

PENRITH COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED RETAINING WALLS AND SWIMMING POOL

AT

LOT 342, 180 FORESTWOOD DRIVE, GLENMORE PARK

FOR

Matthew Sielicki & Steven Dixon

C/O WISDOM POOLS & LANDSCAPES

17-19 Central Hills Drive, Gregory Hills NSW 2557

1300 855 775

1. INTRODUCTION

This development application relates to the land at Lot 342, 180 Forestwood Drive, Glenmore Park – DP 1231225, and has been prepared for Mr Sielicki & Mr Dixon.

This development application is for the construction of retaining walls, and an inground concrete swimming pool to the rear of the existing dwelling at the above address.

The following Statement of Environmental Effects details the subject site and the site context, outlines the proposed development and confirms the way the development will comply with relevant planning legislation and local planning controls.

The subject site is located within the residential area of Penrith, and there are no site constraints due to flooding which have been identified on the land.

The proposed development meets the zone objectives for the R2 Low Density Residential and is a permissible use under the Penrith Local Environmental Plan 2010. The proposed development also appears to meet the development controls within the Penrith Development Control Plan 2014 for retaining walls and swimming pools, in principle. This Statement is accompanied by the required plans and documentation including Pool Plan. This Statement of Environmental Effects indicates that the proposed development is a suitable outcome for the site and accordingly Council approval is sought.

2. SITE CONTEXT

The subject property is Lot 342 in DP 1231225, 180 Forestwood Drive, within the suburb of Glenmore Park, in the LGA of Penrith. The surrounding area is a predominantly residential area and the landscaping to the surrounds of this property is in keeping with the character of the surrounding locality. The site area is 1008m², with a width of 22.4m and length of 45m. The allotment is a regular shaped block with a South – North orientation.



The property currently vacant, with a DA application currently submitted with Penrith council for a 2 storey brick dwelling & retaining walls. There are vacant blocks to the North, South, East & West. The site has a slope of approximately 3.05m over the block, falling from the North-east corner towards the South-west corner. The suburb of Glenmore Park is dominated by detached residential dwellings. Low density residential sites containing single and two storey dwelling houses are the dominant form of development in this locality. There is no known contamination on the site.



IMAGE 1: Street access - View North from Forestwood Drive towards front of property



IMAGE 2: Site context - View of rear yards towards street

3. PROJECT DESCRIPTION

This development application seeks approval for the construction of a sandstone block retaining wall to the rear of the property, and an inground reinforced concrete swimming pool. The swimming pool is proposed to be set at the rebate level of the dwelling.

The form of the proposed development is outlined as follows:

- Reinforced concrete swimming pool and surrounding concrete poolside areas to rear yard
- Glass fencing to pool surrounds
- Acoustic control enclosure for storage of all pool filtration and sanitisation equipment
- Sandstone block retaining wall for cut, to allow swimming pool level at rebate level of dwelling

4. ASSESSMENT OF RELEVANT CONTROLS AND POLICIES

The Penrith Local Environmental Plan 2010 and Development Control Plan have been used as reference for this application.

PENRITH LOCAL ENVIRONMENTAL PLAN 2010 (PLEP)

Zone Objectives and Permissibility

The subject site lies within the R2 Low Density Residential zoning.

Retaining walls and swimming pools are permissible in the R2 Zone with development consent. These items have been designed to meet the objectives of development within the R2 zone.

PENRITH DEVELOPMENT CONTROL PLAN (PDCP)

The provisions of the above DCP have been assessed and the following relevant items have been considered and addressed:

DCP D2 – RESIDENTIAL DEVELOPMENT

Part 2.1.4. Landscaped Area

The proposed landscaped area of the site is not in full compliance with the controls of this planning guideline, but we feel it is in compliance with the objectives. Council requires a minimum of 50% landscaped area to be provided for R2 sites, with a minimum dimension of 2m. The calculations for this site are as follows:

Site Area = 1008m²

Minimum Landscaping - 50% = 504m²

Proposed Landscaping (all areas) – 50.8% = 508.7m²

Proposed Landscaping (min 2m dimension) – 46.97% = 473.4m²

The site will feature a significant amount of lawn to the rear yard, with substantial planting to the front yard. Additionally, planting has been included between any retaining walls and boundaries in the rear yard

Part 2.1.7. Garden Design & Fences

The proposed retaining walls are not in full compliance with the controls of this planning guideline, but we feel it is in compliance with the objectives and would like Council to consider this development based on site conditions- Controls state retaining walls should generally be no higher than 600mm, with the highest point of this development being just over 1m high, then stepping down in height.

- The proposed swimming pool has been set at the rebate level of the dwelling to improve the amenity of the space & remaining rear yard, involving excavation to this level.
- Retaining walls have been setback 500mm from side and rear boundaries, with planting within this space.

Swimming Pool

No controls were identified pertaining specifically to swimming pools, however;

- The proposed swimming pool has been offset from the rear boundary by 3.5m and 7.2m off the Eastern boundary
- The pool has been designed to sit at the rebate level of the dwelling so that is always highly visible from the living and entertaining areas of the residence to ensure constant surveillance of people using the pool. This means that whilst the pool is at the same level as the main outdoor entertaining area it is significantly lower than neighbouring properties to the North & East.
- All pool safe barriers on this project have been designed to be fully compliant with AS1926 Part 1 – 2007 and AS1926 Part 2 – 2012 and the Swimming Pools Act 1992.

5. CONCLUSION

It is our professional opinion that the proposed development has been successfully integrated into this site, with sensitive consideration of the requirements of the Penrith LEP 2010 and Development Control Plan.

The form and design of the proposal is responsive to the site conditions. It is of a size and scale appropriate to the setting and existing residence. The proposal will not adversely affect the existing character of the locality, nor have a negative impact on neighbouring properties.

We understand that this application will be judged on its merit and we request that Council view this well considered application favourably.