



Statement of Environmental Effects

**Alterations and Additions to Existing Dwelling
4 Belinda Place, Newport NSW 2106**

1.0 Introduction

1.1 Project Summary

This application seeks development consent for alterations and additions to the existing single dwelling located at 4 Belinda Place, Newport NSW. The proposed works include:

- A new ground floor lounge and dining room
- A new ground floor balcony
- A new ground floor entry
- Internal renovation

1.2 Site Description

- **Address:** 4 Belinda Place, Newport NSW 2106
- **Legal Description:** Lot 42 DP 218250
- **Zoning:** C4 Environmental Living
- **Site Area:** 847.3 m²
- **Existing Development:** Single dwelling house with a detached garage
- **Topography:** steep fall from the west to the east
- **Surrounding Development:** Low-density residential homes of varying architectural styles

1.3 Consent Authority

- **Northern Beaches Council**



2.0 Pittwater Local Environmental Plan 2014 (PLEP 2014)

Clause	Title	Summary of Control	Proposal Response / Compliance
2.1	Land Use Zones	The site is zoned C4 Environmental Living Dwelling houses are permitted with consent.	✓ Complies
4.3	Height of Buildings	Maximum permissible building height: 8.5 metres	Proposed: 7 m – ✓ Complies
4.4	Floor Space Ratio (FSR)	Maximum FSR: 0.5:1	Proposed FSR: 0.21:1 ✓ Complies
7.6	Biodiversity	protecting native fauna and flora And their habitats	No removal of the existing native trees rather than palm trees

3.2 Residential Development Controls (Part C1)

C1.1 Landscaping

The proposal retains the existing low-lying shrubs, medium-height shrubs, and canopy trees across the site, thereby preserving the established landscape character. Approximately **62% of the site** will remain as deep soil zone, consistent with Council's objectives for maximising permeable landscaped areas.

The subject property is a battle-axe allotment. As a result, the dwelling and proposed extension will not be visible from the nearest public road.

Due to the steep topography of the site, the proposed ground floor extension cannot be fully screened by new plantings. However, the structural support posts and pad footings will be effectively screened by the existing retained vegetation.



C1.2 Safety and Security

The proposed entry door incorporates sidelight windows, allowing occupants to visually identify visitors prior to opening the door.

The proposed living areas and balcony provide opportunities for passive surveillance of external areas, contributing to improved safety.

External lighting is proposed on the garage wall, along the steps and pedestrian path, and beneath the new ground floor structure to ensure safe illumination. Vegetation will be maintained to ensure clear sightlines to pathways, parking and open space areas.

The first entry point is located adjacent to the existing garage. A clearly identifiable street number will be affixed to the garage wall. The primary dwelling entry will be easily recognisable from the street, visible, and appropriately lit, in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

C1.3 View Sharing

The principal ocean views from the site are oriented to the southeast. The proposed addition extends **5.5 metres** in this direction, but does not intrude into existing view corridors.

Given the steep slope of the site, the ground floor extension projects downhill and is not visible from the rear adjoining property. As such, the proposal does not unreasonably obstruct or diminish views enjoyed by neighbouring properties.

C1.4 Solar Access

The main private open space will continue to receive in excess of **3 hours of solar access** between 9am and 3pm on 21 June, consistent with DCP requirements. Shadow diagrams confirm that the proposed extension will not result in additional overshadowing of the private open space at **3 Belinda Place**.

The proposed east-facing glazed sliding doors ensure that the living spaces will receive a minimum of **3 hours direct sunlight** during mid-winter. Shadows generated by the extension will not affect the habitable room windows of adjoining dwellings.



C1.5 Visual Privacy

The proposed ground floor north-facing window overlooks less than 50% of the adjoining property's private open space, consistent with DCP controls.

The first-floor south-facing window is located more than **9 metres** from the nearest adjoining property's private open space, ensuring no unreasonable privacy impacts.

C1.6 Acoustic Privacy

The dwelling is sited well away from the nearest public road, reducing potential traffic noise impacts.

The proposed air-conditioning unit will operate in compliance with the NSW Protection of the Environment Operations (Noise Control) Regulation, producing noise levels no greater than **5dBA above background levels** at the property boundary. Should exceedances occur, an acoustic enclosure will be installed to achieve compliance.

C1.7 Private Open Space

The dwelling will continue to provide **80m²** of private open space at ground level. This area is generally level (gradient 1:20), with minimum dimensions exceeding **3 metres**.

No more than **75%** of the private open space is located forward of the dwelling. The POS is located within the only flat area of this steeply sloping site and receives at least 3 hours of direct sunlight on 21 June.

C1.12 Waste and Recycling Facilities

During construction, a level area adjacent to the right-of-access is available to accommodate a **7m³ skip bin**.

For ongoing use, waste and recycling bins will be stored on site and presented to the kerbside for collection in accordance with Council's service schedule.



C1.13 Pollution Control

Construction will be managed to ensure no adverse environmental impacts. Sediment and erosion controls will be installed prior to works commencing to protect adjoining properties and Council's stormwater system.

No other forms of pollution are anticipated from the proposal.

C1.23 Eaves

All new eaves will project a minimum of **450mm**, exclusive of fascia, barge boards, and gutters, in compliance with Council's requirements.

Geotechnical Considerations

A geotechnical assessment has been prepared for the subject site at 4 Belinda Place, Newport. The report identifies that the site is located on a steep slope within a mapped geotechnical hazard area, with potential risks including rockfall, shallow instability and slope erosion.

The report concludes that the site is suitable for the proposed alterations and additions, provided that recommended mitigation and maintenance measures are adopted. Key measures include:

Retention of foundations within competent Class V Sandstone or better, with a minimum embedment of 300mm;

Setback of structural footings at least 2.0m from slope or cliff edges;

Removal or stabilisation of any loose sandstone boulders under the supervision of a geotechnical engineer;

Installation of temporary protective barriers at the front boundary and behind the existing garage during construction to intercept potential rockfall;



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Provision of adequate site drainage, erosion and sediment controls prior to and during construction; and

Ongoing maintenance of vegetation, drainage systems and protective works to ensure long-term slope stability.

Subject to compliance with these recommendations and ongoing engineering supervision during construction, the report concludes that the risk to life and property from geotechnical hazards is low to very low and consistent with the tolerable risk criteria of AGS 2007. Accordingly, the proposal satisfies Council's requirements for development on sloping land.

5.0 Conclusion

The proposed alterations and additions to the existing dwelling at 4 Belinda Place, Newport have been carefully designed to respond to the unique topography and coastal setting of the site. The development demonstrates consistency with the objectives and provisions of the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan 2014, achieving an appropriate balance between built form, landscape preservation and residential amenity.

The proposal will maintain the scenic quality and coastal character of Newport, ensure no unreasonable impacts on neighbouring properties in terms of views, privacy, solar access or acoustics, and incorporate sustainable design measures including deep soil landscaping and compliant stormwater management.

On this basis, the proposal represents a **well-considered and site-responsive form of development** that is in the public interest and worthy of support. It is therefore submitted that the application is suitable for development consent.