

Date: 19/7/19

STATEMENT OF ENVIRONMENTAL EFFECTS

2 Wongala Road, Elanora Heights.

1. Project description.

The proposal is for construction of a new swimming pool surrounded by tile and deck partly in the side and partly in the front yard of the subject property.

2. Flora impact

The pool is deliberately located to not impact any existing site trees. The other possible location of the pool – in the backyard of the property – would have impacted significant site vegetation.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposed pool is located on a corner block of unusual proportions and shape. The location of the pool would be considered partly in the side and partly in the front setback.

For solar access reasons, poor visual link to the dwelling and vegetation impacts, the pool has not been located in the triangular backyard.

The existing street character of the corner between Wongala and Koorangi is open, flowing and dominated by large trees with minimal understorey. This character is not proposed to be altered.

The design and location of the pool means it will barely be visible from the public domain as the pool is located slightly below natural ground level. Additionally, the fence is transparent glass with minimal extra planting proposed in order to retain the existing street character.

The setback between the pool and neighbouring dwelling is proposed to be screened by a 1800mm fence and screening. Planting for added privacy between neighbours.

4. Streetscape and impact on public domain.

As Above -

The proposed pool is located on a corner block of unusual proportions and shape. The location of the pool would be considered partly in the side and partly in the front setback.

For solar access reasons, poor visual link to the dwelling and vegetation impacts, the pool has not been located in the triangular backyard.

The existing street character of the corner between Wongala and Koorangi is open, flowing and dominated by large trees with minimal understorey. This character is not proposed to be altered.

The design and location of the pool means it will barely be visible from the public domain as the pool is located slightly below natural ground level. Additionally, the fence is transparent glass with minimal extra planting proposed in order to retain the existing street character.

5. Risks

Flood

The site is not flood risk.

Landslip

The site is not landslip risk.

Bushfire

The site is not bushfire risk.

Drainage and sewer

The pool is not located over drainage or sewer assets.

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

P21DCP

D5.1 Character

The existing street character of the corner between Wongala and Koorangi is open, flowing and dominated by large trees with minimal understorey. This character is not proposed to be altered.

The design and location of the pool means it will barely be visible from the public domain as the pool is located slightly below natural ground level. Additionally, the fence is transparent glass with minimal extra planting proposed in order to retain the existing street character.

D5.5 Front building line

The front building line is developed at approximately 9.6m to Wongala Ave and 9.9m to Koorangi Ave.

The setback to the pool is 6.4m and 7.1m respectively.

While this is an encroachment into the front setback area, the setbacks are still generous for an at-grade swimming pool. Additionally, the pools location achieves the outcomes of the DCP while also being permitted as a variation to the control due to vegetation impact if the pool were to be located elsewhere.

D5.6 Side building line

The pool is compliant with the 1.0m setback to the side boundary as permitted in the DCP.

D1 Landscape Area

The site is required to have 50% landscape area.

The proposal is compliant.



Jamie King (BLArch.)
Landscape Architect