



Date: 1/10/19

STATEMENT OF ENVIRONMENTAL EFFECTS

15A Mons Road, North Balgowlah

1. Project description.

The proposal is for construction of a new swimming pool, elevated pool surround and minor landscaping adjustments in the backyard of the above property.

2. Flora impact

The above ground swimming pool and elevated surround will have a slight impact to several trees onsite and in the neighboring property. Attached to this DA is an Arborist report. The conclusion of this report states that the trees are all able to be viably retained and protected.

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. Significant vegetation onsite will enable to pool area to be privately screened from neighbouring properties. Additionally, the rear and side setbacks to the pool at 1600mm and 2828mm are generous. The pool is elevated approximately 1200mm at the highest point above existing ground level.

4. Streetscape and impact on public domain.

The pool is proposed in the back yard of the property. Therefore, the development does not alter the streetscape.

5. Risks

Flood

The site is not flood risk.

Landslip

On the Landslip Map, the site is low risk landslip.

Given the relatively flat topography of the pool site and the limited excavation, a Preliminary Geotech report was commissioned and is attached. The conclusion is that the development does not pose a landslip risk.

Bushfire

The site is not located in a bushfire risk zone as per the NSW eplanning spatial viewer.

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

WDCP

B9 Rear setback

The proposal is compliant as it does not exceed 50% of the rear setback area.

D1 Landscape open space

The site is required to have 40% landscape area with compliant landscape areas having a minimum dimension of 2.0m.

The proposed site design has a compliant landscape area of 57%.

D16 Swimming Pools

The proposal is compliant with the requirements of D16

A handwritten signature in black ink, appearing to read 'J. King', with a stylized flourish at the end.

Jamie King (BLArch.)
Landscape Architect