



Date: 1/11/21

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 4 Kanya St, Frenchs Forest

#### 1. Project description.

The proposal is for construction of a new swimming pool at 4 Kanya, Frenchs Forest. The construction of this swimming pool will require the removal of an existing retaining wall, the construction of a new retaining wall to retain the pool on the north and west side and some minor landscaping around the pool including a pool fence. New stairs are proposed to access the existing shed. A new leveled turf area is proposed.

The property is LOT 22 IN DP 29925.

The property is known as 4 Kanya Street.

The site is R2 zoned.

The site is 714.5m<sup>2</sup> and roughly rectangular in shape. The site is less than 5-degree fall.

The site is buffer zone bushfire risk and Area A landslip risk.

The site is not flood or Acid sulphate soil risk.

#### 2. Flora impact

The proposal does not require the removal of any trees or excavation within TPZ's. No protected planting is proposed to be removed. No new planting is proposed due to existing vegetation being retained.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposal does not alter the existing use of the residential setting; therefore, privacy will remain as per existing.

The proposed pool will be adequately screened by existing planting on the west side of the pool. By using an 1800mm high pool fence on this side, the planting will not need to be removed for NCZ's. This is important to retain privacy.

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

The proposed pool is located within the rear setback and due to existing site fencing and vegetation, will not be visible from a public space.

#### 5. Risks

Bushfire risk is buffer zone, See attached BAL certificate.

The site is Area A landslip risk. See attached Geotech report

The pool is likely to be within the ZOI of a sewer main. Approval through Sydney Water will be part of the CC.

#### 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 WDCP2011.

The excess spoil will be recycled at an approved waste station.

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 an approved waste station.

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

### WDCP 2011

All controls in the DCP are complied with. In particular:

#### D1 Landscape Open Space.

The proposed works results in a landscape open space onsite which is in excess of the required 40%

#### D16

The proposal is compliant with part D16

The pool is at most 1200mm above natural ground level. This is offset and justified by the existing dense vegetation screen to be retained between the pool and boundary, the boundary being a driveway to a battle-axe property and the setback to the pool being enlarged to 1200mm.



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