

Date: 11/12/19

STATEMENT OF ENVIRONMENTAL EFFECTS

26 Grandview Pde, Mona Vale

1. Project description.

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

The property is Lot 17 Sec C DP 6195

The site is R2 zoned.

The site is 942.39m² and roughly rectangular in shape running North / South. The site has a gentle fall to the land from the north to the south. The site drains to the kerb on Grandview Pde.

The site is burdened by a sewer main and a stormwater pipe under the NE corner of the site. Neither of which should hinder the proposed development

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. There is one existing tree near a proposed low retaining wall, however the tree in question is a Phoenix Palm (*Phoenix canariensis*). Palms have a restricted root ball and such the wall is outside the tree protection zone.

Note – the survey was completed before some site clearing occurred in early December 2019. Numerous palms that were on the survey were removed as they were exempt from the TPO. All trees that were not exempt were retained.

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. Screen planting is proposed using native species between the pool and neighbouring properties.

The deck has generous setbacks from neighbouring properties and so the intended use as the primary open space will not impact the neighbours.

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 freestanding garage, none of the proposed development is visible from the street.

5. Risks

The site is not landslide risk.

The site is low risk flood prone – overland flow. Due to existing council stormwater pit on the uphill (north) side of the property and the topography directing water into this pit, the risk of flood is mitigated. Additionally, the proposed swimming pool and deck would not impede flood waters, reduce storage volumes or direct flood waters offsite.

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

B1 Heritage

The site is a heritage item.

The proposed works are located in the rear yard, not visible from the street and do not include any works to the dwelling, therefore a HIS has not been submitted.

The design has intentionally been developed to fit the heritage listed house and evolve the site's use into the 21st century.

The deck, steps and pool area are designed to be aligned on an axis taken from the existing building.

Much of the proposed retaining walls will be sandstone to suit the development period and existing house.

C1.1

Canopy trees are existing.

More than 50% of proposed plants are locally native.

D9.10

The proposal includes 61.71% landscape area.

All other controls in the DCP are complied with.



Jamie King (BLArch.)
Landscape Architect