



Date: 26/4/22

STATEMENT OF ENVIRONMENTAL EFFECTS

4.55 CHANGES

74 Grandview Drive, Newport

1. Project description.

The proposal is to alter the approved DA in the following ways:

Revision 1

Remove existing doors and replace with window.

Revision 2

Rotate the approved stairs from the deck to the grass backyard

Revision 3

Replace proposed opening louvre walls with solid walls for the outdoor room. Replace sliding door with bifold. Tiled floor.

Revision 4

Replace existing awning with new roofed awning at the same level at the roof over the outdoor room.

The property is Lot 55 in DP 16029

The site is E4 zoned.

The site is 543.8m² and triangular in shape. The site is slightly sloping from NW to SE with a steep bank on the SE boundary.

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

The site is affected by Landslip risk.

General Discussion

2. Flora impact

The changes will not have any impact to any tree proposed or existing.

3. Privacy and shadowing.

The changes will not have any impact to privacy or overshadowing.

4. Streetscape and impact on public domain.

The changes will not have any accountable impact to the streetscape.

5. Risks

The landslip risk has been assessed in the original Geotech report. The changes will not impact the likelihood of Geotech risk.

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.

End.



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