

Date: 4/7/19

STATEMENT OF ENVIRONMENTAL EFFECTS

36 Little Willandra Rd, Cromer.

1. Project description.

The proposal is for construction of a new swimming pool, elevated pool surround and minor landscaping adjustments in the backyard of the above property.

2. Flora impact

The above ground swimming pool and elevated deck will have a slight impact to several trees onsite aid in the neighbouring council reserve. Attached to this DA is an Arborist report. The conclusion of this report states that the trees are all able to be viably retained and protected.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposed pool does not alter the existing use of the residential setting; therefore, privacy will remain as per existing. Significant vegetation onsite will enable the pool area to be privately screened from neighbouring properties. Additionally, the side setback to the pool area at 2.4 and 3.7m are generous.

The rear setback is 1m from the edge of the pool/deck to the boundary. This space is proposed to be densely planted with native screening shrubs. These shrubs are designed to screen the view of the pool structure as the privacy toward this boundary is not a concern – the neighbouring property is a disused council reserve.

4. Streetscape and impact on public domain.

The pool is proposed in the back yard of the property. Therefore the development does not alter the streetscape.

The pool and deck will be visible from the neighbouring council reserve. Although this council reserve is bushland and rarely used, the elevation of the pool structure and deck will be visually screened with proposed vegetation along with batten screening of the elevated pool structure to enable the structure to blend appropriately with its surround.

5. Risks

Flood

The site is not flood risk.

Landslip

On the Warringah Landslip Map, the site is partially Area A and Area B. The location of the pool is located mostly within the Area A - meaning very low landslip risk.

Given the relatively flat topography of the pool site and the limited excavation, a Geotech report was not commissioned.

Bushfire

The site is Buffer zone on the bushfire map.

Using the 'Single Dwelling Application Kit' as produced by the RFS, we find that the bushfire risk is defined as below:

- Vegetation community = forest
- Distance from development to vegetation = 42m
- Slope = upslope
- FDI = 100

From the above data, we derive that the BAL risk is BAL 19.

The proposed pool and deck is compliant with a BAL19 rating.

Approval from Sydney Water has been granted for the above ground 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 center 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.

7. Controls in LEP and DCP

WDCP

B9 Rear setback

The proposal is compliant as it does not exceed 50% of the rear setback area.

D1 Landscape open space

The site is required to have 40% landscape area with compliant landscape areas having a minimum dimension of 2.0m.

The existing site has a compliant landscape area of 33.76%

The proposed site design has a compliant landscape area of 32.77%.

Due to the haphazard development of paved paths onsite, the site has a reduced compliant landscape area as many of the gardens on the site are less than 2.0m wide. It should be noted that there is an additional 10.01% of landscape area on site that is under the 2.0m width control.

Given the total landscape area of 43.78% and high density of thriving native gardens, the site is well in excess of planted areas and biodiversity relative to most other residential sites.

While this is below the control, the objectives of the control are met

D16 Swimming Pools

The proposal is compliant with the requirements of D16



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