

Date: 17/7/24

STATEMENT OF ENVIRONMENTAL EFFECTS

3 Yachtsman's Paradise, Newport

1. Project description.

The proposal is for the construction of a swimming pool and pool cabana in the rear setback of the existing house. Landscaping is included in the proposal.

The property is Lot 9 in DP 233779

The site is R2 zoned.

The site is 888.3 and irregular in shape. The site is slightly sloping down from south to north.

The site is affected by Geotech risk, flood risk and a council stormwater easement,

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

General Discussion

2. Flora impact

The proposed works will impact several protected trees and not require removal of any protected trees.

The excavation for the pool area is within the vicinity of a palm tree on the subject site and several palm trees on the neighbour site.

As palm trees are known to have very small root zones, the proposed works are not going to negatively impact the trees and as such an AIS (arborist report) has not been submitted.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as all development is a single storey and well below the 8.5m height restriction.

The proposed pool and cabana does not alter the existing use of the residential setting; therefore, privacy will remain as per existing. The retention of or replacement of existing screen planting along boundaries will result in adequate privacy between neighbours.

To further improve privacy, all clear glazing from the cabana is directed away from neighbouring dwellings.

4. Streetscape and impact on public domain.

The proposal works are all located in the rear setback of the existing dwelling house. No impact to streetscape or public domain will exist.

5. Risks

The site is affected by Geotech risk, flood risk and a council stormwater easement.

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

See attached to this DA a flood impact statement.

See attached to this DA a Geotech report.

See attached to this DA a stormwater location and condition report. CCTV footage can be supplied.

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

There are 2 existing canopy trees in the front yard and 1 in the back yard. See the attached landscape plan for the proposed additional shrub and screen planting.

- D10.4 Building colours and materials.

See the attached schedule of finishes for the muted earthy colours selected for the cladding and roofing.

- D10.7 Front Building setbacks

The front building setback is not applicable as the development is behind the existing dwelling

- D10.8 Side and rear Building setbacks

As per DA N0175/16, the EAST boundary is defined as the rear boundary. This makes the SOUTHERN, and both WESTERN and NORTHERN boundaries the side boundaries. The NORTH-WESTERN boundary is the front boundary.

In this respect, the cabana has the following setbacks:

A varying setback from 1.29m to 2.275m to the western (side) boundary.

A 1.5m setback to the southern (side) boundary

The control calls for 2.5m to one side and 1.0m to the other side.

Therefore, the side setback to the western boundary is not entirely compliant. However, this is justified by observing the following facts:

- this setback is fronting a swimming pool area on the neighbor's land and the floor area of the cabana is well below neighbour's land. There will be no privacy concerns or bulk/scale concerns.
- The wall to the cabana is on an angle, and part of the wall is compliant in setback dimension.
- Given the not standard however generous setbacks to the existing dwelling, this small non-compliance has a negligible impact.
- Given the location of the cabana, this small non-compliance will not result in mass bulk or scale in an inappropriate location.

The swimming pool setback is compliant.

- D10.11 Building envelope

The building envelope is compliant.

- D10.13 Landscape area

The Landscape area is proposed at 46.90%. A further 6% of the site is covered in outdoor recreation space bringing the total landscape area to 52.90%.

The control is 60%.

While the proposed works represent a numerical non-compliance it can be justified by the fact that much of the non-landscape area is open timber deck (existing at the front of the house and proposed around the cabana – this is an area that is porous.

Additionally, the site houses existing canopy trees and with the proposed landscape plan implemented the site will be adequately landscaped – making the proposal compliant with the outcomes of D10.13

- Stormwater

The site is within a flood zone and therefore does not require an OSD as per section 9.2 of Water Management for Development Policy.

As per the attached stormwater concept plans, the new stormwater system will be connected to the existing council stormwater pipe traversing the site.

See attached stormwater checklist.

End.



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