



Date: 21/5/21

STATEMENT OF ENVIRONMENTAL EFFECTS

71 George St, Avalon Beach

1. Project description.

The proposal is for construction of a swimming pool and deck in the front setback with associated landscaping.

The property is Lot A in DP 161572

The site is R2 zoned.

The site is 690.1m² and rectangular in shape. The site is slightly sloping from south to North.

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

The site is flood prone.

General Discussion

2. Flora impact

The proposed works do not require the removal of any tree or impact any existing tree.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the development being near existing ground level.

The proposed pool and deck do not alter the existing use of the residential setting; therefore, privacy will remain as per existing.

Proposed intensive landscaping along the boundaries of the front and secondary setbacks will ensure privacy for the occupants.

4. Streetscape and impact on public domain.

The swimming pool and associated small deck are located within the front setback area as defined by PDCP D1.9 by '6.5m or established building line, whichever is greater'. In this case, the established building line is 9.7m from the immediate neighbour of #73.

The proposed pool and associated deck is setback 5700mm from the front boundary.

While this is less than the required front setback, the proposed development still meets the desired character of the control being;

- *Vegetation is retained and enhanced to visually reduce the built form*

The proposed landscape planting plan sufficiently allows for appropriate landscaping to screen the proposed built form of the swimming pool and (recently approved house).

- *To encourage attractive street frontages*

The proposed swimming pool does not detract from the existing street frontage of the dwelling in any elevation. In reality, it is simply an extension of the house subfloor elevation aesthetic further forward on the lot.

- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment*

The proposed swimming pool does not adversely increase built form bulk or scale as the development is only just over 1m above existing ground level. Furthermore, the proposed landscaping will serve to enhance the spatial character of the immediate streetscape.

It should be noted that the pool has been lowered from house floor level and the proposed surrounding deck minimised in order to reduce the visual bulk of the development when viewed from George St or Joseph St.

5. Risks

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

The site is flood prone and subsequently, a flood risk management report has been commissioned and it attached to the DA. The report has found that the pool will not adversely impact the event of a flood.

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 from neighbours and the public domain.

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

- D1.5

The building materials on the elevation of the pool surround are designed to blend in perfectly with the existing dwelling elevations.

- D1.9

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- D1.13

The proposed landscape area is compliant at 60.45% which does not include 6% of the site area as outdoor recreations areas.

End.

Jamie King (BLArch.)
Landscape Architect