

STATEMENT OF ENVIRONMENTAL EFFECTS

For local development application

4 Nulang Road Forestville

Proposed **new pool and associated site work**

Submitted to **Northern Beaches Council**

On behalf of **Piyare Karakurt**

Prepared By **Technik Haus Pty Ltd** on **October 2020**

SUMMARY

This statement is to be read in conjunction with fence plan prepared by Technik Haus dated October 2020

It is proposed to provide a new pool and enclose with associated site works on Lot 1, DP 879061, 4 Nulang Rd Forestville

THE SITE

The subject site, Lot 1, DP 8879061 is irregular in shape. The front boundary of 24.385 metres, and side boundaries of 24.1 to 30.525 metres, The site has an area of 632.1 m². The site is has a slope from front to rear with a high land platform to the south

The site is zoned B2 under the provisions of the Warringah Local Environmental Plan 2011. The building is not identified as a Heritage Item and is not within a Heritage Conservation Area. The site is not located in the vicinity of any Heritage items.

PROPOSAL DESCRIPTION

This statement is to be read in conjunction with plans and reports listed below

- Technik Haus plans dated 22.10.2020
- Survey Plan dated 07.09.2020

It is proposed to have a new pool along the southern boundary with associated site works and removal of tree identified as tree 1 on the architectural plans.

RELEVANT COUNCIL STANDARDS

- Warringah DCP 2011 – Part D

D15 – Side and rear fences

With new works to establish the construction of the proposed new pool, the existing timber fence will be replaced with a new timber fence wholly within the subject site. The new fence complies with all the requirements and objectives under the above DCP clause.

D16 – Swimming Pools and Spa Pools.

The proposal complies with all the requirements and objectives under the above DCP clause. The pool has been sited so that it adjacent to the neighbours existing pool at 92 Arthur St to minimise any amenity impacts and take advantage of the only area of the site with high sun exposure. The water line of the pool has been sited behind the front setback as required under requirement number 1.

CONCLUSION

The impact of the proposed development has been assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and found to be satisfactory.

The proposal is permissible with consent under Council's LEP and complies with the relevant standards and objectives of the LEP. In addition, the proposal complies with the relevant controls

The proposal will have no significant impact on the topography, micro-climate, air or water quality of the locality.

The proposed development is consistent with the zone objectives for the site and locality. The site is suitable for the proposed works and will have no environmental, social or economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality.