



Date: 27/5/24

STATEMENT OF ENVIRONMENTAL EFFECTS

27a Therry St, Avalon Beach

1. Project description.

The proposal is for the construction of a new pool in the rear setback of the existing residence.

The property is lot 2 in DP 1019202

The site is R4 zoned.

The site is 533.50m² and roughly rectangular in shape. The site is a battle-axe. The site is slightly sloping down from SE to NW.

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

General Discussion

2. Flora impact

No existing protected vegetation will be impacted.

Proposed native screen planting that is a part of the proposed landscape plans that will give a nett positive outcome to the local biodiversity and native bushland.

Pool fence will remain compliant with the retention of the existing and proposed screen planting.

3. Privacy and shadowing.

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

No new outdoor entertaining spaces are proposed and as such, no privacy impacts will be created.

4. Streetscape and impact on public domain.

The proposed works are not visible from any public domain.

5. Risks

There are not adverse risks associated with the construction or use of the proposal swimming pool.

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 development and maintain the landscape setting of the location.

- D1.9 Side and rear setbacks

The proposed pool is compliant with a setback of at least 1000mm to the pool surround while meeting the outcomes of the clause.

- Landscape area

The site is 'area2'

The existing landscape area is 35.14%

The proposed landscape area is 31.71%

The control is 60%

The proposal results in the loss of 18.29m² of landscape area

As can be seen from the site survey, the property is a battleaxe subdivision that resulted in a small lot size (533.50m²) relative to the PDCP minimum of 750m². The resulting single storey dwelling and driveway/turning area has caused a low percentage of existing landscape area.

For this reason, a very small pool and small pool surround area has been designed for this family property in order to reduce any further impact to landscape area.

While the numerical control has not been met, the reduction in landscape area is very minimal and the site continues to achieve the outcomes of the clause as per below

Achieve the desired future character of the Locality. (S)

The desired future character of the location is retained.

The bulk and scale of the built form is minimised. (En, S)

There is no change to the bulk and scape of the built form.

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Amenity is increased with the introduction of a small swimming pool. No change to solar access.

Vegetation is retained and enhanced to visually reduce the built form. (En)

Vegetation is retained

Conservation of natural vegetation and biodiversity. (En)

The natural vegetation is retained

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

The increase in impervious area is just 2m². 11m² shed and paving to be removed. 13m² paving to be constructed. Pool overflow to be plumbed to sewer – so pool water area is not considered a stormwater impact.

To preserve and enhance the rural and bushland character of the area. (En, S)

No change

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S).

The increase in impervious area is just 2m². 11m² shed and paving to be removed. 13m² paving to be constructed. Pool overflow to be plumbed to sewer – so pool water area is not considered a stormwater impact.

End.

A handwritten signature in black ink, appearing to read 'J King'.

Jamie King (BLArch.)
Landscape Architect