



Date: 15/1/21

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 74 Grandview Drive, Newport

#### 1. Project description.

The proposal is for construction of a swimming pool and extending an existing deck on the southern side of the house. The existing level turf area on the southern side of the house will be retained and slightly extended towards the driveway.

The driveway will be replaced largely in the same location as the existing.

The existing carport will be enclosed with walls and a garage door to create an enclosed garage.

The existing house will be clad and rendered to change the appearance.

Lastly the existing roofed pergola will be partially enclosed to create a semi-weatherproof area (non habitable)

The property is Lot 55 in DP 16029

The site is E4 zoned.

The site is 543.8m<sup>2</sup> and triangular in shape. The site is slightly sloping from NW to SE with a steep bank on the SE boundary.

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

The site is affected by Landslip risk.

## General Discussion

#### 2. Flora impact

The proposed works will not impact any protected trees.

12 trees are proposed to be removed – all Cocus Palms and exempt from the TPO.

Works involving significant excavation are not within 5m of any protected tree.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as all development is close to existing ground level.

The proposed pool and deck do not alter the existing use of the residential setting; therefore, privacy will remain as per existing. The additional proposed deck on the east and south of the proposed pool is narrow and designed to be too narrow to allow continual high traffic use. This ensures privacy and acoustic peace for the neighbour at Lot 56.

Likewise, partially enclosing the existing pergola on the north side of the house ensures privacy and acoustic peace for the neighbour at Lot 56.

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

The works are not be easily visible from any public space.

The pool and Deck additions are not visible due to the extreme topography on the SE boundary of the property. (Road much lower than the proposed pool)

Likewise, the partial enclosing of the existing pergola is not visible from the public domain on the north side of the house due to the topography (Road much higher than the proposed pergola).

The enclosing of the existing carport into a garage will not have a negative impact on the public domain. Enclosed garages are not generally encouraged within the front setback area as their bulk and scale can dominate a streetscape. However, in this location, the carport is already partially enclosed via the boundary retaining wall and the rear batten screen wall. The proposal will not negatively increase the bulk and scale of the garage.

#### 5. Risks

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

The landslip risk has been assessed in the attached Geotech report. The report found that with suitable structural engineering, the proposed pool and deck can be safely built.

#### 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.

An adequate number of canopy trees are located onsite and more than 50% of proposed plants are locally native.

- D10.1

*The bulk and scale of buildings must be minimised.*

In this location, the carport is already partially enclosed via the boundary retaining wall and the rear batten screen wall. The proposal will not negatively increase the bulk and scale of the garage.

*Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.*

The site is unique in its shape, orientation and proximity to roads/public spaces. Therefore, the standard controls of setback are of no value. Due to the access from Grandview Drive, the vehicle access is of particular importance including a 3-point turn area to enable forward exit.

Additionally, due to the unique topography, the existing carport – although almost on the boundary – is not visible from the public domain. Similarly, if the carport is enclosed into a garage as proposed, this will not make any discernible impact on the public domain.

- D10.4

The proposed colours and materials for the external house walls are compliant.

- D1.9

The side setback to the proposed deck extension is 1242mm. This is designed to match the setback of the existing house on this side of the property.

The rear setback is compliant at 6834mm

The front building line is unchanged.

The pool is compliant in setback. Although the pool is more than the recommended 1m above ground level, the appearance and use of this space as a pool is no different to that of a deck which would presumably be allowed under the DCP.

- D10.9

Due to the non-standard shape of the lot, the standard setbacks are not applicable.

The carport has a 0m setback at one corner, blending to a 293mm setback at the other corner. While this is less than any control, due to visibility of the carport as mentioned earlier, enclosing this carport to make a garage does not negatively impact the environmental effects in any way.

- D1.13

The proposed landscape area is 38.83% which does not include the 6% of the site area as outdoor recreation areas. When this is included, the Landscape area is 44.83%. This is below the control however only 1.67% less than the existing landscape area onsite.

Due to the non-standard shape, size and topography of the site along with the access from the road requiring a large driveway, this non-compliance is justifiable.

End.

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