

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Swimming Pool at:
107 Plateau Road
Bilgola Plateau NSW 2107
Lot Number 286
DP Number 16902

Compliance With Statutory & Council Code Requirements

The proposed pool will be built in accordance with the relevant Australian Standards and Council Codes in all aspects of construction and design.

Pool Position , Privacy & Views

The pool is situated at the rear of the above property, in between the house and rear boundary fence. The development will not obstruct the view from any street, public place or reserve, nor will it impact neighbouring houses privacy and/or views.

Impact to Existing Trees

The pool is positioned to have nil to little impact on any trees or existing landscaping. There are no tree canopies in the proximity of the excavation and pool position.

Pool Fencing

The pool fence will comply with the Swimming Pool Act 1992.

Water Overflow & Splashing

Water from the pool will only be splashed on to the lawn.

Filtration

The filtration is positioned to provide little or no impact to the neighbours.

Bushfire

Not a bushfire zone. Although the proposed pool can only be considered an asset in regard to the threat of bushfire. Materials used are non combustible and the pool will provide a handy water supply for fire fighting.

**Flora & Fauna**

Every precaution will be taken during construction to protect the existing flora and fauna. No plants will be removed, relocation will occur if necessary.

Soil Erosion

There is no evidence of the site being subject to soil erosion. Suitable sediment and erosion measures will be taken to minimize soil leaving the site.

Utility Services

Sydney Water requirements in regard to the filling of Swimming Pools will be met.

Stormwater Drainage

Any surface water created from hard standing areas will remain on the property.

Overland Flow

The overland flow will not be disturbed.

Flooding

There is no evidence to indicate that the property is subject to flooding.

Waste Management

All excavated material that can not be reused/recycled shall be taken to a Council approved waste disposal location, to be determined. Other waste during the construction period will be minimal (ie < 1m³ each) concrete and paving offcuts, and some plumbing refuse. Contractors shall remove these from site and recycle where possible, otherwise disposing of at an approved waste location, or at our office location into a waste bin provided by Bingo waste services. Please see the council Waste Management Plan included in this application for more details.