



Date: 20/6/22

STATEMENT OF ENVIRONMENTAL EFFECTS for 4.55

282 Barrenjoey Road, Newport

4.55 notes in red

1. Project description.

The proposal is for the amendment to the approved DA2021/2602

The amendments are:

- Removal of the approved covered deck and bathroom.
- Altered location of the pool-side deck.
- Change to pool fencing.

The property is Lot Z in DP 364570

The site is R2 zoned.

The site is 1878m² and roughly rectangular in shape. The site is mostly flat. The site is a battle-axe property.

The site is not affected by landslip risk.

Acid sulphate soils are not present on the site.

The site is not bushfire affected.

The site has a low-risk flood hazard. However not in the location of the development.

General Discussion

2. Flora impact

No change due to 4.55 alterations.

3. Privacy and shadowing.

No change due to 4.55 alterations.

Likewise, the large setback of the development from the boundaries means there will be no privacy concerns created by the development.

4. Streetscape and impact on public domain.

No part of the development will be visible from the street or any public domain area.

No change due to 4.55 alterations.

5. Risks

The only site risk is minor flooding.

From council's mapping, we can see the flooding is contained to the existing tennis court on the site which is not part of the development area. The development area of the site is not affected by flooding.

No change due to 4.55 alterations.

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.

No change due to 4.55 alterations.

7. BASIX

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

No change due to 4.55 alterations.

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 from the north.

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

No change due to 4.55 alterations.

- D10.4 Building colours

The building is removed.

- D10.9

All setbacks are deemed adequate. See site plan attached.

No change due to 4.55 alterations.

- D10.12

The approved DA had a landscape area of 34.69%. The proposed 4.55 design allows for a landscape area of 34.75%

End.



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