



Date: 29/03/2019

STATEMENT OF ENVIRONMENTAL EFFECTS AT

144 Prahran Ave, Davidson

1. Project description

The proposal is for construction of a new swimming pool and surrounds with associated retaining walls in the rear yard. A deck off the rear and side of house with pergola over. Widening of existing driveway to allow for two car access. A new carport over widened driveway. New front boundary fence/retaining wall.

2. Flora impact

The proposed works do impact on two significant trees located in the rear yard of the property. These two Eucalyptus species will be impacted by the development and are proposed for removal.

A suitably qualified arborist has been commissioned to assess and report on the proposed removal of these trees associated with the development. Their report is attached.

Other trees noted to be removed on the plans are exempt from the TPO.

3. Privacy

The proposal will not result in any privacy concerns as the outdoor spaces of high use (swimming pool and covered deck) are at or below existing ground level. The existing 1800mm high fence will result in adequate separation and privacy between the neighbours. Additionally, screen planting is proposed along the boundaries where required.

4. Streetscape and impact on public domain

The pool is proposed in the rear setback of the property so will not impact the streetscape.

The retaining walls and carport are proposed in the front setback and will have an effect on the streetscape.

In order to ensure the streetscape character is retained, some sections of the retaining wall are tiered to allow for mid-level planting adjacent to the driveway. The retaining wall is compliant with the character of the immediately surrounding properties (#142 and #138 Prahran Ave).

In order to ensure the streetscape character is retained, the carport is designed with an attractive gable roof. This carport, while having a reduced front setback of 4.34m, is fitting with the surrounding development fabric of front setbacks. Particular attention should be made to #134 and #136 Prahran Ave which have carports/garages within the front setback area and #134, #138, #142 which have swimming pools in the front setbacks. Considering these deviations from the DCP guidelines, the front setback of 4.34m to an open carport with open ended gable roof is appropriate.

5. Waste management

Excess excavated material will be carted off-site and disposed of as per regulations set out in Part C9 of WDCP. This will be undertaken by the pool contractor. The excess spoil will be recycled at Kimbriki Resource Recovery center or approved equivalent.

Any excess 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 resource recovery center.

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.

6. Controls in LEP and DCP

The proposal has been designed in conjunction with controls set out in the Warringah DCP

Specifically:

Part B7 – Front Boundary Setbacks:

- The carport is proposed within the front setback, which does not comply with the control in Part B7, however this carport, while having a reduced front setback of 4.34m, is fitting with the surrounding development fabric of front setbacks. Particular attention should be made to #134 and #136 Prahara Ave which have carports/garages within the front setback area and #134, #138, #142 which have swimming pools in the front setbacks. Considering these deviations from the DCP guidelines, the front setback of 4.34m to an open carport with open ended gable roof is appropriate.

Part D1 – Landscaped Open Space:

- Requirements state a minimum of 40% landscape open space for a typical residential allotment. In order to be counted as Landscaped open space, the landscape area must have a minimum dimension of 2.0m. Using the above requirements, the subject site results in 57.15% Landscaped open space.

Part D8 – Privacy:

- The pool and outdoor entertaining space (covered deck area) are at existing house floor level and have a compliant side setback. The existing boundary fence and proposed screen planting is sufficient to allow adequate privacy between neighbours.

D13 Front walls

- The front retaining wall and fence is compliant with the existing character of the locality.

Part D16 – Swimming Pools:

- The proposed swimming pool is compliant with side and rear setback.
- The location of the pool has been customized to allow for the maximum retention of intact rock outcrop in the rear yard. The excavation for the pool will not remove any intact rock outcrop.

All other controls in the DCP are complied with.



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