

Date: 15/1/21

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 135 Palmgrove Road, Avalon Beach

#### 1. Project description.

The proposal is for construction of a swimming pool and extending an existing deck. Additionally, the existing deck will be covered by a light weight opening pergola roof.

The property is Lot 407 in DP 16902

The site is R2 zoned.

The site is 580.64m<sup>2</sup> and rectangular in shape. The site is slightly sloping from SE to NW

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

## General Discussion

#### 2. Flora impact

The proposed works require the removal of 1 tree fern and are located within the technical zone of influence of several palm trees (*Howea* sp). As the trees are not protected, no Arborist report has been produced.

Several locally indigenous screening trees are proposed to be installed to assist with screening the development from the NW neighbours (#137).

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the orientation of the pergola roof additions being on the southern side of the NE neighbour (#137). All shadows cast from the development on the winter solstice will fall on the subject land.

The proposed pool and deck do not alter the existing use of the residential setting; therefore, privacy will remain as per existing. The proposed deck along the back of the existing house will be screened from the neighbour at #133 by a privacy screen as per the plans. Additionally, several locally indigenous screening trees are proposed to be installed to assist with screening the development from the NW neighbours (#137).

#### 4. Streetscape and impact on public domain.

The works will not be visible from any public space.

Deck additions are design with an open subframe to match the existing above ground deck onsite. The pool shell will be completely enclosed in a FC clad wall to mimic the external aesthetic of the existing house.

#### 5. Risks

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

#### 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 increase privacy between neighbours and screen the proposed development.

An adequate number of canopy trees are located onsite and more than 50% of proposed plants are locally native.

- D1.5

The new roof is to match the existing roof colour which is a dark grey. The opening louvers will be Dulux Surfmist colour.

Decking will be Australian hardwood in natural finish.

Cladding around the pool shell will be FC weatherboard painted to match the existing house.

- D1.9

The side setback to the proposed deck extension is 1242mm. This is designed to match the setback of the existing house on this side of the property.

The rear setback is compliant at 6834mm

The front building line is unchanged.

The pool is compliant in setback. Although the pool is more than the recommended 1m above ground level, the appearance and use of this space as a pool is no different to that of a deck which would presumably be allowed under the DCP.

- D1.11

The proposed pergola above the existing deck is not compliant with the building envelope.

The building envelope is compromised slightly by the roof. See elevation F (West).

This non-compliance with the building envelope is allowable as outlined in D1.11 text copied below.

*Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.*

The pergola has an opening roof and therefore provides shade in summer and can be opened for sun in winter.

- D1.14

The proposed landscape area is compliant at 44.52% which includes 6% of the site area as outdoor recreations areas.

End.

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

Jamie King (BLArch.)  
Landscape Architect