



Date: 21/6/21

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 57 Mona Vale Road, Mona Vale

#### 1. Project description.

The proposal is for the construction of retaining walls, a small swimming pool and general landscaping on the site.

The property is Lot 3 in DP 1245406

The site is E4 zoned.

The site is 700.2m<sup>2</sup> and roughly rectangular in shape. The site has steep topography with a fall from north to south.

The site is affected by landslip risk.

Acid sulphate soils are not present on the site.

The dwelling on the site is currently under construction as per DA 2020/593

## General Discussion

#### 2. Flora impact

The proposed works impact and require the removal of several trees. The full impact has been assessed in the attached AIA and MS Arborist report. No 'important trees' are proposed to be removed. The report has found that the proposed works can proceed without unnecessary loss of tree canopy. Additionally, several new locally indigenous canopy trees are proposed for the site.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the high use areas of the development (the pool and backyard) being cut below natural ground level.

With the use of standard 1800mm high fences on the north, west and east boundaries, the backyard will be adequately private from neighbouring properties.

The front yard is proposed to be filled to approximately 1700mm above natural ground level. This brings the ground level up close to the level of the house currently under construction. The existing vegetation to be retained along with additional proposed screening vegetation on the southern side of the raised land area will ensure privacy for the front yard.

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

The majority of the works are in the backyard and will not impact the streetscape. The proposed 1800mm high solid front fence is compliant with fences allowed on main arterial roads to increase visual and acoustic privacy of the occupants. This fence will effectively screen the driveway and retaining wall in elevation when viewed from Mona Vale Road.

#### 5. Risks

The only site risk is landslip.

Attached to the application is a Geotech Report with findings that the proposed works can be safely built if their recommendations are followed.

#### 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 centre 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. BASIX

As the pool is less than 40KL and the other works do not involve habitable space, the project is exempt from BASIX.

### Relative Controls.

#### 8. Controls in LEP and DCP

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

The landscape design aims to increase privacy between neighbours and screen the proposed development.

An adequate number of canopy trees are located onsite and more than 50% of proposed plants are locally native.

- D9.3

The fence colours and materials are selected to contribute to the urban streetscape of Mona Vale Road.

- D9.7

The pool is compliant in setback.

- D9.11

The proposed works are not compliant with the required Landscape area of 9.11. The proposed works create a landscape area of 52.74%. A further 6% of the site is covered in outdoor recreation areas and such the total landscape area of the proposal is 58.74%. This is 1.26% or 8.82m<sup>2</sup> shy of the control.

Given the challenging topography of the site and the proposed intensive landscaping, this non-compliance is considered justifiable.

End.

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