



Date: 42/4/20

STATEMENT OF ENVIRONMENTAL EFFECTS

79 Lorikeet Grove, Warriewood

1. Project description.

The proposal is for construction of a new swimming pool and associated landscaping in the rear yard of the property.

The property is Lot 6 DP 270907

The site is R3 zoned.

The site is 367.20m² and roughly trapezoidal in shape. The site has a very gentle fall to the land from the east to the west

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

A dwelling is currently under construction on the lot. This was approved via CC2019/0789. The landscape design for this DA/CC will not be impacted by the proposed swimming pool. The approved landscape (planting) in CC2019/0789 will be installed.

2. Flora impact

No existing or protected trees on the property or neighbouring properties are proposed to be removed or will be affected by the construction.

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. Existing boundary fencing proposed in the existing approved dwelling application (CC 2019/0789) and screen planting from the same approved application will create sufficient privacy between neighbours.

The pool surround is adequately setback from boundaries.

4. Streetscape and impact on public domain.

The pool is proposed in the rear yard of the property. Due to the location of the proposed development, none of the proposed development is visible from the street.

5. Risks

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

The site is low risk flood effected. The area of the site where the pool is proposed is not affected by flood control.

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

PDCP21

All controls in the DCP (part D16 Warriewood Valley Locality) are complied with. Specifically;

- The pool is set back more than 0.9m from the side boundary. This is the requirement for dwellings, there is no specific requirement for swimming pools in D16.
- The landscape area is over 45%.
- The pool is not more than 1.0m above existing ground level.
- The site houses a sufficient number of canopy trees.
- No trees are to be removed.



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