

Date: 13/03/23

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 181 McCarrs Creek Road, Church Point

#### 1. Project description.

The proposal is for construction of a small swimming pool, extending the existing terrace, a pergola roof over the terrace and landscaping to surround the existing house.

The proposed pool will be a concrete pool located adjacent to the existing terrace on the north side of the property. This pool will be in-ground towards the southern end of the pool and above ground towards the northern end of the pool.

The existing terrace on the north side of the dwelling sits on top of the existing secondary dwelling. This terrace is proposed to be expanded to encompass a larger area of the secondary dwelling as trafficable terrace. In order to achieve this, the existing flat roof will be replaced with waterproof membrane and tiles. Therefore, no change to elevation is noticeable.

Part of this terrace will be protected by a proposed opening pergola roof to make it more functional in inclement weather.

Lastly, the landscaping of the rear yard will be altered to create a functional terrace near the rear boundary and paths that are safer to use.

The property is Lot 7 in DP 21318

The site is E4 zoned.

The site is 741.2m<sup>2</sup> and roughly rectangular in shape. The site is very steeply sloping from south to north.

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

The site is affected by bushfire and landslip risk.

The site currently contains a main dwelling and secondary dwelling.

## General Discussion

#### 2. Flora impact

The proposed works do require the removal of protected trees. Therefore, an AIS has been commissioned and is attached to this DA.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the development being near existing ground level.

The proposed pool and small pool deck do not alter the existing use of the residential setting; therefore, privacy will remain as per existing.

The proposed pool will mainly impact the neighbour to the west – 183 McCarrs Creek Road. The owners of the subject site Mr and Mrs Chassang have communicated with the owners of 183 McCarrs creek road and the plan has been developed within the recommended design parameters suggested by

the neighbour. Most importantly, all existing screening vegetation between the 2 houses is to be retained, and a solid privacy screen is to exist on the west side of the proposed pool.

#### 4. Streetscape and impact on public domain.

The swimming pool and pergola are located within the front setback of the property.

The existing very steep topography means the pool is approximately 14m vertically above the road and 22 meters horizontally, so it will have little aesthetic impact to the streetscape.

To alleviate issues of the pool structure being visible from the public domain, intensive landscaping has been proposed immediately adjacent to the pool as well as the pool structure being clad in sandstone to help blend the structure into the wider landscape.

#### 5. Risks

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

See the attached bushfire report and Geotech reports – both finding the proposal can be safely constructed.

#### 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

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

The landscape design aims to increase privacy between neighbours and screen the proposed development from neighbours and the public domain.

An adequate number of canopy trees are located onsite and more than 80% of proposed plants are locally native.

- D4.2 Scenic Protection

The proposal aims to minimise the visual impact of the pool structure by intensive planting and the use of select sandstone cladding to the northern façade of the pool structure.

- D4.5 Front building line

The setback to the proposed pool is 11647mm

The 2 adjacent dwelling setbacks are 10.5m for #183 and approximately 4.2m for #179

Therefore, the proposed pool is compliant in setback as it is more than the average of the 2 adjacent setbacks.

- D4.6 Side and rear building line

The terrace has an east side setback of 2495mm

The terrace has a west side setback of 6421mm

The pergola has an east side setback of 3239mm

The pergola has a west side setback of 7452mm

This pool will be in-ground towards the southern end of the pool and above ground towards the northern end of the pool. The pool is a maximum of 3272mm above ground level at the northern end. The pool side setback is 3070mm

The pool elevation where above ground is intentional screened with proposed screening trees as well as clad in sandstone to minimise the potential aesthetic impact of the structure.

- D4.10

The proposed landscape area for the site is 50.27%.

This is a loss of 33.1m<sup>2</sup> (or 4.5% of the site) for the pool, and deck near the rear boundary.

When factoring in recreation areas of 6% of the site, the landscape area becomes 56.27%

While this is below the control of 60% it should be noted the proposed works only reduces landscape area by 4.5% Additionally, the proposed high quality native landscape planting design is further justification for this non-compliance as the resulting landscape will be much more suitable and cohesive with the local character and biology.

Further justification for this non-compliance is given by the existing large footprint of the driveway and secondary dwelling, meaning the added amenity of the swimming pool has resulted in a numerical non-compliance while meeting the objectives of the control.

End.



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