

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date February 2025

CWC Ref A5950

Lot 21 DP1096579 | 20 Twilight Close, Red Head

Statement of Environmental Effects

Proposed Swimming Pool and Retaining Walls at 20 Twilight Close, Red Head

1.0	Introduction	3
2.0	Property Details.....	3
2.1	Site Characteristics	3
2.2	Existing Services.....	4
3.0	Proposal Overview	4
4.0	General Information	5
5.0	State Environmental Planning Policy	6
5.1	Sustainable Buildings 2022	6
5.2	Resilience and Hazards 2021	6
5.3	Biodiversity and Conservation 2021	6
5.4	Transport and Infrastructure 2021	6
6.0	Greater Taree Local Environmental Plan 2010	6
7.0	Development Control Plan	7
7.1	Greater Taree Development Control Plan 2010	7
7.2	Non-Compliances	10
8.0	Conclusion	12

1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed swimming pool and retaining walls at 20 Twilight Close, Red Head. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	21	Section	-	DP	1096579
Address	20 Twilight Close, Red Head 2430				

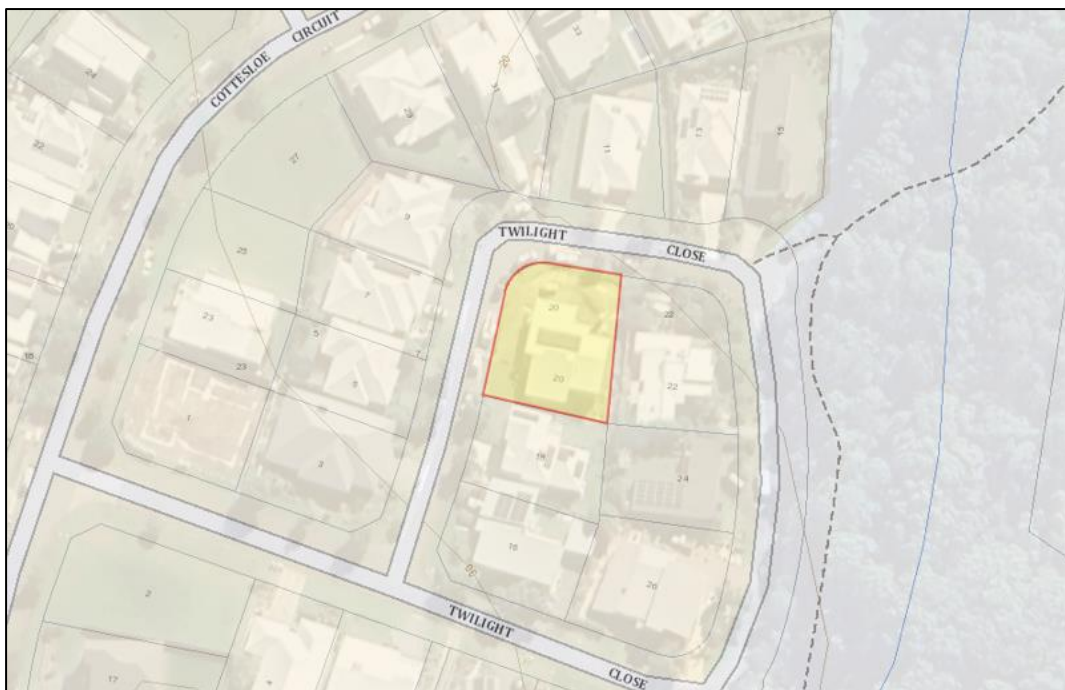


Figure 1: Aerial View, image from SIX Maps (sourced: February 2025)

2.1 Site Characteristics

The subject site has an area of 761.6m² and is a corner lot with north and west orientation to Twilight Close. The site has an existing two-storey dwelling with attached garage.

The neighbouring properties comprise of single-storey and two-storey dwellings with a variety of external materials and finishes. The subject site is adjoined by dwellings to the east and south.

The subject site is not identified as being bushfire prone.

2.2 Existing Services

Water

Council's records indicate that there is an existing 20mm metered water service from Twilight Close servicing the existing dwelling.

Sewer

Council's records indicate that there is an existing sewer main adjacent the eastern boundary of the site, with an existing sewer junction servicing the existing dwelling. It is proposed to utilise this existing connection for the proposed swimming pool.

Stormwater

The existing dwelling is serviced by an existing stormwater connection.

3.0 Proposal Overview

The proposal is for the construction of a swimming pool and retaining walls at 20 Twilight Close, Red Head.

The proposed works include:

- Proposed swimming pool
- Proposed pool area with 1.4m high pool wall and 1.2m high pool fencing
- Proposed tiered masonry retaining walls, each wall to maximum 1.25m high
- Existing retaining wall to be remediated to match the proposed wall height
- Proposed landscaping and timber stairs

Access to the dwelling is to remain as per the existing driveway.

4.0 General Information

<u>Site Suitability</u>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	Yes
• Require the display of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No
• Have the potential to cause any form of water pollution?	No
• Emit noise levels that could affect neighbouring properties?	No
• Be considered potentially hazardous or offensive (refer SEPP Resilience and Hazards for definitions)?	No
• Affect native or aquatic habitat?	No
• Have an impact on a threatened species or habitat?	No
• Involve the removal of any trees?	No
<u>Access, Traffic & Utilities</u>	
• Are electricity and telecommunications services available to the site?	Yes
• Is lawful and practical access available to the site?	Yes
• Will the development increase local traffic movements and volumes?	No
• Are appropriate manoeuvring, unloading and loading facilities available on site?	N/A
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As existing - individual bins collected via Council's Contractors	
How and where will the wastes be stored: As existing within the private open space	
• Does the proposed use generate any special wastes?	No
• Will the use generate trade wastes (i.e. greasy or medical wastes)?	No

5.0 State Environmental Planning Policy

5.1 Sustainable Buildings 2022

A BASIX Certificate has been submitted demonstrating that the proposed development will comply with the requirements of the SEPP.

5.2 Resilience and Hazards 2021

Part 2.2 Development controls for coastal management areas

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

5.3 Biodiversity and Conservation 2021

MidCoast Council mapping identifies that the subject site is located within an area of an existing Koala PoM. However, the proposal does not include the removal of any trees.

5.4 Transport and Infrastructure 2021

The subject site does not have frontage to a classified road.

6.0 Greater Taree Local Environmental Plan 2010

Clause 2.2 - Land Zoning

The subject site is zoned R1 – General Residential. The objectives of this zoning are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed retaining walls and swimming pool for the existing dwelling is a permissible land use and is consistent with the R1 zone objectives.

Clause 4.1 - Minimum Lot Size

The minimum lot size specified on the Lot Size Map is 450m². The proposal does not affect the existing lot size of 761.6m².

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Buildings Map is 8m. The proposed swimming pool and retaining walls does not affect the existing height of the dwelling.

Clause 4.4 - Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.6:1. The proposal does not affect the existing floor space ratio of the dwelling.

Clause 5.10 - Heritage Conservation

The subject site is not identified as a Heritage Item and is not located within a heritage conservation area.

Clause 5.21 - Flood Planning

The subject site is not identified as being within a Flood Planning Area.

Clause 7.1 - Acid Sulphate Soils

The subject site is not mapped as having Acid Sulphate Soils.

7.0 Development Control Plan

7.1 Greater Taree Development Control Plan 2010

	DCP Requirements	Proposal	Complies Yes/No
D3.1 Cut and fill	Max cut or fill 1m	No cut proposed Fill to max 1.5m	N/A No
	Council will consider permitting greater cut for split level on steeply sloping sites	Subject site has steep topography, with 7m fall from south-west to north-east	Yes
H2.1 Coverage	Max site coverage 65%	Site coverage approx. 44%	Yes
H3.1 Front Setback	Primary frontage: 5m	Dwelling as existing 3.196m to pool area	As existing
	Secondary frontage: 3m	Dwelling as existing 1.216m to pool area	As existing
H3.1 Side and Rear Setback	Single Storey: 900mm	East: as existing to dwelling retaining wall setback 3m South: as existing	As existing As existing
	Second Storey: 1.6m	East: as existing	As existing
H3.1 Car Parking	2 off-street spaces behind building line	Existing attached garage	As existing
	Combined garage and driveway space must accommodate two vehicles behind the boundary	Existing garage and driveway	As existing

H2.4	Driveways minimum 3m wide	Existing driveway	As existing
H3.1	Garage door setback 5m		As existing
Car Parking and Access			
H2.3	Lowest floor level max 1m above natural ground level	Existing dwelling	As existing
Building Height	Not more than two storeys at any given point		As existing
	Max 6m height to intersection of wall and eaves lines at any point along line of external walls		As existing
H2.5	Min 80m ²	Proposal provides useable private open space and swimming pool area, with existing access from the dwelling and 6m x 4m area	Yes
H3.1	- directly linked to principal living area		
Private Open Space	- min 6m x 4m		
	Max 1:10 gradient. On steeper slopes, open space to be terraced	Proposed tiered retaining walls provide useable private open space and landscaping opportunities	Yes
	Front POS forward of the building line only considered where lot is north facing	Existing north-facing private open space	As existing
	Screened for privacy	Proposed pool wall and pool fencing	Yes
H2.8	Provision of a view analysis as a component of a site analysis to indicate that a proposed development reflects the desirability of protecting known views and the principles of view sharing.	The proposed swimming pool and retaining walls will not result in view loss from neighbouring properties	N/A
Views			
H2.10	Max 900mm high if solid	No front fencing proposed Front tiered retaining walls proposed to 1.25m high each	N/A
Front Fencing	Max 1.5m high if 50% transparent		
	Max 10m length without articulation i.e. fence posts	Front retaining wall less than 10m length	N/A
	Front fencing to provide POS screening max 1.5m high	N/A	N/A
	All fencing behind line of dwelling, side and rear fences, max 1.8m high	1.4m high pool wall and 1.2m high pool fencing proposed	Yes

H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments	N/A	N/A
	Predominant living space and key POS maximises northern or eastern sun	Existing dwelling	As existing
	Sunlight must reach at least 50% of the POS of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.	Existing north-facing private open space Proposal will maintain more than 3 hours solar access to adjoining private open space areas on 21 June	Yes
	Minimum 3 hours solar access between 9:00am and 3:00pm on 21 June to principal living rooms of the proposed dwelling and the adjoining dwellings.	Existing living room windows Proposal will maintain more than 3 hours solar access to adjoining dwelling's living rooms on 21 June	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Existing dwelling	As existing
	Where wall openings of adjacent dwellings opposite each other, min 3m separation		As existing
	Opposing windows and doors on adjacent lots offset		As existing
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Existing dwelling	As existing
	Front entrance easily identified		As existing
	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Proposed pool walls and fencing will not obstruct surveillance and will not affect existing access to the dwelling	Yes
H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings to be single storey	No outbuildings proposed	N/A
	Open walled ancillary structures and outbuildings may extend to boundary subject to no adverse amenity impacts	Proposed swimming pool and retaining walls only Proposed retaining walls located to northern front boundary and will not result in any adverse amenity impacts	N/A

7.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

Issue: Fill exceeds 1m

DCP 2010 Part D3.1 Objectives

1. *Minimise cut and fill through site sensitive subdivision, road layout, infrastructure and building design.*
2. *Sensitively locate dwellings to ensure minimisation of site works prior to construction of a dwelling.*
3. *Minimise additional earthworks of lots during the dwelling construction phase.*
4. *Allow land forming only where it enhances the use and character of land.*
5. *Ensure no adverse impact occurs to local drainage characteristics (including peak flows, velocity and depth of flow).*
6. *Ensure land forming operations do not silt or pollute waterways, drainage lines and wetlands, damage topography or adversely affect bushland.*
7. *Ensure land forming does not increase the potential for the inundation of water on any other land during the full range of flood events.*
8. *Ensure appropriate environmental controls are applied to conserve the landscape and protect the surrounding environment.*
9. *Establish, maintain and promote appropriate rehabilitation and revegetation techniques to ensure the future use of land is not adversely affected.*
10. *Protect and enhance the aesthetic quality and amenity of the area by controlling the form, bulk and scale of land forming operations to appropriate levels.*
11. *Ensure properties in the vicinity are not adversely affected by any earthwork operations during or post construction.*
12. *All retaining walls shall be constructed in a manner that is aesthetically compatible with the surrounding environment.*

The proposed development includes tiered retaining walls to provide a usable private open space area with swimming pool and landscaping. To accommodate the proposed tiered retaining walls, the proposal includes fill to maximum of 1.5m. This is not consistent with part D3.1 of the DCP which states that the maximum amount of fill shall not exceed 1m.

Due to the steep topography of the site, with approximate 7m fall from south-west to north-east, the proposal includes fill and the construction of tiered retaining walls to provide a useable private open space area including

proposed swimming pool, and to provide landscaping opportunities. The proposed retaining walls are to be constructed in accordance with engineer's specifications to ensure that there are no adverse impacts to neighbouring properties. The proposed fill and retaining walls will therefore not result in damage or instability to neighbouring dwellings.

The proposed retaining walls will incorporate adequate drainage measures to ensure that the proposed works will not result in adverse impacts to stormwater drainage for neighbouring properties. The proposed fill and retaining walls will therefore not result in adverse impacts to local drainage characteristics.

The proposal comprises the construction of retaining walls and a swimming pool for the existing dwelling. Fill is proposed to the private open space area only, and will therefore not impact the existing dwelling or privacy between neighbouring dwellings. Furthermore, the proposed tiered retaining walls allow for landscaping to the front of the site to support an attractive streetscape.

It is therefore considered that the proposal is consistent with the objectives of part D3.1 of the DCP. The proposal includes fill and tiered retaining walls to provide useable private open space on a site with steep topography. The proposed fill and retaining walls will not result in damage, instability or adverse alterations to drainage for neighbouring dwellings, and provides for tiered landscaping opportunities to support an attractive streetscape.

8.0 Conclusion

The above assessment has been completed and the proposed swimming pool and retaining walls at 20 Twilight Close, Red Head complies with:

- the State Environmental Planning Instruments;
- Greater Taree Local Environmental Plan 2010; and
- Greater Taree Development Control Plan 2010.

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.