



Date: 10/9/20

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 15 Gondola Road, North Narrabeen

#### 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 194 in DP16719

The site is R2 zoned.

The site is 580.60m<sup>2</sup> and roughly rectangular in shape running North South. The site is very flat.

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

#### 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.

The pool and associated excavation are more than 5.0m from any trees.

#### 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.

The pool surround is generously 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 flood risk and Acid Sulphate soils class 4.

See attached flood and Geotech report that both find that with correct engineering principals adhered to, the development can safely proceed.

#### 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 D11 North Narrabeen Locality) are complied with other than:

#### D11.11 Landscape Area

The proposed development creates a site with a landscape area of 48.88%. This is 1.12% under the control of 50%.

This is justified by the additional landscaping proposed onsite (see planting plan on sheet 101 of the DA plan). This additional planting of native screening and native canopy trees will offset the negligible non-compliance to landscape area.



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