

## Statement of Environmental Effects

Proposed New Swimming Pool - DA issue A

Site Address: 15 Wesley St, Elanora Heights

Lot 12 / DP30255

Client: LOUISE SIMON

Prepared by  
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Issue A – DECEMBER 2021

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## 1.0 Introduction

This Statement of Environmental Effects accompanies DA documentation prepared by Rich Carr Architects on behalf of Louise Simon, dated December 2021, to detail the proposed swimming pool at 15 Wesley St, Elanora Heights.

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 15 Wesley St, being Lot 12 within Deposited Plan 30255 and is zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014.

The dwelling is not listed as a heritage item nor 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 a Vegetation Buffer bushfire prone zone, a geotechnical hazard area and nominated with Class 5 Acid Sulfate Soils.

## 3.0 Site Description

The site is located on the Eastern side of Wesley St, Elanora Heights. The allotment has a primary frontage to Wesley St of 27.59m. The alignment of the primary front boundary follows the alignment of the street which is regular to the side and rear boundaries. The north boundary is 33.7m and the southern side boundary is 36.75m. The total site area on title is 945.8m<sup>2</sup>.

The site is currently occupied by a two-storey rendered masonry dwelling. The dwelling also includes a detached garage structure. The details of the site are included on the survey plan prepared by Geodesy Survey Group, Plan No. J11578\_DL 01, dated 30 September 2021 which accompanies the DA submission.



Fig 1: Overall Location image (Source: Six Viewer Maps)



Fig 2: Image of existing front yard/landscaping (Source: Geodesy Survey Group photograph)



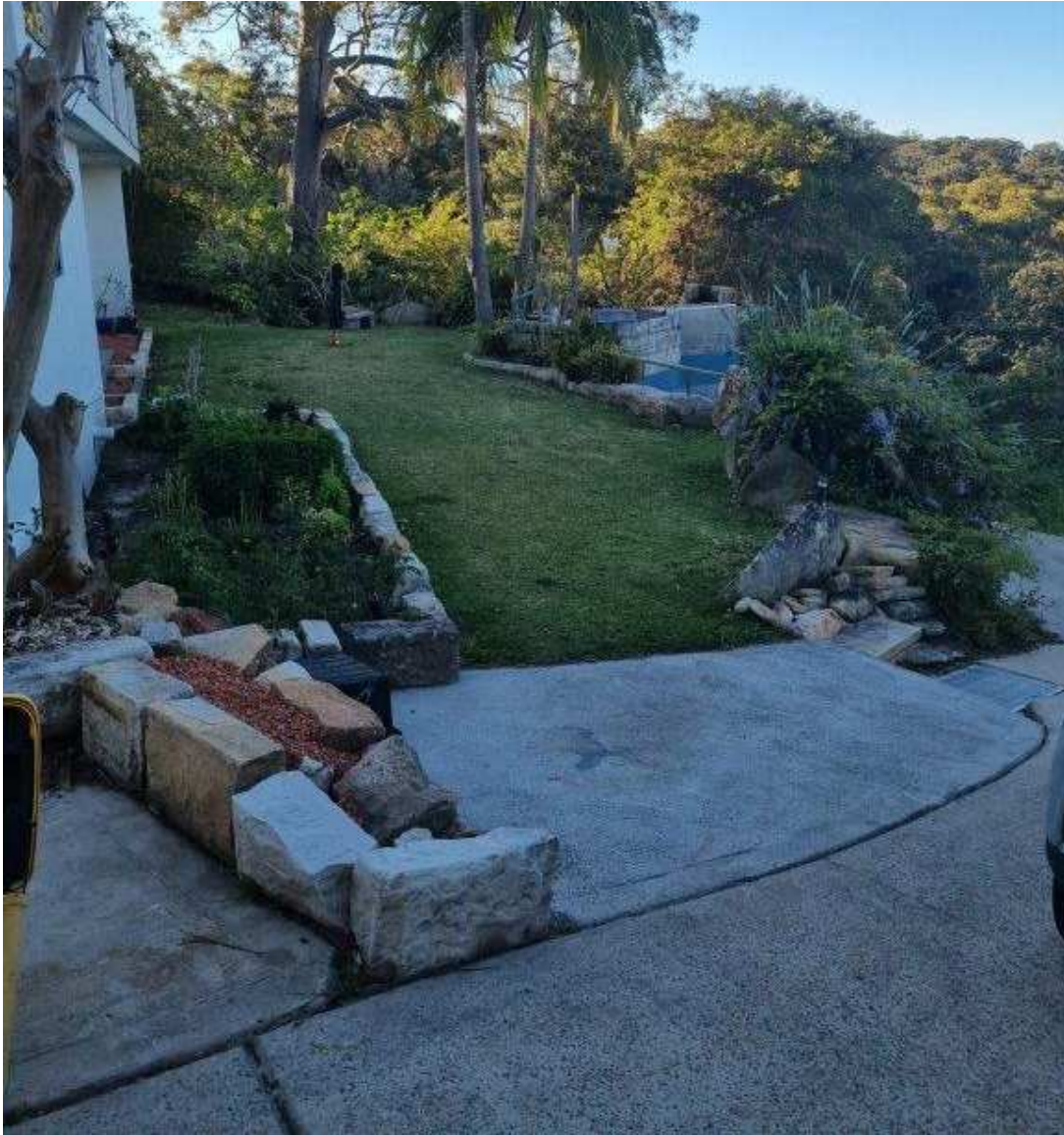


Fig 3: Image of existing rear yard at proposed pool location (Source: Geodesy Survey Group photograph)



Fig 4: Image of existing rear yard at proposed pool location (Source: Geodesy Survey Group photograph)

#### 4.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks approval for a new above ground swimming pool with associated decking and fence works all of which is located within the backyard of the dwelling (unconstructed). The proposed above ground swimming pool is to be located within an existing embankment to minimise site disturbance and to extend the existing ground level of the turf level, in turn blending into the natural topography.

##### 4.1 Land Use

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

##### 4.2 Driveway Extension and Vehicular Access

No change proposed to the access point. The driveway is proposed to be reduced to make allowance for the new pool to be located in the location of the existing hardstand.

##### 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. Minor 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 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 'R2 Low Density Residential' under the provisions of the PLEP 2014.

The development of and use of the land for residential purposes is consistent with the R2 zone objectives, which are noted as:

- 1• 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.

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 8.5m – no change is proposed to height

#### Clause 7.1 Acid Sulfate Soils

The site is noted as Class 5. It is considered that due to the minor nature of this application and extent of works the proposal will not have an adverse impact on acid sulfate soils. It is considered that the proposal is not below 5m AHD and will not lower the water table below 1m AHD

#### Clause 7.6 Biodiversity

The site is noted as Biodiversity on the Biodiversity map. It is considered that due to the minor nature of this application and extent of works, the proposal will not have;

- (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
- (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
- (iv) any adverse impact on the habitat elements providing connectivity on the land, and

### 6.0 The Pittwater 21 Development Control Plan (PDOP 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
<b>Section A</b>	<b>Shaping Development in Pittwater</b>		
A1-A4	Introduction	The proposal is consistent with the provisions in Part A of the DCP.	Y
<b>Section B</b>	<b>General Controls</b>		
B2	Density Controls	The proposal is consistent with the provisions and objectives of the precinct	Y
<b>Section C</b>	<b>Development Type Controls</b>		
C1.1-1.16	Design Criteria for residential development	The proposal is consistent with the provisions and objectives of the precinct	Y
C1.17	Swimming Pool Safety	The proposal is consistent with the provisions and objectives of the DCP	Y
<b>Section D</b>	<b>Locality Specific Development Controls</b>		
D5.5-6	Side setbacks to coping	1m required	Y



	Rear setbacks to coping	1m required Note: the pool coping exceeds 1m setback however a small portion of the deck is less than 1m setback from rear boundary. No neighbours share the rear boundary. It is noted that the pool is more than 1m above ground however is located within an embankment, therefore relying on the existing surrounding levels for alignment.	N
D5.9	Landscape area	Min 60% required. Note, the existing landscaping on the block was already deficient in landscape area and an increase to landscape area is proposed as part of this application. 52.3% of the site is proposed as landscaping.	N

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 hazards identified as associated with this site area as follows

- Bushfire prone land. A bushfire report accompanies this application and nominates the site as flame zone. BPAD (bushfire planning and Design) has prepared a review and a report to accompany this application in support. Based on the sitting/design.

- Acid Sulfate Soils – Due to the minor nature of this application and extent of works the proposal will not have an adverse impact on acid sulfate soils. It is considered that the proposal is not below 5m AHD and will not lower the water table below 1m AHD
- Geotechnical Hazard – A Geotechnical report has been prepared in conjunction with this application by White Geo Group and the works are to be executed in accordance with this report.
- Terrestrial Biodiversity – Due to the minor nature of demolition, no tree remove and increase to landscaping, the impact on Terrestrial Biodiversity is considered minor.

only recognised environmental hazard relates to Terrestrial Biodiversity, Acid sulphate soils (class 5), bushfire prone land which is considered minor with the site in relation to the proposed swimming pool development.

### 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 15 Wesley St, Elanora Heights. 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 performance against key planning objectives, the application is submitted for favourable assessment.



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