



Date: 22/2/2022

STATEMENT OF ENVIRONMENTAL EFFECTS

5 Baz Retreat, Warriewood

1. Project description.

The proposal is for construction of a swimming pool and associated landscaping in the rear yard of the subject site.

The property is Lot 8 in DP 270907

The site is R3 zoned.

The site is 399.2m² and roughly rectangular in shape. The site is slightly sloping from northeast to southwest.

The site is not affected by bushfire, geotechnical, flooding risk or Acid sulphate soils.

General Discussion

2. Flora impact

No existing vegetation will be impacted.

DCP compliant vegetation was installed on the site when the lot was subdivided and house built approximately 3 years ago.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as all development is close to existing ground level.

The proposed pool and deck do not alter the existing use of the residential setting; therefore, privacy will remain as per existing.

The existing 1800mm high boundary fence will be retained with the pool only very slightly above existing ground level. Therefore, the privacy between 5 Baz Retreat and the neighbouring Properties will be maintained as adequate.

4. Streetscape and impact on public domain.

The pool and associated development is not visible nor will have any impact on the streetscape or public domain.

5. Risks

The site is not affected by bushfire, landslip, flood or Acid sulphate soils.

6. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.

Excess excavated material will be carted off-site and disposed of as per controls set out in P21DCP.

The excess spoil will be recycled at Kimbriki center or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling centre or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

Relative Controls.

7. Controls in LEP and DCP

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

The landscape design aims to screen the proposed development from all neighbours. An adequate number of canopy trees are located onsite from the DA compliant house build approximately 3 years ago.

- D16.5

The site is a strange shape being approx. 24m wide and 12 to 18m deep. It therefore does not fit fairly with the DCP minimum landscape area requirements table which is presumably designed for lots of normal depth. So for example a 24m wide lot would be 40 to 60m deep.

Therefore, the development does not comply with the requirement of 45% landscape.

The proposal results in a landscape area of 37.88%

It should be noted that the development achieves all the objectives of this DCP without meeting the control. Additionally, maintaining 45% landscape area on a site under 400m² is almost impossible while also allowing for natural amenity for a family living on the Northern Beaches.

- D16.7

No rear setback requirement is given for swimming pools. However it can be noted that a 600mm wide garden bed is allowed for in the design to enable screen planting. The pool setback is 1000mm

End.

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