

## STATEMENT OF ENVIRONMENTAL EFFECTS

05th October 2018

### **Applicant**

**Danny Constructions Pty Ltd**

### **Site location**

**Lot 501 (No. 138), D.P. 1176385, Roscrea Drive, Mulgoa, NSW 2745**

### **Development objectives and standards**

Zoning E2 Environmental Conservation & E3 Environmental Management

The proposal has been prepared in accordance with Council's L.E.P & D.C.P in an attempt to ensure that the scheme meets council's objectives, with the exceptions as listed in this document.

### **Site description and proposal**

The proposal involves the construction of an outdoor swimming pool and spa, the site will have its primary access from Roscrea Drive.

The proposed swimming pool and spa has been sited and designed to be sympathetic in character with the existing dwelling and outbuildings, this pool and spa will meet the requirements of Council.



## **Solar Access & Energy Conservation**

Solar access will allow for sufficient natural sunlight directly into the pool and spa areas, minimising the use of artificial lighting and heating.

The design and use of materials specified in the construction of the proposed works will enable sufficient lighting with minimal consumption of energy. An energy assessment report has been prepared for the proposal which is included in this application.

## **Waste**

All construction waste will be stored on site, as per the waste management plan included in this application, and removed as necessary in accordance with the relevant Australian standards.

## **Services**

The site currently has access to water, sewerage, communication and electrical services; applicable service providers will be contacted for disconnections / reconnections as required.

## **Vegetation**

The proposal doesn't involve the removal of any existing tree/s. Typical suburban turf and vegetation will be planted by the owner after completion of the pool and spa.

## **Drainage**

The proposal has been designed to incorporate large areas of soft landscaping, while the surrounding environment maintains the natural landscape to allow for the natural absorption of water.

## **Flooding**

Council's records indicate that the subject land is not flood affected.

## **Heritage**

The subject site is not a heritage item, and is not within a heritage conservation area.

## **Bushfire**

According to council's maps, the site is bushfire affected.

## **Mine Subsidence**

The subject site is not within a mine subsidence area.

## **Bulk & Scale**

The proposed pool and spa size has been designed to complement the existing dwelling and outbuilding proportions, and complies with council's requirements. There will be no loss of privacy, views, or any additional overshadowing from the proposal.

## **Setbacks**

The proposed pool and spa is within the maximum building envelope, and is well away from any property boundaries.

## **Conclusion**

The proposal complies with the standard and objectives of Council's D.C.P & L.E.P. The Architectural design, character, scale, materials and details of this project will match the existing dwelling and the general neighbourhood area, so as to ensure maximum cohesion.

The proposal will enhance the existing outdoor landscape scene and provide a more active lifestyle for the occupants.

The proposed pool and spa will have minimal adverse environmental effects, and shall prove to become a positive asset to the amenity of the dwelling and the general neighbourhood.