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Statement of Environmental Effects

Proposed alterations and additions to an existing dwelling and new swimming pool

Lot 130 DP 31825

44 Green Point Drive, Green Point

May 2025

Final

Prepared for

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in relation to proposed alterations and additions to an existing dwelling, and a swimming pool, on land at Lot 130 DP 31825, 44 Green Point Drive, Green Point.

The proposed development is local development and subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The purpose of this Statement of Environmental Effects (SoEE) is to describe the proposed development and consider the potential environmental impacts of that development having regard to the matters for consideration under Section 4.15 of the EP&A Act.

1.1 The Site

The site comprises land described as Lot 130 DP 31825, 44 Green Point Drive, Green Point. The site is on the eastern side of Green Point Drive, about 50 metres north of the intersection with Campbell Avenue.

The site has an area of approximately 581.7m² and is occupied by a two-storey dwelling.

The land is relatively flat in the eastern part of the site. There is a slight slope from the centre of the land towards the western site boundary with Green Point Drive, with levels ranging from approximately 26m AHD to 24m AHD.

There are no defined drainage paths, watercourses or other obvious drainage influences on the site.

Unbuilt on parts of the site generally comprise landscaped gardens and maintained lawns.

Residential dwellings are located on land to the east and on the opposite (western) side of Green Point Drive.

Land immediately adjoining the northern and southern site boundaries contains established dwellings utilised for tourist accommodation.

The site is serviced by reticulated water, sewerage and overhead electricity supply.

Existing vehicular access is via an existing driveway from Green Point Drive.

A site locality map is at Figure 1.1.

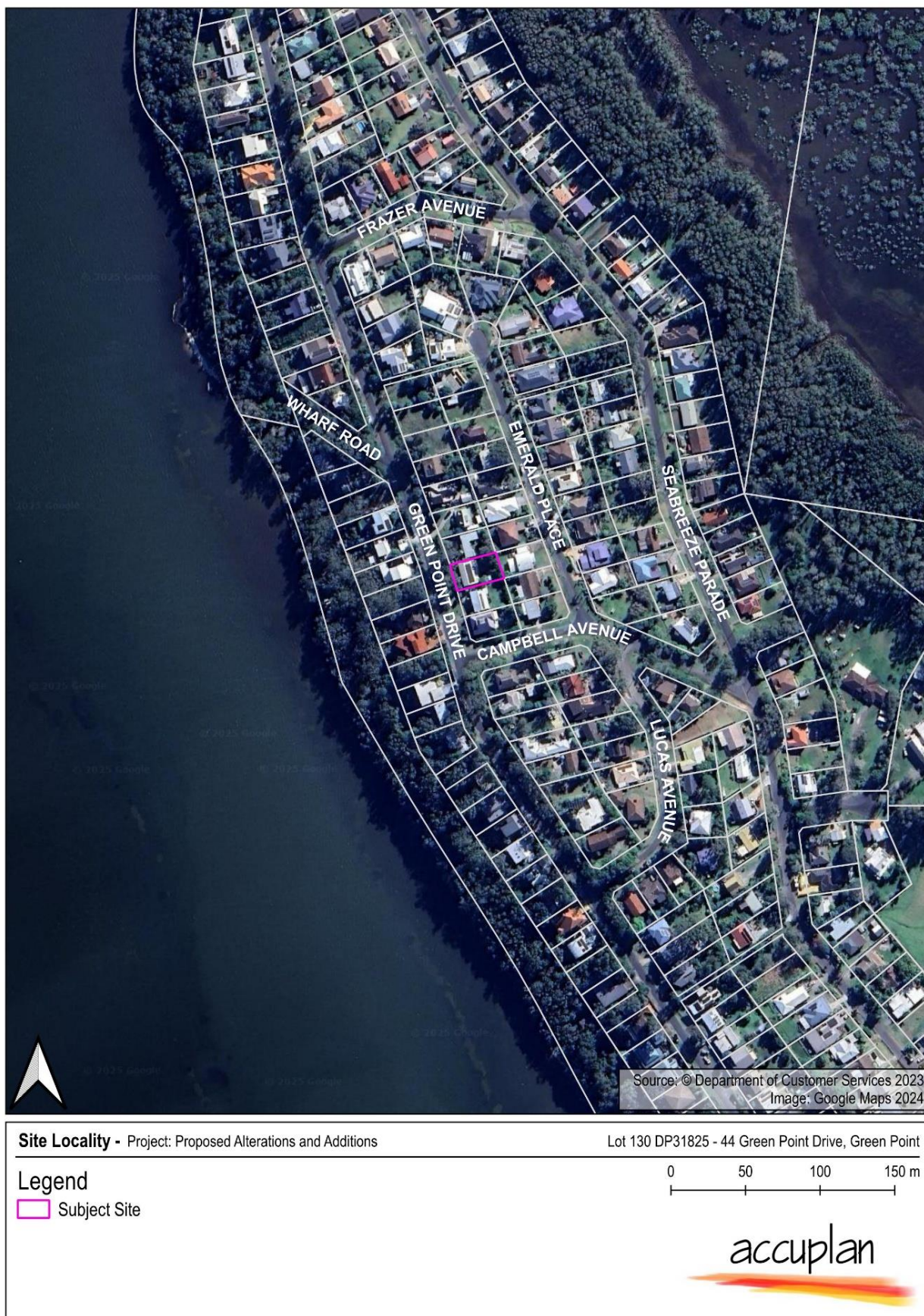


Figure 1.1: Site locality map (Image Source: NSW Cadastre, Google Image)



Photo 1.1: Photo from Green Point Drive showing the western (front) elevation of the existing dwelling. The proposed pool and alfresco is to be located at the south-western end (right of photo).



Photo 1.2: Land in the eastern part of the site showing the eastern elevation of the existing dwelling. The proposed second storey addition is at the north-eastern end of the eastern elevation (right of photo).

1.2 The Proposed Development

The proposed development is for alterations and additions to the existing two-storey dwelling comprising:

- Second storey addition at the north-eastern end of the dwelling comprising master bedroom, ensuite and walk-in robe; and
- Demolition/removal of an existing ground floor deck at the north-western corner of the dwelling.

An inground swimming pool and alfresco/deck is proposed to the south-western corner of the dwelling.

The proposed development is shown on plans prepared by Cinz & JB 3D Drafting & Design, *Additions to Dwelling and New Pool, 44 Green Point Drive, Green Point, Lot 130 / DP 31825* (project no. 24-014, Issue A04 dated 08/05/2025).

An extract of the site plan is at Figure 1.2.

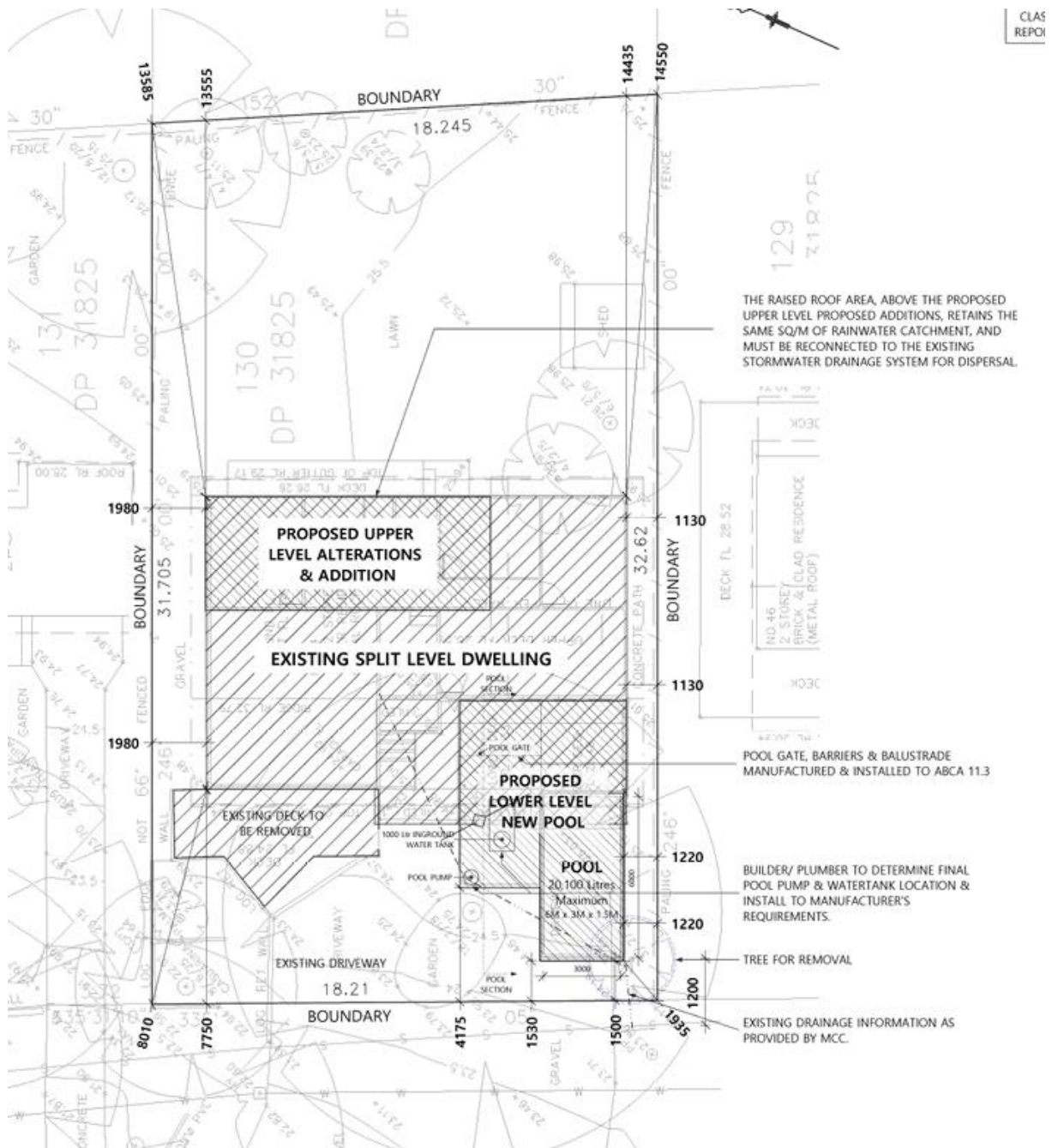


Figure 1.2: Extract of Site Plan (Source: Cinz & JB 3D Drafting & Design)
Not to scale. Street to base of page. North approx. to top left of page.

2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The site is mapped as being in the 'coastal use area' under the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP R&H) (see Figure 2.1).



Figure 2.1: Coastal Management area mapping under SEPP R&H

Table 2.1 addresses considerations relating to development on land in the 'coastal use area' under Division 4 of SEPP R&H.

Table 2.1: Division 4 Coastal Use Area

2.11 Development on land within the coastal use area	
Considerations	Comment
1. Development consent must not be granted to development on land that is within the coastal use area unless the consent authority -	
a) Has considered whether the proposed development is likely to cause an adverse impact on the following -	
<i>i. Existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	The proposal will have no adverse impacts.
<i>ii. Overshadowing, wind funnelling and the loss of views from public places to foreshores,</i>	The proposal will have no adverse impacts.
<i>iii. The visual amenity and scenic qualities of the coast, including coastal headlands,</i>	The proposal will have no adverse impacts.
<i>iv. Aboriginal cultural heritage, practices and places,</i>	The proposal will have no adverse impacts. An AHIMS search (ID: 988681) concludes that there are no known records of Aboriginal sites or places on or in the immediate vicinity of the site.
<i>v. Cultural and building environment heritage, and</i>	The proposal will have no adverse impacts. No known items of cultural, built and/or environmental heritage exist on or near the site.
b) Is satisfied that -	
<i>i. The development is designed, sited and will be managed to avoid adverse impact referred to in paragraph (a), or</i>	The proposed development is for alterations and additions to the existing dwelling on the land. No adverse impacts as per (a) above in this table.
<i>ii. If that impact cannot be reasonably avoided – the development is designed, site and will be managed to minimise that impact, or</i>	N/A. No impacts as above.
<i>iii. If that impact cannot be minimised ...</i>	N/A.
c) Has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	The proposed works are alterations and additions to the existing dwelling on the land. The proposal is consistent with other examples of residential built form in the locality.

2.2 Great Lakes Local Environmental Plan 2014

The site is zoned *RU5 – Village* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP).

The proposal involves alterations and additions to the existing dwelling on the site and is permitted with consent in the RU5 zone.

Clause 2.3(2) of the LEP states that:

The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the RU5 zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To provide for a range of land uses, services and facilities that are associated with a coastal village.*
- *To enable non-residential development that does not prejudice the established land use pattern within the village.*

The proposal is consistent with the relevant objectives of the zone, being alterations and additions to an existing residential dwelling on an existing residential allotment in a coastal village.

Table 2.2 provides a summary of relevant LEP provisions applying to the site.

Table 2.2: LEP Provisions

Clause	Control	Proposal
4.3 Height of Buildings	8.5 metres	<p>The existing dwelling is two-storey, with a two-storey appearance at the western elevation fronting Green Point Drive, and an elevated single storey at the eastern (rear) elevation.</p> <p>The proposed alterations include a second storey addition over the north-eastern corner of the eastern elevation.</p> <p>The proposed new roof will be consistent with the ridge height of the existing dwelling, at about 7.03 metres.</p>
4.4 Floor Space Ratio	0.4:1	The site has an area of approximately 581.7m ² . On completion of the proposed development, the dwelling will have a gross floor area of approximately 205.3m ² and an FSR <0.4:1.
5.10 Heritage	Objectives	N/A. The site is not listed as containing any environmental heritage items, nor as being in proximity to any listed items.
7.1 Acid Sulfate Soils	Class 5	The site is shown on the Acid Sulfate Soils Map as being Class 5 land. The proposed works have no potential for any lowering of the water table.
7.2 Earthworks	Objectives	Any earthworks will be relatively minor, and ancillary to the proposed development. The proposal will be consistent with the objectives of Clause 7.2.
7.3 Flood Planning	Objectives	N/A. The site is not in a mapped flood planning area.
7.5 Stormwater Management	Objectives	<p>Chapter 11 of the DCP provides the framework for demonstrating consistency with Clause 7.5 of the LEP. The proposal involves additions to an existing dwelling and is not required to incorporate any additional WSUD measures.</p> <p>In relation to Clause 7.5(f), there are no apparent issues with existing stormwater drainage systems in relation to impacts of stormwater runoff on adjoining properties.</p>

2.3 Great Lakes Development Control Plan 2014

Great Lakes Development Control Plan 2014 (DCP) applies to the land and proposed development.

2.3.1 DCP Section 4 – Environmental Considerations

Section 4 of the DCP lists environmental considerations which may need to be addressed in the design of residential development. These considerations include ecological impacts, flooding, sea level rise and coastal erosion, effluent disposal, poultry farms and contaminated land.

Table 2.3 provides a summary of the environmental considerations.

Table 2.3: DCP Section 4 – Summary of Environmental Considerations

Clause	Consideration	Comment
4.1	Ecological Impacts	The proposed development will not result in the removal of any vegetation. The proposal will have no ecological impacts.
4.2	Flooding	The land is not in a mapped flood planning area for the purposes of the LEP or DCP.
4.3	Coastal Risk Planning Area	The site is not identified as being in a Coastal Risk Planning Area for the purposes of the Coastal Risk Planning Maps of the LEP.
4.4	Effluent Disposal	N/A
4.5	Poultry Farms	N/A
4.6	Contaminated Land	No apparent issues. The site comprises residential land containing existing residential development and does not appear to have been subject to any other historical land uses.

2.3.2 DCP Section 5 – Single Dwelling, Dual Occupancies, Villas and Townhouses

The relationship between the proposal and the controls contained in Section 5 of the DCP is considered in Table 2.4.

Table 2.4: Single Dwelling, Dual Occupancy, Villas and Townhouses Compliance Table

DCP Section		Relationship of development to criteria
5.1	Solar Access & Overshadowing	<p>The land contains an existing dwelling, and the proposal is for the addition of a second storey over the north-eastern part of the dwelling.</p> <p>Shadow diagrams accompanying the proposal indicate that any potential shadowing from the proposed development will fall onto the western part of the site towards Green Point Drive.</p> <p>The proposal will not affect solar access of any existing dwellings on land around the site, with northern and north-eastern solar access to those properties unaffected.</p> <p>The internal and outdoor living areas of dwellings on adjacent properties will retain >2 hours of sunshine on 21 June.</p>
5.2	Views & Privacy	<p>Views</p> <p>The land contains an existing dwelling, and the proposal includes the addition of a second storey over the north-eastern corner of the eastern elevation, oriented towards the rear of the property.</p> <p>The site is on the eastern side of Green Point Drive. The topography of the site is such that the dwellings along the eastern and western sides of Green Point Drive enjoy views towards the west and north-west, providing an outlook over Wallis Lake. Dwellings further east, adjoining the eastern (rear) site boundaries of the subject site and other properties along the eastern side of Green Point Drive, have frontage to Emerald Place and are oriented with views to the east.</p> <p>The proposed second storey addition is to be over the north-eastern part of the existing dwelling and will not have any adverse impact on views from living areas and private outdoor areas of existing dwellings on residential allotments surrounding the site.</p> <p>Privacy</p> <p>The dwelling is a split level design with a partial subfloor.</p> <p>Currently, when viewed from the eastern (rear) part of the site, the eastern elevation of the existing dwelling presents as single storey.</p> <p>The existing dwelling includes four (4) windows at the northern (side) elevation, two (2) of which are located on the existing upper level. The northern elevation of the proposed ensuite to the second storey addition will include one (1) additional window with obscured glass.</p> <p>Given the height of the proposed addition and the location of the residential building on the adjoining land to the north of the site, any potential overlooking from the one (1) additional window to the northern elevation will be directly onto the roof of the neighbouring building (with any potential lessened by the use of obscured glazing).</p> <p>Three (3) windows are proposed at the eastern elevation of the proposed second storey addition, with a building setback of approximately 13.555 metres from the rear (eastern) boundary.</p>

DCP Section		Relationship of development to criteria
		<p>The proposal will not result in any privacy or overlooking impacts to dwellings adjoining the eastern (rear) site boundary.</p> <p>Pool</p> <p>The proposed additions include a partially elevated swimming pool and deck at the south-western corner of the existing dwelling.</p> <p>The proposed swimming pool will be elevated at the western end due to the fall of the land towards Green Point Drive.</p> <p>The pool is proposed to be setback from the western (front) boundary, with a setback of approximately 1500mm from the western (front) boundary and approximately 1220mm from the southern (side) boundary.</p> <p>A masonry block wall, 1200mm high with additional privacy screening above, will ensure amenity is maintained between the subject dwelling and the adjoining property to the south of the site.</p> <p>Overall, the proposed development will not have any unreasonable impacts on the amenity of adjoining lands.</p>
5.3	Energy Efficiency	A BASIX certificate accompanies the development application.
5.4	General Building Design	<p>The existing dwelling has a split level appearance with a partial subfloor appearing as two storey from the northern, southern and western elevations and single storey at the eastern (rear) elevation.</p> <p>Importantly, the proposed second storey addition will be within the existing footprint of the dwelling and will not encroach beyond the already established building line of the existing dwelling from the western site boundary with Green Point Drive.</p> <p>The proposed pool will extend from the western (front) elevation and alfresco towards Green Point Drive but is not expected to dominate the streetscape. Dwellings along the eastern side of Green Point Drive generally have primary road setbacks greater than 10 metres from the road verge while dwellings on the opposite western side of Green Point Drive are oriented to the west taking advantage of the views over Wallis Lake further west.</p> <p>The proposed development is consistent with the objectives of Section 5.4 of the DCP.</p>
5.5	Setbacks	<p>Setbacks for the proposal have been considered in terms of the context of the proposal, being for alterations and additions to the existing dwelling on the land. The building footprint, building line and setbacks have already been established.</p> <p>The proposed second storey addition at the north-eastern corner of the dwelling will not reduce the southern (side) and eastern (rear) setbacks of that part of the existing dwelling.</p> <p>In regard to the setbacks for the proposed pool and alfresco deck which are proposed to the south-western corner of the dwelling, the pool is to be setback approximately 1500mm from the western (front) boundary and approximately 1220mm from the southern (side) boundary.</p> <p>The DCP does not include any specific setback controls for pools. Regarding the relevant objectives of Section 5.5 of the DCP, there is no detrimental impact on privacy, solar access or amenity, and the setbacks for the proposed pool and alfresco are sufficient to facilitate safe vehicular access/egress to the garage to the north-western corner of the dwelling.</p>

DCP Section		Relationship of development to criteria
5.6	<i>Building Heights</i>	The proposed additions will result in a building height of 7.03 metres and will not exceed the maximum height of buildings control (8.5 metres).
5.7	<i>Cut & Fill</i>	The proposed development will require minor cut and fill associated with a proposed partially inground swimming pool and footings for the proposed deck.
5.8	<i>Private Outdoor Areas</i>	The proposed development will provide additional private outdoor areas via the additions to existing deck areas and partially inground swimming pool. Existing large areas of open space will remain within the rear yard area of the site. The proposal is consistent with Section 5.8 of the DCP.
5.9	<i>Fencing & Walls</i>	The proposed development includes the installation of a block wall supporting the proposed pool, and a glass pool fence around the partially inground swimming pool and associated deck. The proposed block wall supporting the pool has a height of 1.5 metres facing Green Point Drive with a glass pool fence with a height of 1.2 metres. The DCP provides that where fences are located on top of retaining walls the maximum height of the combined structure shall not exceed 1.2m within the building setback to any street, and 2.1m elsewhere on the site. The pool is to be setback approximately 1500mm from the western (front) boundary and when viewed from Green Point Drive. The objective of section 5.9 of the DCP is to provide residents with functional and accessible private outdoor areas whilst maintaining the open character derived from the spaces and landscaping between buildings and the street. While the Combined pool and fence is higher than the height prescribed in the DCP, being a glass pool fence, it is not expected to result in any impacts with regards to visual amenity to the street or surrounding locality. There are no details of any other fences or retaining structures (if proposed).

3. LIKELY ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACTS

The potential environmental impacts of the proposed development are considered in Table 3.1.

Table 3.1: Potential Environmental Impact Summary

Matter	Potential Impact and Mitigation Measures
Overshadowing	Refer to discussion in relation to Section 5.1 (Solar Access & Overshadowing) of the DCP in Table 2.4.
Views	Refer to discussion in relation to Section 5.2 (Views & Privacy) of the DCP in Table 2.4.
Privacy	Refer to discussion in relation to Section 5.2 (Views & Privacy) of the DCP in Table 2.4.

Matter	Potential Impact and Mitigation Measures
Soils	The land within the site is mapped as containing potential Class 5 Acid Sulfate Soils. Excavation will not result in any lowering of the water table. An ASS management plan is not required.
Bushfire	The land within the site is not mapped as bushfire prone land.
Drainage	The proposed second storey addition is located over the existing roof area at the north western part of the existing dwelling. Any stormwater collected via the new roof will be collected by guttering and directed to existing stormwater infrastructure. As alterations and additions, the Water Sensitive Design targets in Section 11 of the DCP do not apply.
Flora & Fauna	The proposed development will not have any significant adverse ecological impacts. The site does contain some scattered trees throughout the site. No trees are proposed to be removed to facilitate the proposed development.
Aboriginal Cultural Heritage	There are no known items on or near the site.
Environmental Heritage	The site does not contain any known items of environmental heritage.
Noise	No significant adverse noise impacts, apart from short-term impacts during construction activities.
Traffic	The proposal will not generate any additional traffic.

4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development involves alterations and additions to the existing dwelling on the subject land, and a swimming pool. The site is suitable for the proposed development and the proposal is consistent with the public interest.

5. CONCLUSION

The site comprises land described as Lot 130 DP 31825, 44 Green Point Drive, Green Point. The proposed development is for alterations and additions to the existing dwelling on the land.

The proposed development is consistent with the relevant objectives of the RU5 zone and is permissible with the consent of Council under relevant provisions of *Great Lakes Local Environmental Plan 2014*.

The proposed development has been assessed in accordance with *Great Lakes Development Control Plan 2014* (DCP). The assessment has noted that the development is consistent with the relevant objectives in Part 5 of the DCP and the proposal does not present any environmental impacts that would be considered unreasonable in the context of the site.

The development is unlikely to have any significant adverse environmental impacts having regard to the matters for consideration in Section 4.15 of the EP&A Act. The site is suitable for the development and the proposal is consistent with the public interest.