

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed Vergola (awning) roof system to existing 1st floor terrace of existing strata residence

SUBJECT PREMISES

17 Grandview Drive, Newport

OWNER

Mr & Ms Cotterill

COUNCIL

Northern Beaches Council

DATE

28th June 2025

1.0

EXISTING SITE FEATURES

The development site is known as 17 Grandview Drive, Newport and is located on the northeastern side of Grandview Drive. The site is a residential allotment that has a moderate slope to the rear of the property and is currently is developed by multi-story dwelling, inground swimming pool and associated landscaping. Access to the site is via the existing driveway.

The locality as characterised by a mixture of attached and semi-detached & freestanding dwellings.

2.0

PROPOSED DEVELOPMENT

The proposal is for the installation of a Vergola (awning) roof system over the existing 1st floor balcony of the dwelling. The proposed Vergola will be built over an existing impervious surface and therefore will not increase the existing site coverage area.

The proposed Vergola has an area of approx 19.8m².

3.0

ASSESSMENT CRITERIA

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

3.1

Northern Beaches (Pittwater LEP 2014)

Pittwater Local Environmental Plan 2014 (SPEP 2014) is the primary environmental planning instrument applying to the site and the proposed development. The premises are situated in area zoned C4 Environmental Living, under the LEP and the alterations and additions associated with a dwelling is permissible in this zoning, with Council consent. The proposed development is consistent with the zone objectives.

The principal controls are:

LEP Requirements	Existing	Proposed	Control	Compliance
Building height	n/a	7.18m	8.5m	Yes
Floor Space Ratio		Not applicable		Yes

3.2

Pittwater 21 DCP

Compliance with Pittwater 21 (residential) DCP is summarised in the following: Please note only the relevant sections have been selected for consideration and analysis.

3.2.1 STREETSCAPE

The proposed Vergola will be positioned at the rear of the property, ensuring minimal visual impact on the streetscape while maintaining the existing character of the locality.

3.2.2 HEIGHT

There is no change to existing building height, the proposed Vergola is within council height of building control.

3.2.3 DESIGN

The proposed Vergola has been designed so that it is consistent with and will enhance the character and amenity of the local area.

3.2.4 SOLAR ACCESS

The height, setback and location of the proposed awning will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.5 LANDSCAPING

The proposed adds no additional impervious area to the site as it will be built over an existing hardstand area.

3.2.6 DRAINAGE CONTROL

All downpipes will be connected into the existing system.

3.2.7 ENVIRONMENTAL PROTECTION

The minor scale of the development will have no impact upon the site's environmental constraints in relation to topography, drainage, soil landscapes, flora, fauna and bushfire hazard.

3.2.8 WASTE MANAGEMENT

All materials brought onsite will be used in the installation of the awning, therefore there is no waste nor demolition.

3.2.9 BIODIVERSITY

The property boasts a modest yet valuable biodiversity, characterized by well-preserved native vegetation and habitats supporting local flora and fauna. The proposed development will have a minimal impact on this biodiversity, as it has been designed to ensure preservation of existing plant communities and fauna habitats, maintaining the ecological integrity of the area while blending harmoniously with its natural surroundings.

3.3 STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies may apply:

State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
State Environmental Planning Policy (Precincts – Central River City) 2021
State Environmental Planning Policy (Precincts – Western Parkland City) 2021
SEPP (Precincts – Regional) 2021
State Environmental Planning Policy (Housing) 2021

Consideration has been given to the abovementioned policies; no additional requirements are outlined which impact on the proposed development.

3.4 SUBMISSIONS

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and Local strategic plans and complies with the relevant State and Local planning controls.
- No significant adverse environmental, social or economic impacts will result from the proposal.

3.5 PUBLIC INTEREST

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

4.0 CONCLUSION

The development proposal has demonstrated compliance with the Pittwater LEP and it is considered that the development proposal achieves the requirements of the Development Control Plan.

The proposed development will have a minimal impact and will not require additional information in relation to topography, watercourses, vegetation, bushland, plant communities, fauna habitat, and soil dispensability.

The minor size and scale of the development is consistent with the dominant design themes within the immediate area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.