



Date: 7/8/20

STATEMENT OF ENVIRONMENTAL EFFECTS

5 Grandview Pde, Mona Vale

1. Project description.

The proposal is for construction of a new swimming pool and associated landscaping in the rear yard of the property.

The property is Lot 44 Sec E DP 6195

The site is E4 zoned.

The site is 1075m² and roughly rectangular in shape running North / South. The site has a gentle fall to the land from the north to the south.

From council mapping, we identify that the site is not bushfire affected, landslip affected, burdened by council drainage infrastructure, flood affected or impacted by heritage controls.

2. Flora impact

No existing or protected trees on the property or neighbouring properties are proposed to be removed or will be affected by the construction. Areas of minor depth soil fill will encroach into a 5m setback around 2 existing trees. These areas have been noted on the detail swimming pool plan. This minor encroachment of soil fill is not considered serious enough to warrant an Arboriculture impact statement.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposed pool does not alter the existing use of the residential setting; therefore, privacy will remain as per existing. Existing screen planting is proposed to be retained between the pool and neighbouring properties.

The pool has generous setbacks from neighbouring properties.

4. Streetscape and impact on public domain.

The pool is proposed in the rear yard of the property. Due to the location of the proposed development and the location of the existing house, none of the proposed development is visible from the street.

5. Risks

From council mapping, we identify that the site is not bushfire affected, landslip affected, burdened by council drainage infrastructure, flood affected or impacted by heritage controls.

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 center 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. Controls in LEP and DCP

PDCP21

C1.1

Sufficient Canopy trees are existing.
More than 50% of proposed plants are locally native.

D9.10

The proposal includes 59.47% landscape area. An additional 6% of outdoor recreation area can be included in this calculation, making the total landscape area onsite over the 60% minimum for E4 Zoned land.

All other controls in the DCP are complied with.

A handwritten signature in black ink, appearing to read 'J. King'.

Jamie King (BLArch.)
Landscape Architect