

Date: 23/1/20

STATEMENT OF ENVIRONMENTAL EFFECTS

39 The Outlook, Bilgola

1. Project description.

The proposal is for construction of a new swimming pool and associated landscaping in the rear yard of the property.

The property is Lot 39 DP16902

The site is E4 zoned.

The site is 1112.05m² and roughly triangular in shape running North west / South east. The site has a very gentle fall to the land from the north to the south.

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

2. Flora impact

No existing or protected trees on the property or neighbouring properties are proposed to be removed or will be affected by the construction.

The pool and associated excavation is more than 5.0m from any trees.

The pool concourse is within 5.0m of a tree onsite. However, as this hardstand is to be installed at and slightly above existing ground level, there will be no impact to tree roots. Therefore, no arborist report has been commissioned.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns.

The proposed pool does not alter the existing use of the residential setting; therefore, privacy will remain as per existing. Existing boundary fencing and screen planting to be retained creates sufficient privacy between neighbours.

The pool surround is generously setback from boundaries.

4. Streetscape and impact on public domain.

The pool is proposed in the rear yard of the property. Due to the location of the proposed development, none of the proposed development is visible from the street.

5. Risks

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

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 center 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. Controls in LEP and DCP

PDCP21

All controls in the DCP (part D3 Bilgola Locality) are complied with. Specifically;

- The pool concourse is set back more than 1.0m from any boundary.
- The landscape area is over 60%.
- The pool is not more than 1.0m above existing ground level.
- The site houses a sufficient number of canopy trees.
- No trees are to be removed.



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