



Date: 13/6/24

STATEMENT OF ENVIRONMENTAL EFFECTS

104b Powderworks Road, North Narrabeen

1. Project description.

The proposal is for the construction of a small in-ground concrete pool.

The property is Lot 103 in DP 1012915

The site is c4 zoned.

The site is 707.63m² and roughly rectangular in shape. The site is sloping down from east to west.

The site is affected by Geotech risk.

The site is not affected by flooding, bushfire, or Acid sulphate soils.

General Discussion

2. Flora impact

There is no impact to any protected tree or shrub.

The site currently has a sufficient number of canopy trees.

3. Privacy and shadowing.

There is no change to the existing use of the land, so not additional privacy concerns should be raised.

Tall pool fencing is being proposed between the existing hedge and the pool to ensure the pool is compliant and the hedge can be retained.

4. Streetscape and impact on public domain.

No change – the proposed works are not visible from any public domain.

5. Risks

See attached Geotech report dated 8/5/24

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.

Relative Controls.

7. Controls in LEP and DCP

PDCP 2014

All relevant controls in the DCP are discussed below

D11.7 Side and rear building lines.

The pool is proposed to be setback 1m from the side boundary to the edge of the pool concourse. This is to retain the existing mature hedge.

The pool is at the same level as existing ground level.

D11.11 Landscaped Area

The proposed landscape area of the site will be 52.88%. This coupled with the allowable additional 6% of the site to be used as impervious landscape area creates a proposed landscape area of 58.88%. This is just under the control of 60%

This small numerical non-compliance is justified due to the battle-axe property being burdened by several large easements for rights of carriageway. This creates many area of hard landscaping for driveway that would not normally be required on site.

End.

Jamie King (BLArch.)
Landscape Architect