



Individuality & Distinction

ABN: 49 154 315 947

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Development:

Construction of an in-ground concrete swimming pool

AT

Address 18 Koorangi Ave Elanora Heights

FOR

Matthew McGrath

and

Amanda Mcgrath

Address: 3/51 Topham Road, Smeaton Grange NSW 2567

ABN: 49 154 315 947

Phone: 02 4648 0643 / Fax: 02 4648 0199

Email: admin@rivierapools.com.au

Proposed Development:

Riviera Pools Pty Ltd along with Amanda and Matthew McGrath 18 Koorangi Ave Elanora heights, would like to construct an in-ground concrete swimming pool that will comply with all of Council's Planning Policies and relevant regulations.

Site Description/ Existing Development:

The property is currently an open site to be residential – Building. The property is zoned at R2 Low density Residential

Site Vegetation:

As the site is on existing residential property, the only vegetation that will be removed is some lawn from the rear yard. There will be no impact on existing tree life.

Development Staging:

The project will commence once building approval DA & CC have been received and it is proposed to be completed within 16 weeks.

Privacy, Views and Overshadowing:

The proposed development will not have any impact.

Environmental Impacts:

There will be minimal adverse impact to the neighbourhood as a result from noise, smell, fumes, smoke, vapour, steam, ash, dust, waste products or grit and oil from Riviera Pools Pty Ltd.

Acid Sulphate Soils:

The proposed development is NOT affected by acid sulphate affected soil.

Method of Waste Material:

There will be approximately 50 of excavation materials removed from site and transported to *elsewhere on the property*. The materials will be transported off by a skip bin company. The skip bin company will then transfer the excess soil, sand, rock etc. after excavation to a resource recovery park.

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