the Site

The site is suitable for the proposed development in the following respects:

- it is located in a zone in which the proposed type of development is permissible;
- it is surrounded by compatible residential use;
- it has appropriate site access;
- the site area and dimensions are capable of supporting the proposed development;
- utility services are currently available at the site and have capacity to support the proposed development; and there are no environmental constraints of such significance as to preclude the proposed development.

8.0 Conclusion

This statement assesses the application for a new swimming pool and associated landscaping at 18 Baz Retreat, Warriewood. We conclude that the proposal is permissible in the statutory zones; complies with and is consistent with development standards applicable to the site; has no negative impact on the neighbourhood and no negative environmental impact or amenity of the surrounds.

The proposal as documented will provide a positive contribution to the dwelling. Based on the proposal's strong performance against all key planning objectives, the application is submitted for favourable assessment.

Prepared By

Richard Carr

Director

Registered Architect – NSW ARB 9697