

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Alterations & Additions

Owner:

**Mr & Mrs Peschardt**

Project:

**New Swimming Pool at:**

**6B Trentwood Park, Avalon, NSW 2107**

Date:

**February 2025**

Prepared by:



**Studio //**

Suite 13/9 Bungan St, Mona Vale 2103

**Postal //**

P.O. Box 26 Newport, NSW 2106

**m** 0433 775 490

**p** 02 9999 0668

**e** [info@hothousestudio.com](mailto:info@hothousestudio.com)

**w** [www.hothousestudio.com](http://www.hothousestudio.com)

## **1.0 INTRODUCTION**

This Statement of Environmental Effects has been prepared as part of supporting documentation in association with a Development Application concerning **Lot 2, DP 565776, no. 6B Trentwood Park, Avalon** in the Local Government Area of Pittwater in the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

## **2.0 SITE LOCATION AND DESCRIPTION**

The site, #6B is situated in the cul-de-sac at the southern end of Trentwood Park, off Avalon Pde, in Avalon. Topographically, the site is on the eastern side of the slope that connects Ruskin Rowe to Chisholm Ave. There are no water views, however, there exists a tree lined outlook from the elevated areas of the site.

The site is an irregular shaped battleaxe, with front portion of the site/driveway represented as a 'right of carriageway', which is shared with #6A (lot 2). The most notable feature of the site is the fully setback position of the dwelling located at the southern end of the lot, at the end of a long concrete driveway, approximately 60m from Trentwood Park cul-de-sac. The site features mature trees, organised planting, natural rock and lawned areas. The site contains a cross slope of approximately 9m from west to east boundaries.

The dwelling is timber framed one and two storey structure with tiled roof. The western side of the dwelling consists of a garage and entry wing. Off the northern side of the house, facing the yard, is a large two tier timber deck, giving access to the lawn and gardens. To the eastern side of the dwelling exists a outcrop of numerous palms.



Figure 1. Aerial Locality Plan, Google Maps



Figure 2. Street view of the driveway, accessing #6A & 6B. Note #6A garage is visible.

### **3.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

Application is made for the following:

a) New in-ground concrete swimming pool and retaining walls

The proposed development is described in Drawings by **Hot House Architects**:

- DA001 COVER SHEET
- DA002 EXTERNAL FINISHES
- DA010 SITE ANALYSIS PLAN
- DA020 SITE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN
- DA100 POOL LEVEL / LANDSCAPE PLAN
- DA200 NORTH-EAST ELEVATION
- DA201 SOUTH-EAST ELEVATION
- DA300 SECTION 1 (SHORT)
- DA301 SECTION 2 (LONG)
- DA302 SECTION 3 (SHORT)
- DA600 LANDSCAPE AREA PLAN
- DA850 NOTIFICATION PLAN

A site survey plan showing existing locations, levels and Boundary ID by ENG Land Services is also provided.

## 4.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY

### 4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

<i>Clause</i>	<i>LEP Provision</i>	<i>Proposed Alterations &amp; Additions</i>	<i>Compliance</i>
<b>Part 1</b>	<b>Preliminary</b>	Noted	Yes
<b>Part 2</b>	<b>Permitted or Prohibited Development</b>		
2.2	Zoning of land to which Plan applies <b>Land zoning: C4 Environmental Living</b>		
2.3	Zone objectives and land use table <i>Zone C4 Environmental Living</i> <i>Permitted with consent: Dwelling Houses</i>	The proposed development is permitted with consent within the C4 Environmental Living zone	Yes
<b>Part 4</b>	<b>Principal Development Standards</b>		
4.3	Height of buildings <i>Maximum height: 8.5m</i>	No change proposed to existing 8.5m max height.	Yes
4.4	Floor space ratio <i>Not identified</i>		
4.6	Exceptions to development standards <i>Variations to development standards require written request</i>	No exceptions to LEP development standards are requested in relation to the proposed development.	Yes
<b>Part 5</b>	<b>Miscellaneous Provisions</b>		
5.9	Preservation of trees or vegetation <i>Development consent required for removal of trees</i>	No trees proposed for removal.	Yes
5.11	Bush fire hazard reduction <i>Bush fire hazard reduction work per Rural Fires Act 1997 may be carried out without development consent</i>	The site is not identified by mapping as a bush fire prone area.	NA
<b>Part 7</b>	<b>Additional Local Provisions</b>		
7.1	Acid sulfate soils <i>Acid sulfate soils class: 5: Applies to works below 5m AHD</i>	No works proposed below 5m AHD.	Yes

<b>Clause</b>	<b>LEP Provision</b>	<b>Proposed Alterations &amp; Additions</b>	<b>Compliance</b>
<b>Part 7</b>	<b>Additional Local Provisions (cont.)</b>		
7.2	Earthworks <i>Earthworks require development consent</i>	Proposed earthworks for retaining elements and pool are of a minor nature and can be carried out with minimal impact on sub-soil drainage patterns and soil stability on site or within the locality.	Yes
7.3	Flood planning	Council maps DO NOT identify the land as being subject to any flood risk precincts	N/A
7.6	Biodiversity <i>Council maps identify the land as "Biodiversity"</i>	The swimming pool works will have a very minor impact on local flora and fauna. An established low value garden bed will be removed.	Yes
7.7	Geotechnical <i>Council maps identify the land as "Geotechnical Hazard H1"</i>	The proposed swimming pool is suitable for the site and is to be designed by a structural engineer. A geotechnical report by WHITE GEOTECHNICAL GROUP is submitted as part of this application.	Yes

## 4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN

<i>Clause</i>	<i>DCP Provision</i>	<i>Proposed Alterations &amp; Additions</i>	<i>Compliance</i>
<b>Sect A</b>	<b>Shaping Development in Pittwater</b>		
A1	Introduction	Noted.	
A2	The community and its plan	Noted.	
A3	What shapes development in Pittwater	Noted.	
A4	Localities		
A4.1	Avalon locality	Noted.	
A5	Exhibition, advertisement and notification of applications	Noted.	
<b>Sect B</b>	<b>General Controls</b>		
B3	Hazard controls		
B3.1	Landslip hazard	Proposed new pool and retaining elements to be designed by a structural engineer and proper drainage installed to ensure no impact on subsoil drainage patterns and site stability.  The proposed works remove risk by ensuring the ongoing stability of the site by shoring up existing structures, the replacement of low strength retaining elements and the provision of new additional retaining elements.	Yes
B3.2	Bush fire hazard	The site is not identified by council mapping as a bush fire hazard.	Yes
B3.11	Flood prone land <i>Site flood risk: Nil</i>	The site is not identified by council mapping as being flood affected.	N/A
B4	Controls relating to the natural environment	Noted.	
B5	Water management	Noted.	
B6	Access and parking	No change.	N/A
B8	Site works management	See sheet DA_020 Site Management Plan showing erosion and sediment control measures, and facilities management.	Yes

<b>Clause</b>	<b>DCP Provision</b>	<b>Proposed Alterations &amp; Additions</b>	<b>Compliance</b>
<b>Sect C</b>	<b>Development Type Controls</b>		
<b>C1</b>	Design criteria for residential development		
<b>C1.1</b>	Landscaping	Existing landscaping will not be significantly altered. An existing low value planter bed will be removed. Abundant planting exists on site.	Yes
<b>C1.2</b>	Safety and security <i>Design to incorporate CPTED principles</i>	No change Safety and Security. Existing conditions remain appropriate.	N/A
<b>C1.3</b>	View sharing	Proposed changes do not impact on any existing view sharing.	N/A
<b>C1.4</b>	Solar access	The proposal does not impact on existing solar access to site or to neighbouring development. The development is located at the lower area of the site, an is predominantly an in-ground development.	Yes
<b>C1.5</b>	Visual privacy	The proposed swimming pool is positioned in the lower lawn/planter areas to the north of the dwelling. The FFL of the pool area will sit 2.m below the upper deck and 0.7m below the lower deck. This area of the site is set down and considered very private due to topography and existing screen planting. There will be no visual privacy concerns.	Yes
<b>C1.6</b>	Acoustic privacy	Proposed pool pump and filter to be housed and screened to ensure no impact to existing amenity for neighbouring development. It is proposed to be located underneath or adjacent to the existing deck. No additional noise will emanate from the dwelling as its use, function and size remains similar to existing.	Yes
<b>C1.7</b>	Private open space		
	<i>Min. 80m2 private open space</i>	Private open space: Lower deck + rear yard > 80m2	Yes
	<i>At ground level</i>	Due to the sloping site, POS is generally utilised on the lower deck.	Yes
	<i>Min. dimension 3m</i>	Min. dimension 3m	Yes
	<i>Min. principal area of 16m2 within private open space</i>	Principal area at lower deck >16m2	Yes
	<i>Min. principal area dimension 4m</i>	Min. dimension 3.8m	Yes
	<i>Max. slope 1:20</i>	N/A as the site topography does not allow.	Merit
	<i>Directly accessible from living area</i>	Directly accessible from lower living area	Yes



	<i>Good solar access</i>	Good solar access due to the northerly orientation is available to the new pool area	Yes
	<i>Balcony above ground level may be included in p.o.s. Min. dimension 2.4m</i>	No change to existing decks	Yes
C1.12	Waste and Recycling Facilities	No change	Yes
C1.17	Swimming pool safety	Fencing and signage at proposed pool to comply with AS1926.1-2007	Yes
C1.23	Eaves <i>Min. eaves depth: 450mm</i>	No changes to existing eaves are proposed.	N/A

<b>Clause</b>	<b>DCP Provision</b>	<b>Proposed Alterations &amp; Additions</b>	<b>Compliance</b>
<b>Sect D</b>	<b>Locality Specific Controls</b>		
D1	Avalon locality		
D1.1	Character as viewed from a public place <i>Building facades to a public place must incorporate two of:</i> <i>i. entry feature / portico;</i> <i>ii. awnings or other features over windows;</i> <i>iii. verandahs, balconies or window box treatment to any first floor element;</i> <i>iv. recessing or projecting architectural elements;</i> <i>v. open, deep verandahs; or</i> <i>vi. verandahs, pergolas or similar features over garage doors</i>	No changes are proposed to the character as viewed from a public place	Yes
	<i>Bulk and scale of buildings to be minimised</i>	The proposed works are set well away, and at a lower plane to road reserve.	Yes
	<i>Parking structures to be located behind the front building line</i>	No changes to parking are proposed	Yes
	<i>Buildings to give the appearance of being secondary to landscaping</i>	No changes to buildings.	Yes

D4.2	Scenic protection – General <i>Development shall minimise visual impact when viewed from waterway, road or public reserve</i>	No visual impact. The proposed works are not visible from waterways, roads or public reserves.	Yes
D4.3	Building colours and materials <i>External colours shall be dark and earthy tones</i>	No change is proposed to the existing building colours and materials.	Yes
D4.5	Front building line (C4 environmental living) <i>Min. 6.5m</i>	No proposed change to the front building line	N/A
D4.6	Side and rear building line (E4 environmental living) <i>2.5m to one side 1.0m to the other side 6.5m rear building line</i>	No change to ex'g dwelling setback. Pool coping setback 2.4m to east boundary. No change to existing dwelling setback. Pool setback > 6.5m	Yes Yes Yes
D4.8	Building envelope <i>45° @ 3.5m</i>	No change proposed.	Yes
D4.10	Landscaped area – environmentally sensitive land <i>Min. total landscaped area: 60%</i>	<i>Landscaped area mapping: Area 1</i> Existing: 855m2 (62.4%) <b>Proposed: 856.9m2 (62.1%)</b> (including 3% variation of 41.7m2 (pool + paving)	Yes
	<i>Variations to landscaped area</i>	Noted	
	<i>i) impervious areas &lt;1m in width</i>	3% site ( <b>41.7m2</b> ) included as impervious outdoor for recreation (up to 6% allowed).	Yes
	<i>6% impervious can be recreational</i>		Yes
D4.11	Fences – General	No changes proposed to existing fences.	NA
D4.12	Fence – environmentally sensitive land	No changes proposed to existing fences.	NA
D4.13	Construction, retaining walls, terracing and undercroft areas <i>Retaining walls and terracing visible from public places preferred to be of sandstone</i>	The pool is an in-ground pool, so no undercroft visible. The retaining walls are set below the driveway level and will not be visible from any public space.	Yes

### 4.3 EXCEPTIONS TO DEVELOPMENT STANDARDS

No exceptions to LEP development standards are requested in relation to the proposed development.

### 4.4 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

#### 79C CONSIDERATIONS

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,)*

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing statement of environmental effects.

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

These considerations are addressed in the foregoing statement of environmental effects. The social and economic impacts will be positive in improving the residential

accommodation and amenity of the property at 6B Trentwood Park, Avalon and provide employment and revenue opportunities for local businesses during the construction period. Retaining structures are considered to have beneficial impact on the site and ensure the longevity of the dwelling.

*(c) the suitability of the site for the development,*

The proposed alterations and additions are consistent with the zoning of the land, conservative in scale and result in minimal adverse environmental or amenity impacts and is therefore considered suitable.

*(d) any submissions made in accordance with this Act or the regulations,*

The applicant is available to consult with the immediate neighbours at any stage during the notification period.

*(e) the public interest,*

The proposed development will provide for low density residential housing stock that will provide for the housing needs of the local community and will provide for employment and contribute to the local economy through the construction phase.

#### **4.5 BASIX**

A BASIX Certificate (A1781561) forms part of this Development Application.

## **5.0 CONCLUSION**

The proposed additions to 6B Trentwood Park, Avalon are considered modest in scope but will enhance the living standards for the occupants. Careful attention has been given to achieving compliance with the relevant provisions of Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Section 79C of the NSW Environmental Planning and Assessment Act. A thorough site analysis has informed the design to ensure that there will be minimal adverse impacts on the occupants of neighbouring properties, the local natural environment or to members of the public.

The design outcome shows respect for the limitations of the site and the amenity of the adjoining properties, and it is our opinion that the proposal is suitable for the site and local environment. We believe Northern Beaches Council will find the proposed alterations and additions satisfy the objectives required and find the Development Application fit for approval.



Figure 3. The view towards the dwelling, as approached down the battleaxe driveway. Note, the proposed pool location is partially on the lawn adjacent to the lower deck and partially in the garden (in foreground).



Figure 4. View to the proposed location of the swimming pool.



Figure 5. View of proposed position of pool, set into the garden area (beyond stairs)



Figure 6. View to the garden area where the pool will be positioned (part in garden, part in lawned area).