



Date: 16/12/21

STATEMENT OF ENVIRONMENTAL EFFECTS

282 Barrenjoey Road, Newport

1. Project description.

The proposal is for the construction of decking areas, a swimming pool and a covered deck adjacent to an existing tennis court with a small enclosed bathroom.

The property is Lot Z in DP 364570

The site is R2 zoned.

The site is 1878m² and roughly rectangular in shape. The site is mostly flat. The site is a battle-axe property.

The site is not affected by landslip risk.

Acid sulphate soils are not present on the site.

The site is not bushfire affected.

The site has a low-risk flood hazard. However not in the location of the development.

General Discussion

2. Flora impact

2 Coral trees near the north boundary will be removed. These trees are weeds and exempt from the TPO. Numerous small screening native trees are proposed for the northern boundary to replace the coral trees.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the setback of the development from the boundaries.

Likewise, the large setback of the development from the boundaries means there will be no privacy concerns created by the development.

4. Streetscape and impact on public domain.

No part of the development will be visible from the street or any public domain area.

5. Risks

The only site risk is minor flooding.

From council's mapping, we can see the flooding is contained to the existing tennis court on the site which is not part of the development area. The development area of the site is not affected by flooding.

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

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 the north.

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

- D10.4 Building colours

The proposed building colours for the walls and roof are to be selected from the below palette:



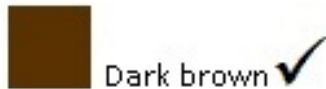
Black ✓



Dark grey ✓



Dark green ✓



Dark brown ✓



Mid grey ✓



Green ✓



Brown ✓



Dark blue ✓

- D10.9

All setbacks are deemed adequate. See site plan attached.

- D10.12

The proposed works are not compliant with the required Landscape area of 10.12. The proposed works create a landscape area of 32.8% A further 6% of the site is covered in outdoor recreation areas and such the total landscape area of the proposal is 38.8%

The control is 50%

This non-compliance is a result of 2 reasons – the existing battle-axe handle and shared driveway being a hardscape driveway as well as an existing astro-turf tennis court. Neither of these developments are proposed to be altered however they both result in 970m² of hard space. Therefor the resulting space of 908m² is made up of the house, secondary dwelling, deck and pool. Of this area, 589m² or 64% of the area is landscape area.

With the proposed planting along the northern boundary, the development will result in a nett positive gain in locally native tree canopy.

Additionally, much of the proposed development is timber decking which will allow stormwater infiltration into the earth and not impose a greater load on the local stormwater system. The only additional impervious area is the tennis shed roof and tiled area around the pool – a total combined area of 52m² or 2.76% of site area.

End.

A handwritten signature in black ink, appearing to read 'J King', written over a horizontal line.

Jamie King (BLArch.)
Landscape Architect