



Date: 31.7.20

STATEMENT OF ENVIRONMENTAL EFFECTS

480 Barrenjoey Road, Avalon Beach

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 61 in DP15295

The site is E4 zoned.

The site is 531.1m² and roughly rectangular in shape running East / West. The site is generally flat

The site is not affected by landslip risk, flooding, bushfire, or Acid sulphate soils.

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.

The pool and associated excavation are more than 5.0m from any trees.

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.

In the location of the proposed pool is currently a deck and built-in-spa. therefore, the existing use of the space will not change.

The pool surround is generously setback from boundaries.

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

5. Risks

The site is not affected by landslip risk, flooding, bushfire, or Acid sulphate soils. Adequate structural engineering is attached to the DA.

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

All controls in the DCP (part D1 Avalon Beach Locality) are complied with. Specifically;

- D1.9 Setback – The pool coping is proposed 1.526 from the side boundary and 4.936 from the rear boundary.

The pool is at existing establish ground level (deck level)

- D1.14 Landscape Area. – No change to existing landscape area is proposed.



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Landscape Architect