



Date: 24/11/21

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 9 Poate Road, Davidson

#### 1. Project description.

The proposal is for the replacement of an existing swimming pool with a slightly larger pool and new decking area. Additionally, a new deck area at ground level will be attached to the house and a roofed pergola will cover part of this deck.

The property is Lot 40 in DP 251101

The site is R2 zoned.

The site is 738m<sup>2</sup> and roughly rectangular in shape. The site has a slight slope with a fall from west to east with a cliff in the eastern portion of the property

The site is affected by Area B landslip risk.

## General Discussion

#### 2. Flora impact

The proposed works do not impact any existing trees. Several small native plants are proposed in the landscape design.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns

With the use of the existing fence on the south boundary, the pool area will be adequately private from neighbouring properties. The proposed functional spaces around the pool are at the existing pool-side height level and so the impact to the adjoining neighbour will be similar to the existing condition.

Additionally, the pool-side deck on the eastern end of the pool is proposed to be narrow to discourage use – in order to reduce the impact to the adjacent neighbour as well as the street below.

#### 4. Streetscape and impact on public domain.

The pool-side deck will be slightly visible from the street below. (Sir Thomas Mitchell Drive). However, this will be at the same level as the existing pool-side deck and such have no additional impact. Native planting designed to screen this deck in elevation is proposed in the landscape plan.

The new deck attached to the house and the pergola over will not be visible from Sir Thomas Mitchell Drive due to the existing landform.

#### 5. Risks

The only site risk is landslip.

See the attached Geotech Report.

#### 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.

#### 7. BASIX

As the pool is less than 40KL and the other works do not involve habitable space, the project is exempt from BASIX.

### **Relative Controls.**

#### 8. Controls in LEP and DCP

##### WDCP

All relevant controls in the DCP are discussed below

##### B9

The pool does not exceed 50% of the rear setback.

##### D1

The landscape area is complaint

##### D16

The pool design is compliant

End.



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