

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED INGROUND POOL

At

Lot 334 DP 9026, No. 66 Tramway Rd, North Avoca, 2260

SITE CONTEXT

The property known as 66 Calyptra Road Umina Beach is zoned R2 Low Density Residential. It is currently occupied by a multi-story dwelling.

The lot has an area of approximately 796.2m². and slopes from north west to south east.

The boundaries to the north east, south east and south west are shared with residential allotments with existing dwellings, the boundary to the north west fronts Tramway Road.

Access to the site is via Tramway Road.

THE PROPOSAL

The proposal involves:

- Construction of an in-ground pool.

Erosion & Sediment Control

It is envisaged that there will be minimum, if any, site disturbance.

Cut & Fill

There is minimal cut proposed for this development as majority of the pool will be suspended.

Environmental Impact

- New stormwater will be connected to the existing system.

Site Occupancy

This complies with the requirements set out in Gosford City Council DCP 2013.

Setbacks

The proposed pool will be constructed to the rear of the existing residence. The proposed pool will incorporate a 560mm setback from the south western side boundary

This complies with the requirements set out in Gosford City Council DCP 2013

Height Restrictions

The proposal complies with the requirements set out in Gosford City Council DCP 2013.

Car Parking

There will be no change to the existing parking

NSW Building and Sustainability Index (BASIX)

A basix certificate is not required for this project.

Waste

Building waste would be contained on site during the construction period in bins with periodic disposal to an appropriate site. Where possible materials will be recycled, although most will be disposed of at council landfill sites.

No additional waste will be generated after construction.

Air and noise

Normal construction noise would be generated such as nailing timber and sawing wood. All work would be performed to council's normal standards and requirements.

Air quality would not be affected.

Bushfire

GEMS indicates that the site is subject to bushfire and is zoned as Category 1. A bushfire assessment report is included in the submitted documents.

Water Cycle Management Plan

The nett additional area of the proposed development is 15.6m². Under the requirements of DCP 2013 Chapter 6.7.6.3 developments after 01/03/2007 and less than 50m² are not required to install rainwater tanks.