

STATEMENT OF ENVIRONMENTAL EFFECTS

74 Grandview Drive, Newport

Date: 22.4.25

Proposed Works: Construction of a second storey addition to the existing dwelling.

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1. Introduction

This Statement of Environmental Effects (SoEE) accompanies a Development Application (DA) for a proposed 3-bedroom and 1-bathroom upstairs addition to an existing double-storey dwelling at 74 Grandview Drive, Newport, within the Northern Beaches Local Government Area (LGA).

The proposal aims to provide additional living space to accommodate a growing family and support intergenerational living, enhancing residential amenity while complying with the *Pittwater 21 Development Control Plan (DCP)*, *Pittwater Local Environmental Plan 2014 (LEP)*, and other relevant planning instruments.

This SoEE describes the proposed development, assesses its environmental impacts, and demonstrates alignment with the objectives and controls of the Pittwater 21 DCP, including general controls (Part B), residential development controls (Part C), and locality-specific controls for Newport (Part D). Mitigation measures are outlined to ensure minimal environmental impact.

2. Site Description

- **Location:** 74 Grandview Drive, Newport NSW 2106, within the Pittwater locality of the Northern Beaches LGA.
- **Lot Details:** Lot 55 DP 16029
- **Site Area:** 548.5 m².
- **Existing Development:** The site contains a double storey detached dwelling with garage and swimming pool.
- **Site Characteristics:** The property is unique in its shape, location and topography. It is generally triangular in shape and located on a hair-pin corner of a road reserve. There is only one genuine neighbour. While the site is generally flat, it is surrounded by very steep land. It is surrounded by low-

density residential dwellings, with no close neighbours posing shading or privacy concerns.

- **Zoning: C4 Environmental Living** under the Pittwater LEP 2014, emphasising low-impact residential use and environmental conservation.
- **Hazards:** The site is not identified as flood-prone, bushfire prone or acid sulphate soils. The site is mapped as Geotech risk due to surrounding steep topography.

3. Proposed Development and discussion

The proposed development involves a second storey addition to the existing dwelling, comprising:

- **Addition Description:** A 3-bedroom and 1-bathroom upstairs extension to sustain a growing family and enable intergenerational living, with a total additional floor area of approximately 61m²
- **Design Features:**
 - **Setbacks:** 1.5 m to one side boundary, 2.51 m to the other side boundary, and greater than 21 m to the front boundary, aligning with the existing building footprint.
 - **Height:** The maximum building height will not exceed 8.5 m above existing ground level.
 - **Roof:** A Dutch gable roof will extend out from the existing gable roof. The existing roof will be removed and replaced with metal roofing to match the extension. All roofing will drain to the existing approved site stormwater system.
 - **Materials:** Colours and materials will generally match the existing dwelling. Walls will be weatherboard cladding, planter box will be concrete-look lightweight cladding, windows will be dark metal framed, eave, barge boards and gutters all to match existing dwelling.
- **Access:** No changes to existing vehicular or pedestrian access are proposed.
- **Ancillary Works:** Minor internal alterations to connect the new floor space to the existing dwelling.

4. Statutory Context

The proposal is subject to the following planning instruments:

- **Environmental Planning and Assessment Act 1979 (EP&A Act):** Development consent is required under Section 4.
- **Pittwater Local Environmental Plan 2014 (LEP):**
 - **Zoning: C4 Environmental Living** under the Pittwater LEP 2014, emphasizing low-impact residential use and environmental conservation.
 - **Height:** Complies with the 8.5 m height limit (Clause 4.3).
- **Pittwater 21 DCP:** Relevant sections include:

- **Part A:** Introduction and definitions
- **Part B:** General controls
- **Part C:** Residential development controls
- **Part D:** Locality-specific controls for Newport (e.g., D10)

5. *Environmental Impacts and Compliance with Pittwater 21 DCP*

5.1 General Controls (Part B)

- **B5.12 (Stormwater Management):** The additional roof area will drain to the existing approved stormwater system, ensuring no increase in runoff or adverse impacts on adjoining properties. New roof area is 16.76m².

5.2 Residential Development Controls (Part C)

- No part of section C is relevant to the proposed works.

5.3 Locality-Specific Controls (Part D – Newport)

- **D10.1 Character** The design incorporates windows boxes, and a projecting planter box to comply with the control.
- **D10.4 Building colours** The design utilised earthy tones for wall, eaves, guttering and roofing.
- **D10.7 Front Building Line** The design does not alter the front building line that is technically over 21m due to the triangular shape of the site.
- **D10.8 Side and rear Building Line** The design is compliant with the side setbacks of 1.5m and 2.51m
- **D10.11 Building envelope** The design is compliant with the building envelope
- **D10.13 Landscaped Area** The design is compliant with the landscaped area as there is no proposed change.

5.4 Other Impacts

- **Visual Amenity:** The addition's scale, matching colours, and materials blend seamlessly with the existing dwelling and locality, minimizing visual impact.
- **Privacy:** Windows are positioned to avoid overlooking, with no close neighbours affected.
- **Solar Access:** Shadow diagrams confirm no shading impacts on adjoining properties due to the absence of close neighbours.
- **Traffic/Access:** No additional parking is required beyond existing provisions, compliant with DCP parking rates for a dwelling house.
- **Landscape:** No loss of landscaped area occurs, as works are over the existing house and hard surfaces.

8. Conclusion

The proposed 3-bedroom and 1-bathroom upstairs addition at 74 Grandview Drive, Newport complies with the *Pittwater 21 DCP* and *Pittwater LEP 2014*, delivering a sustainable outcome that enhances residential amenity for a growing family while minimizing environmental impacts.

The development respects Newport's desired character, avoids tree or landscape impacts, and integrates with the existing dwelling. Approval is respectfully requested, supported by this SoEE and accompanying DA documentation.

Attachments

- Architectural plans
 - Site survey (showing existing levels relative to AHD)
 - Shadow diagrams
 - BASIX certificate
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End.



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