

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE, A POOL AND A SECONDARY DWELLING
AT**

8 Cecil Road, Newport 2106

LOT 1 DP 14176

Prepared By *JJDrafting Australia P/L*

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1346/25, drawing numbers DA.01 to DA.32 dated Apr/25 to detail proposed alterations and additions to an existing residence, a pool and a secondary dwelling at 8 Cecil Road, Newport.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and Assessment regulation 2000*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control Plan 2014*
- # *Newport Locality Plan*

2) Site characteristics and description

The subject allotment is described as 8 Cecil Road Newport.

- Site area of 1095 sqm.
- It is located in land zoning – R2 Low Density Residential
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- It is located in a Geotech Hazard zone – geo tech report attached with this application
- Only a very small portion to the rear corner of the site is located in a low flood area.

NO FLOOD REPORT REQUIRED

NO PROPOSED DEVELOPMENT WILL BE CARRIED OUT IN THAT AREA.



- The property addresses Cecil Road to the South.
- The site is currently developed with a one and two storey brick dwelling with a garage located on the lower level of the dwelling. A gravel parking area is located to the front of the dwelling .
- Access to the existing garage and parking area is via Cecil Road to a driveway located on the western side boundary.



- The site falls from the south (front) boundary down to the north (rear) boundary of approx. 12.5m. The rear of the site consists of a sloping lawn area and various tree and plant species. The front of the property consists of a courtyard and small area of garden with mixed vegetation.



VIEW LOOKING TOWARDS THE REAR NORTH EASTERN CORNER OF THE SITE



VIEW LOOKING TOWARDS THE REAR NORTH WESTERN CORNER OF THE SITE

- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing one and two storey dwelling, also a new pool, cabana and a secondary dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

LOWER GROUND FLOOR LEVEL

- # Portion of the existing garage to form storage area. The remainder to form a walk in robe to the bedroom.
- # Floor level to the existing rumpus room to be lowered and area to form a bedroom
- # A new timber deck is proposed of the new bedroom area.
- # A new enclosed internal stair is proposed to connect the 2 levels.
- # A pool and cabana are proposed. Level to these to be slightly lower than the lowered bedroom.

GROUND FLOOR LEVEL

- # Addition to front, consisting of a walk in robe and an ensuite to an existing master bedroom
- # A new enclosed internal stair is proposed to side of the dwelling connecting the 2 levels.
- # existing rear deck to be removed and a new wider deck to be built.
- # New roof above the deck addition, which will be an extension to the existing roof.
- # A new carport to the front is proposed above the exiting gravel parking area.

SECONDARY DWELLING

A detached secondary dwelling is proposed located to the rear of the site.

It will consist of a one bedroom, combined laundry and a bathroom, open plan area with a kitchen, living and dining. A new deck is located to the west for indoor/outdoor recreational area. A narrow deck is also located to the rear of the dwelling, in front of the main bedroom and living areas. The narrow deck will allow the occupants to have maximum light and air flow from the northern orientation.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential land under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling, pool, cabana and secondary dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application. See attached.

4.3) Height of Building (LEP 4.3)

The maximum building height control -----8.5m.

The proposed new alterations and additions and secondary dwelling will have a maximum height of 8.5m. - ***complies***

PART 5**5.4 Controls relating to miscellaneous permissible uses**

The proposed secondary dwelling has an area of 60sqm - COMPLIES

7.6 Biodiversity protection

There will no affect upon the biodiversity from the proposed alterations and additions

There will be no adverse impact on the ecological value and or any flora and fauna on the land

There will be no adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna.

A4.10 - Newport Locality**Desired future character**

It is proposed that the additions and alterations to the existing dwelling, pool, cabana and secondary dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

Majority of Existing vegetation is to remain.

B6.1 Access driveway and works on the public road reserve

There will be no changes to the existing concrete crossover and layback

B6.2 Internal Driveway

There will be no changes to the existing driveway

B6.3 Off Street Vehicle Parking Requirements

Due to the difficult access to the garage located below the dwelling it is proposed a new carport be built above an existing gravel parking. Parking will be available along the side, adjoining the enclosed garage. Both vehicles will have the ability to reverse and come out of the driveway in a forward direction.

There will be no changes to existing 2 off street parking

C1.3 - View Sharing

The proposed development will not negatively affect views to adjoining dwellings.

C1.4 - Solar Access

No loss of daylight to habitable rooms in adjacent dwellings will be experienced from this proposal. Adjoining properties will continue to receive a min. of 3 hours of natural solar access.

C1.5 - Visual Privacy

The proposed development will not affect adjoining dwellings in reducing visual privacy.

C1.7 Private Open Space

Requirement 80sqm

Main dwelling ----- 268.525sqm – COMPLIES

Min. principal area of 16sqm with a min. dimension of 4m and grade no steeper than 1 in 20

First floor deck off the main living area – 49.45sqm----- COMPLIES

Secondary dwelling – own area -----179.6sqm -----COMPLIES

Min. principal area of 16sqm with a min. dimension of 4m and grade no steeper than 1 in 20

Side deck area -----28sqm -----COMPLIES

C1.11 Secondary Dwellings and Rural Workers Dwellings

1. The development will not result in more than 2 dwellings on the site - COMPLIES

2. Secondary dwelling does not contain more than 2 bedrooms -----COMPLIES

3. Dwelling does not contain more than 1 bathroom -----COMPLIES

4. Detached secondary dwelling consists of only one level -----COMPLIES

D10.1 – Character as viewed from a public place

The proposed development will not affect the character as viewed from a public place. The proposal does not dominate the streetscape and is at a human scale enveloped by existing vegetation. The proposed development will not be visual seen from the streetscape.

The visual impact of the built form is secondary to the landscaping and vegetation.

D10.3 – Scenic Protection – general

Existing bushland and vegetation are the predominant feature with the proposed development being the secondary component of the visual catchment.

There will no affect from the proposed alterations and additions when viewed from any waterways, road or a public reserve

D10.4 – Building colours and materials

The proposal will have external colours and materials that have light to medium tones to match the existing dwelling.

D10.7 – Front Building line

The front setback control is a minimum of 6.5 m

Existing front setback to house varies between -----7.4m – 12.4m

Proposed Carport addition – varies between -----5.7m – 7.5m

Due to the angled front boundary it is difficult to strongly adhere to the 6.5m front setback. The proposed carport follows the established other adjoining garages.

D10.8 – Side and rear building line

The side setback control is a minimum of 2.5 m to one side and 1.0 m for the other.

Existing side setbacks

East side setback varies between -----1.62m – 1.685m – --NO CHANGES

West side setback varies between -----4.55m – 5.06m ---- NO CHANGES

Proposed works

East side setback cabana -----1.9m - **COMPLIES**

East side setback to first floor deck -----4.2m - **COMPLIES**

East side setback to secondary dwelling -----4.7m - **COMPLIES**

West side setback to secondary dwelling -----3.1m - **COMPLIES**

West side setback to new stair addition to dwelling -3.8m - **COMPLIES**

Rear Setback

The rear setback control is a minimum of 6.5m

Rear setback to wall of secondary dwelling ----- 6.5m ----- **COMPLIES**

D10.11 – Building Envelope

The required control is to maintain the development within a building height envelope which provides a height at the side boundary of 3.5m with an angle projection of 45degrees.

The proposed alterations and additions and secondary dwelling **COMPLY** with the side building envelope control

D10.13 - Landscaped Area – Environmentally Sensitive Land

Site area is 1095m²

Minimum Landscape are requirement 657sqm-----60%

Existing Landscape area 765.95sqm -----69.9%

Proposed landscaping area 659.4sqm -----60.21% - **COMPLIES**

Existing Hard surface area 329.23sqm

Proposed new hard surface area 436.07sqm

There will be an increase in hard surface area by 106.84 an OSD will be required. This has been shown on the stormwater concept plans. It will however require to be designed by a hydraulic engineer at the CC stage.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21.

It is considered that the proposed design respects the desired character objectives of the PDCP 2014 and PLEP 2014 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.3) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.5) The suitability of the site for the development

The subject land is currently zoned R2 Low Density Residential land under the Pittwater Local Environmental Plan 2014 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling, a pool and cabana and a secondary dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

5.6) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.7) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



FRONT VIEW OF DWELLING



REAR VIEW OF DWELLING



VIEW LOOKING EAST



VIEW LOOKING SOUTH TOWARDS THE STREET



VIEW LOOKING WEST



VIEW TO ENTRY TO GARAGE



STREETVIEW TO SUBJECT SITE



STREETVIEW LOOKING AT ADJOINING PROPERTY NO.6



STREETVIEW OF ADJONING PROPERTY NO.

SCHEDULE OF EXTERIOR FINISHES

8 Cecil Road, NEWPORT

New Colorbond Roof – Light to medium to match existing

External Walls – Light to medium to match existing

Opening frames - to match existing