

Date: 1/2/2022

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 130 Irrubel Road, Newport

#### 1. Project description.

The proposal is for construction of a swimming pool and associated landscaping in the rear yard of the subject site.

The property is Lot 7 in DP 630496

The site is C4 zoned.

The site is 762.7m<sup>2</sup> and roughly triangular in shape. The site is steeply sloping from west to east.

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

The site is mapped as affected by flooding

## General Discussion

#### 2. Flora impact

No existing vegetation will be impacted.

Extensive proposed native screen planting and small trees are part of the proposed landscape plans. A single Kentia Palm (*Howea forsteriana*) in the neighbour's yard is within 5m of the proposed pool. However as the pool is above ground the only impact to the theoretical root zone will be the piers for the pool. Additionally, palms are well documented to have root zones of very small diameter – as such an Arbicultural Impact Assessment was not commissioned.

#### 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 following measures have been incorporated into the design in order to mitigate the impact to privacy with the neighbour at 128 Irrubel:

- A 1800mm high privacy screen is proposed to be erected along the whole eastern and northern edge of the pool
- The pool coping is just 300mm wide on the eastern side of the pool to stop any use of the eastern side of the pool. Therefore, pool users will mainly be contained to the western and southern side of the pool.
- The pool level at RL 11.00 is 390mm lower than the adjacent existing entertaining deck.
- Fast growing screening trees are proposed along the western boundary
- The western elevation of the pool is proposed to be clad to visually hide the unsightly pool structure.
- Given the very steep nature of the area of the site, this pool makes good use of the space.

With the above design features implemented, this pool can inhabit the space without negatively impacting the dwelling at 128 Irrubel.

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

The pool and associated development is not visible nor will have any impact on the streetscape or public domain.

#### 5. Risks

The site is not affected by 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.

The site is mapped as low and medium risk flood zone. However, it is clearly evident that the flood zone would be contained to the neighbouring property at 128 Irrubel due to the large increase in existing ground level on the boundary of the 2 properties. Objectively, there is a circa 1.0m high step in ground level along this boundary, with the ground level on the subject site being higher. The neighbouring property is around RL 7.70 and the subject property is around RL8.70. The proposed pool base is at RL9.10.

It can easily be concluded that the pool and associated development will not impact any probable flood.

#### 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 screen the proposed development from all neighbours.

An adequate number of canopy trees are located onsite - (7 x *Waterhousia floribunda* are proposed which are native trees.)

- D1.9

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. Additionally, as in point 3 above considerable design effort has been made to limit the impact of the above ground portion of the pool.

- D1.13

The proposed landscape area is 52.71% which does not include the 6% of the site area as outdoor recreation areas. When this is included, the Landscape area is 58.71%. This is not compliant as the control; is 60%.

It should be noted that the landscape area is constrained due to existing development on the property and the proposed pool and deck only cover an area of 40m<sup>2</sup>.

Considering the intensive landscaping proposed for the site, the minor non-compliance of 1.29% site landscape area can be justified.

End.

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