

Date: 3/3/20

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 7 Eric St, Freshwater

#### 1. Site description

The site is defined by Lot 25 in DP 9282 AND Lot B in DP. The site is a rectangular shaped property in Freshwater.

The site is 2 Lots however has been used as a single dwelling lot for decades. The use of the lot is not proposed to be altered.

The property is improved with a single dwelling.

A septate DA has been lodged in February 2020 for a new dwelling (DA2020/0114). This DA assume the dwelling DA will be approved.

#### 2. Project description.

The proposal is for construction of a swimming pool in the rear yard of the site.

#### 3. Flora impact

Prior to the DA being lodged, 2 large trees have legally been removed from the rear yard.

These are shown on the site survey; however, they have been removed before the DA was lodged.

There is no impact to any other protected tree.

#### 4. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as the pool is located close to ground level.

The pool at the highest point is approximately 930mm above ground level. The setback to the pool has been increased to ensure privacy between neighbours. The pool is setback 1800mm from all boundaries.

Screening planting has been proposed between the pool and the boundary fence to further increase privacy.

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

The pool is in the backyard.

The proposed landscaping works in the front yard are exempt development.

#### 6. Risks

##### Flood

The site is not flood risk.

##### Landslip

The site is not Landslip risk.

##### Bushfire

The site is not Bushfire risk.

#### 7. 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 WDCP. 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.

#### 8. Controls in LEP and DCP

WDCP

##### D1 Landscape open space

The proposal is compliant.

##### D13 Front fences

The proposed front fence is exempt development compliant and not to be assessed in the DA.

##### D16 Front fences

The proposal is compliant.

As evident in the design plans and the above Statement of Environmental Effects, the proposed development at 7 Eric St Freshwater will not have a negative impact on the local environment and in many cases will improve the aesthetic and functional aspects of the existing property and its local context.



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