

Alterations and Additions to an Existing Dwelling
138 Prince Alfred Parade, Newport
Statement of Environmental Effects

28 April 2025

Ref: 24151/2

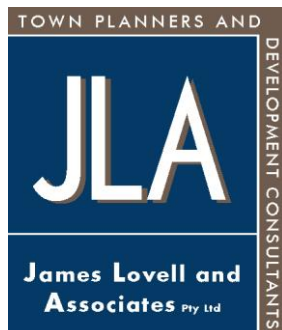


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1. INTRODUCTION

1.1 Preamble

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) to Northern Beaches Council for alterations and additions to an existing dwelling house located at No. 138 Prince Alfred Parade, Newport.

The subject site is located on the western side of Prince Alfred Parade between Loombah Street to the north and De Lauret Avenue to the south.

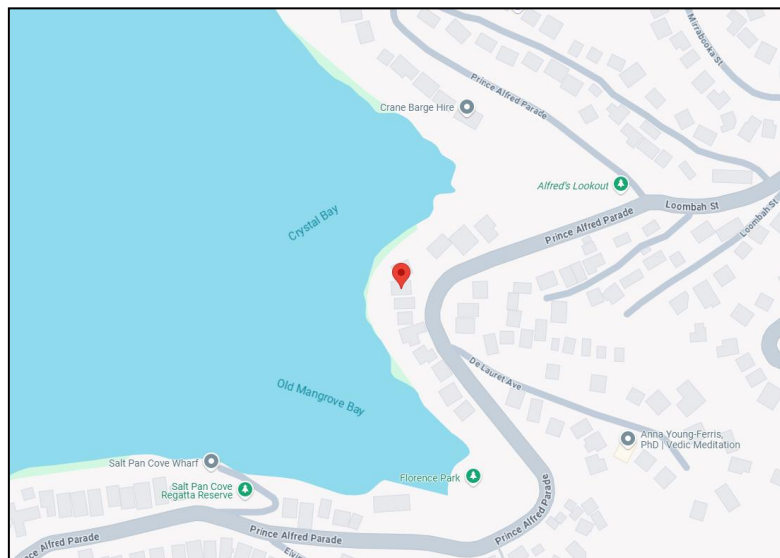


Figure 1: Location

The site encompasses an area of approximately 638.6m² and is a slightly irregular rectangle in shape with a frontage of 11.28 metres to Prince Alfred Parade. The western boundary of the site is defined by the Mean High Water Mark to Pittwater.

The site is currently occupied by a 1 – 2 storey dwelling house. The ground floor level accommodates the main living rooms and two (2) bedrooms. The topographical conditions of the site create a partial lower ground floor level accommodating two (2) bedrooms, an ensuite and laundry.

A garage is located between the dwelling house and street frontage with the topographical conditions of the site accommodating a studio and

storeroom below. Finally, a timber jetty on concrete piers extends from the western boundary into Pittwater accessed via a set of timber stairs extending along the northern side of the dwelling and across the rear (western) yard.

The topography of the site has been partially modified to accommodate the existing structures and generally falls relatively steeply downhill from the street frontage towards Pittwater, with a maximum level change from boundary to boundary of approximately 17 metres.

The existing vegetation on the site is typical of a modified urban environment and comprises a mix of trees, shrubs and groundcovers. The existing trees are located within the setbacks to Prince Alfred Parade (to the east) and Pittwater (to the west).

The proposed development comprises alterations and additions to the existing dwelling house including:

- demolition of the existing garage and construction of a new garage and workshop with a new metal grate driveway;
- construction of a new pedestrian pathway from the street frontage to the main entrance;
- minor adjustments to the existing studio below the garage including construction of new timber decking with metal handrails;
- installation of a passenger lift between the studio level and the ground floor level;
- minor adjustments to the ground floor level including a realignment of the eastern wall of the existing bathroom and study extension of the roof above the main entrance;
- infill of an existing skylight and addition of a new skylight and roof level solar panels; and
- installation of two (2) rainwater tanks.

The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

The primary purpose of the proposed development is to improve the amenity and environmental sustainability of the existing dwelling,

address the existing shortfall of off-street carparking, improve the architectural appearance and composition of the existing building and enhance the landscaped setting of the site and surrounds.

The proposed development complies with the substantial majority of the applicable planning controls, and where variations are proposed in response to the specific site characteristics, the objectives (or outcomes) of the controls are achieved.

1.2 Purpose

This SEE has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* and accompanying *Regulation*. To that end, it:

- identifies the site and provides details of its locational context;
- describes the physical characteristics and features of the proposed development;
- identifies the environmental planning instruments and policies that apply to the site and considers the proposed development against those that are relevant; and
- provides an assessment of the proposed development against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2. SITE DESCRIPTION

2.1 Site Details

The subject site formally comprises Lot 43 in Deposited Plan 13457 and is commonly known as No. 138 Prince Alfred Parade, Newport. The subject site is located on the western side of Prince Alfred Parade between Loombah Street to the north and De Lauret Avenue to the south.

The site encompasses an area of approximately 638.6m² and is a slightly irregular rectangle in shape with a frontage of 11.28 metres to Prince Alfred Parade. The western boundary of the site is defined by the Mean High Water Mark to Pittwater.

The site is currently occupied by a 1 – 2 storey dwelling house. The ground floor level accommodates the main living rooms and two (2) bedrooms. The topographical conditions of the site create a partial lower ground floor level accommodating two (2) bedrooms, an ensuite and laundry.

A garage is located between the dwelling house and street frontage with the topographical conditions of the site accommodating a studio and storeroom below. Finally, a timber jetty on concrete piers extends from the western boundary into Pittwater accessed via a set of timber stairs extending along the northern side of the dwelling and across the rear (western) yard.



Photograph 1: Subject Site Viewed from Prince Alfred Parade

The topography of the site has been partially modified to accommodate the existing structures and generally falls relatively steeply downhill from the street frontage towards Pittwater, with a maximum level change from boundary to boundary of approximately 17 metres.

The existing vegetation on the site is typical of a modified urban environment and comprises a mix of trees, shrubs and groundcovers. The existing trees are located within the setbacks to Prince Alfred Parade (to the east) and Pittwater (to the west).

2.2 Site Context

The site is located within an established residential environment characterised by a predominance of detached dwelling houses displaying a variety of building forms and architectural styles.



Figure 2: Site

The site is located within the *Newport Locality* pursuant to the Pittwater 21 Development Control Plan (DCP) in which the desired character statement anticipates the locality remaining primarily a low density residential locality consisting of predominately two (2) storey dwelling houses in a natural landscaped setting, integrated with the landform and landscape.

The site is adjoined to the north by a two (2) storey dwelling house (No. 140 Prince Alfred Parade). A carport is attached to the dwelling and a

concrete hard-stand area is located at the street frontage. Further, a swimming pool with perimeter decking and an adjacent boat house are located at the frontage to Pittwater.



Photograph 2: Adjoining Site to the North Viewed from Prince Alfred Parade

The site is adjoined to the south by a 2 – 3 storey dwelling house (No. 136 Prince Alfred Parade). A garage is located between the dwelling house and the street frontage. Further, a jetty and boat shed extend into Pittwater.



Photograph 3: Adjoining Site to the South Viewed from Prince Alfred Parade

The existing development on the opposite side of Prince Alfred Parade (to the west) comprises a series of 2 – 3 storey dwelling houses

topographically elevated above the level of the road carriageway. The dwellings include garages occupying portions of the lower levels.



Photograph 4: Existing Development on the Opposite Side of Prince Alfred Parade

3. PROPOSED DEVELOPMENT

3.1 General Description

The proposed development is illustrated in the Architectural Plans prepared by *CPlusC Architects + Builders*, dated 28 April 2025.

The proposed development comprises alterations and additions to the existing dwelling house including:

- demolition of the existing garage and construction of a new garage and workshop with a new metal grate driveway;
- construction of a new pedestrian pathway from the street frontage to the main entrance;
- minor adjustments to the existing studio below the garage including construction of new timber decking with metal handrails;
- installation of a passenger lift between the studio level and the ground floor level;
- minor adjustments to the ground floor level including a realignment of the eastern wall of the existing bathroom and study extension of the roof above the main entrance;
- infill of an existing skylight and addition of a new skylight and roof level solar panels; and
- installation of two (2) rainwater tanks.

The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

The primary purpose of the proposed development is to improve the amenity and environmental sustainability of the existing dwelling, address the existing shortfall of off-street carparking, improve the architectural appearance and composition of the existing building and enhance the landscaped setting of the site and surrounds.

4. SECTION 4.15 ASSESSMENT

The heads of consideration incorporated in Section 4.15 of the *Environmental Planning and Assessment Act 1979* comprise:

- any environmental planning instrument;
- any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority;
- any development control plan;
- any planning agreement or draft planning agreement;
- any matters prescribed by the Regulation;
- the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality;
- the suitability of the site for the development;
- any submissions made in accordance with the Act or the Regulations; and
- the public interest.

4.1 Environmental Planning Instruments

The proposed development is subject to the following environmental planning instruments:

1. State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022;
2. State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021; and
3. Pittwater Local Environmental Plan (LEP) 2014.

SEPP (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 aims to encourage sustainable residential development. The DA is accompanied by a compliant BASIX Certificate which demonstrates the proposed development will meet the relevant requirements for sustainability.

(SEPP) (Resilience and Hazards) 2021

Clause 2.10 requires the consent authority to consider whether the proposal is likely to cause an adverse effect within the coastal environment area as follows:

- (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
 - (b) coastal environmental values and natural coastal processes,*
 - (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
 - (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
 - (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (f) Aboriginal cultural heritage, practices and places,*
 - (g) the use of the surf zone.*
- (2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—*
 - (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The physical works associated with the proposed development are relatively minor in nature and do not include any significant changes to existing ground levels.

The proposed works are located towards the frontage to Prince Alfred Parade and away from the frontage to Pittwater.

The proposed works are located within the boundaries of the site and will have no impact on coastal environmental values or natural processes, or the existing access to Pittwater.

Further, the proposed development will have no adverse impacts on any heritage items or conservation areas.

Finally, a search of the AHIMS provided by the New South Wales (NSW) Department of Environment and Heritage reveals that no “*Aboriginal sites*” or “*Aboriginal Places*” have been recorded within a 200 metre radius of the site.

Clause 2.11 requires the consent authority to consider whether the proposal is likely to cause an adverse effect within the coastal use area as follows:

- (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) *existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) *overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) *the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) *Aboriginal cultural heritage, practices and places,*
 - (v) *cultural and built environment heritage, and*
 - (b) *is satisfied that:*
 - (i) *the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*

- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
(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 located within the boundaries of the site and will have no impact on the existing access to Pittwater.

Further, the proposed development will have no impact on solar access, wind funnelling or views from public places or the foreshore.

The proposed works will be visible from Pittwater. In that regard, the site is located within an established residential environment characterised by a predominance of detached dwelling houses displaying a variety of building forms and architectural styles.

The proposed development will appear as part of the established backdrop of buildings and landscaping when viewed from the public domain. The proposed building negotiates the topographical conditions of the site and features vertical and horizontal articulation and a refined palette of external materials and finishes.

The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

Further, the proposed development will have no adverse impacts on any heritage items or conservation areas.

Finally, a search of the AHIMS provided by the New South Wales (NSW) Department of Environment and Heritage reveals that no “*Aboriginal sites*” or “*Aboriginal Places*” have been recorded within a 200 metre radius of the site.

Clause 4.6 specifies that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is, or is likely to be contaminated, and if the land is, or is likely to

be contaminated, whether the land requires remediation before the land is developed for the proposed use.

The site is currently used for residential purposes and evidently has not been zoned or used for industrial, agricultural or defense purposes at any time in the lands recent history.

In the circumstances, there is no evidence to suggest that the land is likely to be contaminated to the extent that would render it unsuitable for continued residential use.

Pittwater LEP 2014

The site is zoned C4 – Environmental Living pursuant to the Pittwater LEP 2014, and “dwelling houses” are permissible in the zone with the consent of Council.

Clause 2.3 requires the consent authority to have regard to the objectives for development in a zone when determining a DA. The objectives of the zone are expressed as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic value.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development in a low density and scale integrated with the landform and topography.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development is generally consistent with (or not antipathetic to) the objectives of the zone on the basis that:

- the proposed development will maintain the low density residential character of the neighbourhood, with no adverse impacts on the ecological, or the scientific or aesthetic values;
- the building form responds to the landform and topography of the site; and
- the proposed development will have no adverse impacts on any riparian or foreshore vegetation or wildlife corridors.

Clause 4.3 specifies a maximum building height of 8.5 metres and the proposed development extends to a maximum height of approximately 8.4 metres.

Clause 5.10 requires the consent authority to consider the effect of the proposed development on any heritage items or conservation areas in the vicinity of the site.

The site is not identified as a heritage item and is not located within a heritage conservation area. Further, there are no heritage items or conservation areas in the vicinity of the site.

Clause 7.1 specifies that development consent is required (on Class 5 land) for works, *inter alia*, within 500 metres of adjacent Class 1, 2, 3 or 4 land, and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The earthworks associated with the proposed development are extremely minor in nature and will not lower the water table on any Class 1, 2, 3 or 4 land to below 1 metre Australian Height Datum.

Clause 7.2 relates to earthworks and requires the consent authority to consider any detrimental impacts on existing drainage patterns or soil stability, the likely future use of the land, the quality of the fill or excavated material, the amenity of neighbouring properties, the likelihood of disturbing relics, any adverse impacts on any waterway, drinking catchment or environmentally sensitive area, the potential impacts on any heritage items, and any measures to mitigate the impacts of the development.

The earthworks associated with the proposed development are extremely minor in nature and will be carefully managed to ensure there are no adverse impacts on the environment, the amenity of neighbouring properties, or water quality.

Clause 7.6 requires the consent authority to consider whether the development is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and any potential to fragment, disturb or diminish the biodiversity structure, function and composition

of the land, and any adverse impact on the habitat elements providing connectivity on the land.

The DA is accompanied by an *Arboricultural Impact Assessment* (Arborlogix, 19 December 2024) which recommends the removal and replacement of two (2) trees (Trees 6 and 8) and the retention of the remaining trees.

The proposed development includes the removal of Trees 6 and 8, and the removal of three (3) further trees identified as Trees 1, 2 and 3. The trees are identified as having low/medium retention value.

The proposed development includes the planting of seven (7) new trees, with the retained and proposed trees supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

Clause 7.7 requires the consent authority to consider whether the proposed development takes into account all geotechnical risks.

The earthworks associated with the proposed development are extremely minor in nature and will be carefully managed to ensure there are no adverse impacts in terms of geotechnical risks.

Clause 7.8 requires the consent authority to consider the impact of the proposed development on the foreshore area, including in relation to the appearance of any structures, environmental impacts, access to the waterway, and sea level rise, coastal erosion and recession and changes to flooding patterns as a result of climate change.

The proposed development does not include any works within the foreshore area. In the circumstances, the proposed development will have no impact on the natural foreshore processes or the significance and amenity of the foreshore area.

Clause 7.10 specifies that development consent must not be granted to development unless the consent authority is satisfied that utility services essential for the development are available or that adequate arrangements have been made to make them available when required.

The site is serviced by all necessary infrastructure, and the Applicant will liaise with the relevant authorities to ensure its continued service to the existing dwelling.

The LEP does not incorporate any further controls of specific relevance to the proposed development.

4.2 Proposed Environmental Planning Instruments

The Council has prepared a Draft Planning Proposal which generally seeks to consolidate the existing LEP's within the Northern Beaches Local Government Area (LGA).

Irrespective, the Draft Planning Proposal has not proceeded to public exhibition on the basis of a Gateway Determination.

4.3 Development Control Plans

The proposed development is subject to the following development control plan:

1. Pittwater 21 Development Control Plan (DCP).

Pittwater 21 DCP

The Pittwater 21 DCP is intended to supplement the provisions of the Pittwater LEP 2014 and provide more detailed controls relating to specific types of development and localities.

Section A of the DCP describes the desired character of the *Newport Locality*, Section B provides general controls, Section C provides design criteria for residential development, and Section D provides specific controls for the *Palm Beach Locality*.

Section 3.42 of the *Environmental Planning and Assessment Act 1979* specifies that the provisions of a DCP "*are not statutory requirements*".

Further, Section 4.15(3A)(b) specifies that the consent authority "*is to be flexible in applying*" the provisions of a DCP, and "*allow reasonable alternative solutions that achieve the objectives of those standards for dealing with that aspect of the development*".

Part A – Introduction

The relevant elements of the desired character of the *Newport Locality* are summarised as follows:

The Newport locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

The proposed development is consistent with the desired character of the *Newport Locality* on the basis that the low density (single dwelling) residential character of the locality will be maintained.

Further, the proposed development incorporates vertical and horizontal articulation, and a refined palette of external materials and finishes.

Finally, the proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

The relevant provisions¹ of the DCP are considered in Table 4.3.1 as follows:

Table 4.3.1 – Pittwater 21 DCP		
Section B – General Controls		
Control	Proposed	Satisfactory
B1 – Heritage Controls		
Consideration is to be given to the effect of the proposed development on any heritage items or conservation areas in the vicinity of the site.	The site is not identified as a heritage item and is not located within a heritage conservation area. Further, there are no heritage items or conservation areas in the vicinity of the site.	Yes
B3.1 – Landslip Hazard		
All development must comply with the provisions of the <i>“Geotechnical Risk Management Policy for Pittwater”</i> .	The earthworks associated with the proposed development are extremely minor in nature and will be carefully managed to ensure there are no adverse impacts in terms of geotechnical risks.	Yes
B3.6 – Contaminated and Potentially Contaminated Land		
Consideration is to be given to SEPP No. 55 – Remediation of Land (now SEPP (Resilience and Hazards) 2021).	The site is currently used for residential purposes and evidently has not been zoned or used for industrial, agricultural or defense purposes at any time in the lands recent history. In the circumstances, there is no evidence to suggest that the land is likely to be contaminated to the extent that would render it unsuitable for continued residential use.	Yes
B3.7 – Estuarine Hazard – Low Density Residential		
The development must not adversely affect or be adversely	The proposed development maintains the existing floor levels	Yes

¹ The relevant provisions of the DCP comprise those which relate specifically to the proposed development and/or those which would not normally be required and/or provided as Conditions of Consent and/or as part of a Construction Certificate.

affected by coastal processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to coastal processes.	and the earthworks associated with the proposed development are extremely minor. In the circumstances, the proposed development will have no impact on coastal processes.	
B5.13 – Development on Waterfront Land		
Development adjoining waterfront land is to be landscaped with local native species.	The proposed landscaped treatment of the site includes a predominance of native species.	Yes
B5.15 – Stormwater		
Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like, and that all stormwater drainage systems are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The existing stormwater management measures are being maintained and will have no impact on water quality.	Yes
B6.1 – Access Driveways and Works on the Public Road Reserve		
The design of all access driveways shall be in accordance with the current edition of Australian Standard <i>AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking</i> .	The access driveway is in accordance with the current edition of Australian Standard <i>AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking</i> .	Yes
Access Driveways shall be designed and located to provide adequate sight distance to maximise pedestrian and vehicular safety	The location of the existing access riverway is being maintained.	Yes
B6.3 – Off-Street Vehicle Parking Requirements		
Provide a minimum of two (2) off-street parking spaces for a	The existing dwelling has a shortfall of car parking and the	Yes

dwelling with two (2) bedrooms or more.	dwelling provides four (4) bedrooms and the proposed garage has been designed to accommodate two (2) vehicles.	
B8 – Site Works Management		
Minimise site disturbance, and impacts associated with excavation, landfill and construction.	The construction phase of the proposed development will be carefully managed to minimise site disturbance.	Yes
Section C – Design Criteria for Residential Development		
Control	Proposed	Satisfactory
C1.1 – Landscaping		
All canopy trees and the majority of vegetation should be locally native species, and at least two (2) canopy trees should be provided in the front yard and one (1) in the rear yard. Further, 60% of the front portion of the site shall be landscaped.	The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers. Further, the proposed development provides approximately 60% of the front portion of the site as landscaping.	Yes
C1.2 – Safety and Security		
Consideration should be given to the four (4) principles of Crime Prevention Through Environmental Design (CPTED).	The proposed development will maintain and/or improve the casual surveillance of the public domain, with a safer and more defined point of pedestrian entry.	Yes
C1.3 – View Sharing		
All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposed development marginally reduces the height of the existing garage (RL24.0 to RL23.97) and will have no adverse impact on any existing views.	Yes
C1.4 – Solar Access		

The main private open space of each dwelling and adjoining dwellings should receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 st June. Further, the windows to the principal living area of the proposed dwelling and adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 st June.	The proposed development maintains the existing solar access to the dwelling and associated private open space. Further, the windows to the principal living area of the adjoining dwellings will maintain a minimum of 3 hours sunlight between 9am and 3pm on 21 st June.	Yes
C1.5 – Visual Privacy		
Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation. Further, elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The proposed development will have no impact on the existing privacy to the living rooms and private open space of the adjoining dwellings.	Yes
C1.6 – Acoustic Privacy		
Noise should be substantially contained within each dwelling and noise from any communal or private open space areas are limited.	The proposed development will have no impact on the acoustic privacy of the adjoining dwellings. Further, the normal domestic use of the property is unlikely to generate any significant or sustained noise impacts beyond that which is typical in a residential context.	Yes
C1.7 – Private Open Space		
Provide a minimum of 80m ² of	The proposed development	Yes

private open space at ground level, a principal area of 16m ² , with a minimum dimension of 4 metres, and a grade no steeper than 1 in 20 (5%).	maintains the existing private open space at the lower ground and ground floor levels. The private open space at the lower ground and ground floor levels have an area of more than 80m ² , a principal area of more than 16 metres, a minimum dimension of more than 4 metres, and include level areas with a grade no steeper than 1 in 20 (5%).	
C1.10 – Building Facades		
Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	The building facades do not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	Yes
C1.12 – Waste and Recycling Facilities		
All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and must be accompanied by a Waste Management Plan.	The DA is accompanied by a <i>Waste Management Plan</i> . Further, the garage bins will be stored internally within the garage and workshop, providing convenient and direct access to the street frontage for collection purposes.	Yes
C1.13 – Pollution Control		
Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	The construction phase of the proposed development will be carefully managed to ensure there are no adverse environmental impacts, including the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or	Yes

	private property. Further, the normal domestic use of the property will not generate any significant air, water, noise and/or land pollution.	
C1.25 – Plant, Equipment Boxes and Lift Over-Run		
Plant and equipment boxes, air conditioning units and lift over-runs are to be integrated internally into the design fabric of the built form of the building.	The services associated with the proposed development have integrated internally into the built form of the building.	Yes
Section D – Newport Locality		
Control	Proposed	Satisfactory
D10.1 – Character as Viewed from a Public Place		
Building facades must incorporate at least two (2) design features, the bulk and scale of buildings must be minimised, garages must not be a dominant site feature and should be located behind the front building line, and should be no greater in width than 50% of the lot frontage or 7.5 metres, whichever is the lesser, and buildings should be secondary to landscaping and vegetation.	The proposed garage adopts timber wall cladding, metal roofing and a metal handrail to reflect the desired character of the locality. Further, the garage incorporates an overhanging eave to the north and downpipes as an architectural element. The landscaping within the front setback is being materially improved and the new pedestrian pathway features timber boards and a stone finish. The garage has a total width of 5.8 metres, representing less than 50% of the lot frontage. Finally, the proposed development will materially improve the landscaping setting of the site, with additional tree plantings supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.	Yes
D10.3 – Scenic Protection – General		
Development shall minimise any visual impact on the natural	The proposed works will be visible from Pittwater. In that	Yes

environment when viewed from any waterway, road or public reserve.	regard, the site is located within an established residential environment characterised by a predominance of detached dwelling houses displaying a variety of building forms and architectural styles. The proposed development will appear as part of the established backdrop of buildings and landscaping when viewed from the public domain. The proposed building negotiates the topographical conditions of the site and features vertical and horizontal articulation and a refined palette of external materials and finishes.	
D10.4 – Building Colours and Materials		
External colours and materials should have dark and earthy tones, and finishes are to be of a low reflectivity.	The proposed development incorporates a refined palette of external colours and materials that reflect the coastal character of the locality. The colours and materials have predominantly dark and earthy tones, and the finishes are of a low reflectivity.	Yes
D10.7 – Front Building Line		
Provide a minimum front building line of 6.5 metres or the established building line, whichever is the greater.	The proposed development effectively maintains the setback of the existing garage and the topographical conditions of the site are such that it is not possible to provide off-street car parking and maintain a 6.5 metre setback to the front boundary. Further, the proposed garage matches the alignment of the existing garage on the adjoining site to the south.	Appropriate Design Solution
D10.8 – Side and Rear Building Line		
Provide a minimum side setback	The proposed development	Yes

of 2.5 metres along one boundary, and 1.0 metres along the other boundary, and a rear boundary setback of 6.5 metres unless a Foreshore Building Line applies.	effectively maintains the existing side boundary setbacks to the dwelling and the proposed garage provides side boundary setbacks of 1.019 metres to the south and 3.618 – 4.210 metres to the north. The proposed development maintains the existing setback to the rear boundary of approximately 15.5 – 17.5 metres to the rear boundary.	
D10.11 – Building Envelope		
Provides a building envelope control, being a plane project at 45 degrees from a height of 3.5 metres above ground level along the side boundaries.	The proposed garage is located within the building envelope control at the front of the site and the topographical conditions of the site necessarily and unavoidably introduce a partial variation to the building envelope control towards the rear of the garage and workshop.	Appropriate Design Solution
D10.13 – Landscaped Area – Environmentally Sensitive Land		
Provide a minimum landscaped area of 60% of the site area, including up to 6% of the site area provided as impervious landscape treatments.	The proposed development provides a total landscaped area of 387.6m ² , representing 60.5% of the site area, including approximately 38.4m ² (6%) as impervious area including pathways.	Yes
D10.18 – Scenic Protection Category One Areas		
Screen planting shall be located between structures and boundaries facing waterways, and canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves. The impacts on existing vegetation are to be minimised. Further, the siting, building form, orientation	The proposed works will be visible from Pittwater. In that regard, the site is located within an established residential environment characterised by a predominance of detached dwelling houses displaying a variety of building forms and architectural styles. The proposed development will appear as part	Yes

<p>and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes. Finally, the development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment, and the proposed colours and materials will be dark and earthy.</p>	<p>of the established backdrop of buildings and landscaping when viewed from the public domain. The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven (7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers. The proposed building negotiates the topographical conditions of the site and features vertical and horizontal articulation and a refined palette of external colours and materials that reflect the coastal character of the locality. The colours and materials have predominantly dark and earthy tones, and the finishes are of a low reflectivity.</p>	
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4.4 Planning Agreements

There are no planning agreements of relevance to the proposed development.

4.5 Impacts of the Development

The primary purpose of the proposed development is to improve the amenity and environmental sustainability of the existing dwelling, address the existing shortfall of off-street carparking, improve the architectural appearance and composition of the existing building and enhance the landscaped setting of the site and surrounds.

The proposed development includes the retention of five (5) existing trees, the removal of five (5) existing trees, and replacement with seven

(7) trees of more appropriate species. Further, the existing and proposed trees are being supplemented by an extensive hierarchy of shrubs, ferns and palms, grasses, groundcovers and climbers.

The proposed building negotiates the topographical conditions of the site and features vertical and horizontal articulation and a refined palette of external colours and materials that reflect the coastal character of the locality. The colours and materials have predominantly dark and earthy tones, and the finishes are of a low reflectivity. The building will not be perceived as offensive, jarring or unsympathetic to the existing and likely future character of the area.

Further, the proposed development will not contribute to any significant or unreasonable impacts on the amenity of surrounding properties in terms of the key considerations of visual bulk and scale, solar access, views and privacy.

Finally, to ensure that sediment laden waters are not released from the site during construction works, erosion and sediment control measures are to be established on the site and maintained during the demolition and construction phases of the proposed development.

4.6 Suitability of the Site

The site is located within an established residential environment characterised by a predominance of detached dwelling houses displaying a variety of building forms and architectural styles.

In general terms, the proposed development will facilitate the use of the site for residential purposes in accordance with its zoning and intended purpose, without imposing any significant or adverse impacts on the amenity of surrounding land, or the scenic quality of the locality.

4.7 Public Interest

The proposed development serves the public interest by improving the amenity and environmental sustainability of the existing dwelling, addressing the existing shortfall of off-street carparking, improving the architectural appearance and composition of the existing building and enhancing the landscaped setting of the site and surrounds.

Further, the proposed development will not impose any significant or adverse impacts on the amenity of any surrounding land or the visual character and quality of the locality when viewed from the public domain.

5. CONCLUSION

The site is located on the western side of Prince Alfred Parade between Loombah Street to the north and De Lauret Avenue to the south.

The site encompasses an area of approximately 638.6m² and is a slightly irregular rectangle in shape with a frontage of 11.28 metres to Prince Alfred Parade. The western boundary of the site is defined by the Mean High Water Mark to Pittwater.

The site is currently occupied by a 1 – 2 storey dwelling house. A garage is located between the dwelling house and street frontage with the topographical conditions of the site accommodating a studio and storeroom below.

The proposed development comprises alterations and additions to the existing dwelling house. The primary purpose of the proposed development is to improve the amenity and environmental sustainability of the existing dwelling, address the existing shortfall of off-street carparking, improve the architectural appearance and composition of the existing building and enhance the landscaped setting of the site and surrounds.

The proposed development complies with the substantial majority of the applicable planning controls, and where variations are proposed in response to the specific site characteristics, the objectives (or outcomes) of the controls are achieved.

Finally, the proposed development will not impose any significant or adverse impacts on the amenity of any surrounding land or the visual character and quality of the locality when viewed from the public domain.