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# **STATEMENT OF ENVIRONMENTAL EFFECTS**

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AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION

Proposed Concrete Pool

LOT 2 DP226698

1 Nianbilla Place, Frenchs Forest 2086



## **Application Details**

This Statement of Environmental Effects is prepared for the Development Application for the proposed development consisting of: Concrete Pool.

### **Site**

- The address of the site is LOT 2 DP226698 known as 1 Nianbilla Place Frenchs Forest 2086
- Land Area is 698.5m<sup>2</sup>.
- The site can be considered flat.
- The current use of the land is of a residential nature.

Land is Zoned R2 Low Density Residential.

### **Bushfire**

- The site is not located within a bushfire zone.

### **Flora and Fauna**

- There will be negligible impact to flora and fauna as a result of the development.

### **Preservation of trees and vegetation**

- The development does not include removal of any significant trees or vegetation.

### **Utilities**

- Adequate utility services are available to the site.

## The Development

### Side Boundary Envelope

- Meets objectives.

### Site Coverage

- Unchanged

### Side Boundary Setbacks (long sides)

- Unchanged

### Front Boundary Setback

- Unchanged

### Rear Boundary Setback

The development is a corner allotment, the existing rear building setback is greater than 6m, therefore building setback does not apply. The proposed pool location will allow good deep soil planting at boundaries and between buildings. As well as this it allows for useful and accessible private open space with good north access for the existing dwelling. The location of the proposed pool allows openness in rear yard.

### Landscaping

- Available landscaping is 43%

### Private Open Space

- The proposed development creates 60m<sup>2</sup> of well-located POS that is integrated with and directly accessible from the living area of the dwelling. It receives great Solar Access.
- Pool is not located within the primary street frontage.

### Visual Privacy

- No habitable areas of adjacent dwelling will be overlooked.

### Acoustic Privacy

- There will be negligible adverse effects of noise or odour caused or affected by the development.

### Fences

- Existing fences will remain. Proposed pool fences to comply with AS1926.1-2012.

### Traffic and Transport

- Access to property will be unchanged.

### Parking

- On-site parking is unchanged.

## The Development

### **Construction Waste Management**

- Waste is to be disposed of adequately and will not cause environmental problems.

### **Operational Waste Management**

- All objectives are met.

### **Erosion and Sediment Controls**

- Appropriate erosion and sediment control measures will be installed and maintained.

### **Services and Facilities**

- Adequate facilities provided.