



**57 CRESCENT ROAD
NEWPORT**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS TO
A DWELLING HOUSE, INCLUDING A NEW GARAGE**



Report prepared for
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November 2024

CONTENTS

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. PROPOSED DEVELOPMENT
5. STATUTORY FRAMEWORK
6. NUMERICAL CONTROL TABLE
7. SECTION 4.15
8. CONCLUSION

1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to a dwelling house at 57 Crescent Road, Newport, constructing a new garage and new decks on the site

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit,
- Site Survey prepared by True North Survey Group,
- Architectural drawings prepared by NVisage,
- BASIX Certificate prepared by NVisage,
- Geotechnical Report prepared by White Geotechnical Group,
- Stormwater Plans prepared by Taylor Consulting,
- Waste Management Plan,
- Cost Summary Report.

1.4 The development is compliant with the objectives of Council controls, considerate of neighbouring residents and results in improved amenity for the residents. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The site is located on the northern side of Crescent Road, approximately 35 metres west of its intersection with Yachtsmans Paradise. It is legally described as Lot Z DP 408616 and is known as 57 Crescent Road, Newport.
- 2.2 It is a generally rectangular shaped lot with boundaries of 17.83 metres (south - Crescent Road frontage and north - rear) and side boundaries of 48.77 metres (east and west). The site comprises an area of 861.1m².
- 2.3 The subject site is occupied by a one and two storey clad and rendered dwelling house with a metal roof, set within landscaped grounds. The lot slopes to the south, towards the front of the lot and from west to east by approximately 9 metres.
- 2.4 The site is surrounded by detached residential dwellings in all directions. It is located in close proximity to shops and services in Newport and Mona Vale to the north and south and to Bungan Beach to the east.



Figure 1. Aerial Image of the subject site

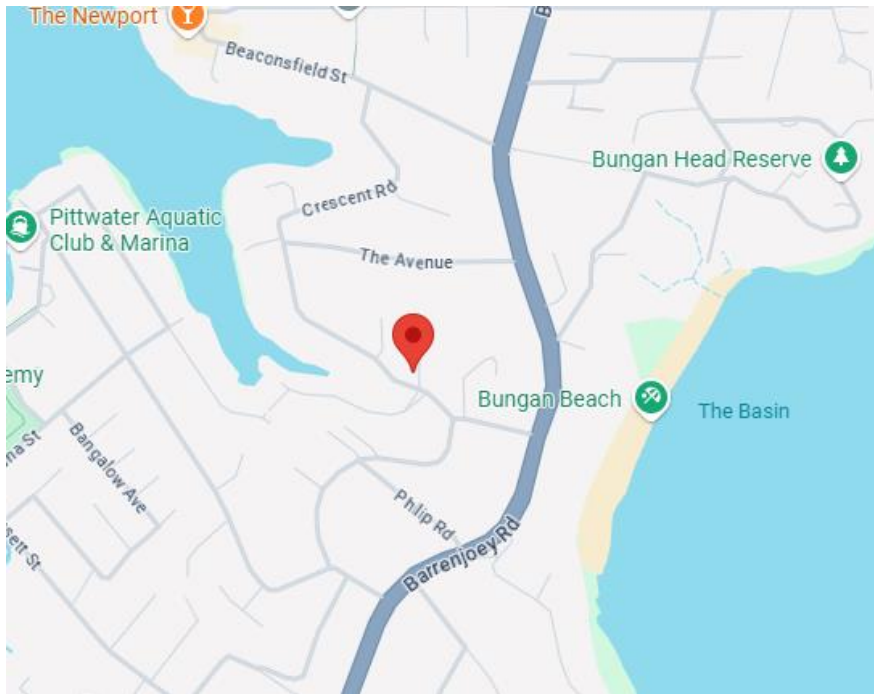


Figure 2. The site within the locality



Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking north-west



Figure 5. The dwelling façade, looking north



Figure 6. The hardstand and front yard, looking south



Figure 7. The existing balcony, looking south-west



Figure 8. The rear of the dwelling, looking south



Figure 9. The rear alfresco area , looking north-east



Figure 10. The western boundary, looking south



Figure 11. The driveway, existing garage and hardstand, looking east

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling house, including a new double garage, a covered balcony on the southern elevation and small addition at the rear of the dwelling on the subject site.

4.2 The alterations and additions have been designed to ensure that the appearance of the dwelling is improved and remains consistent with the existing streetscape. The proposed additions maintain a scale consistent with the existing dwelling and compatible with the streetscape.

4.3 The proposed alterations and additions will be made up as follows:

Lower Ground Floor

- Convert the existing garage to a rumpus room, including the removal of the garage door and installation of two new windows on the southern façade and one in the bathroom on the western elevation,
- Construct a new double garage in place of the existing hardstand,
- Remove one window on the eastern elevation and replace two existing windows,
- Construct new retaining walls and entry paths.

Ground Floor

- Add a covered balcony to the southern elevation of the lounge to join the existing balcony,
- New internal stairs and landing adjacent the balcony, adjust the wall as shown on plans,
- Extension to include new spiral staircase on the existing balcony, with glazing,
- Master Bedroom entry wall to be relocated,
- Extend the rear wall of existing bedroom 2 and bathroom,
- Add roof to the existing deck at the rear.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Coastal Management) 2018
Clause 11 Development on land in proximity to Coastal Wetlands and Littoral rainforests area

The subject site is located within the area mapped as proximity for littoral rainforest.

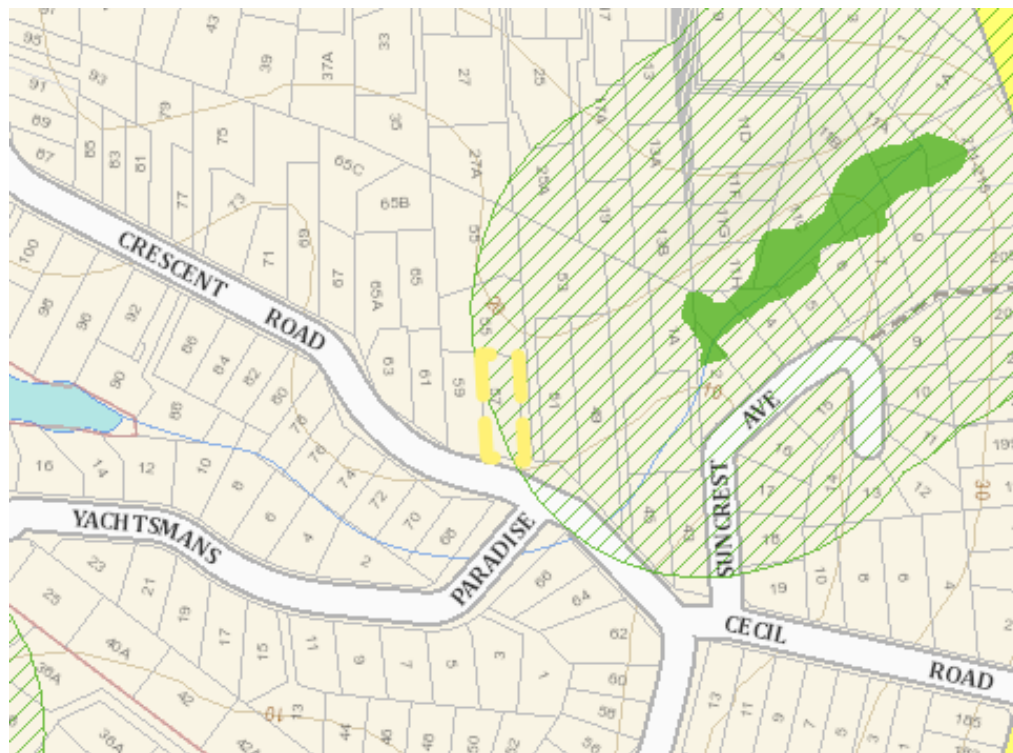


Figure 12. Extract from the Coastal Wetlands and Littoral Rainforests Area Map

All proposed works are within developed and cleared land and there will be no impact on the littoral rainforest or its surrounds. There will be no impact on:

- (a) *the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
- (b) *the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

Clause 12 Development on land within the coastal vulnerability area

The subject land has not been included on the Coastal Vulnerability Area Map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

Clause 13. Development on land within the coastal environment area

The site is not mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Coastal Management) 2018.

Clause 14 Development on land within the coastal use area

The site is not mapped as 'Coastal Use Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 14 of the SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native trees.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned C4 – Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to a dwelling house and dwelling houses are permitted with consent in the C4 Zone.

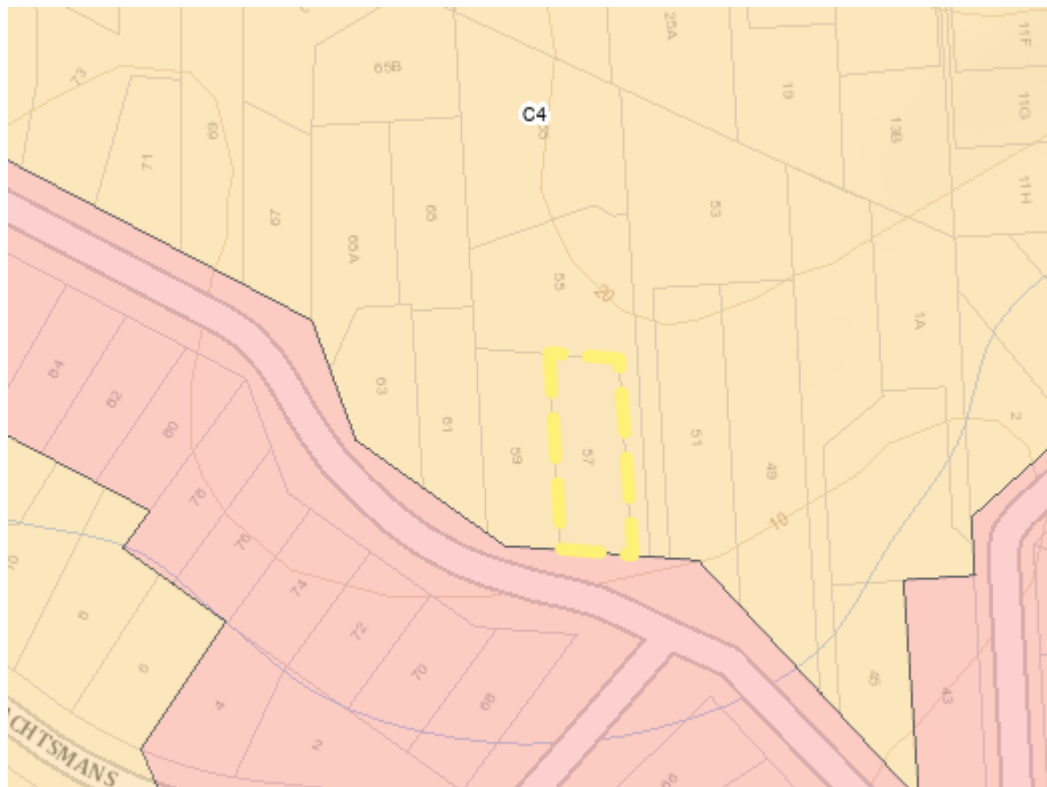


Figure 13. Extract from Pittwater LEP 2014 Zoning Map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 700m². The subject site comprises a compliant area of 861.1m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes compliant building heights including 4.74 metres for the garage, 6.24 metres to the roof of the new covered balcony off the lounge and 3.7 metres to the new roof over the rear deck.

Floor Space Ratio

The site is not identified on the floor space ratio map.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to any heritage items.

Flood Planning

The site is not identified on the NBC flood planning map.

Acid Sulfate soils

The site is mapped with class 5 acid sulfate soils. The minor development is not likely to lower the watertable below 1 metre AHD on adjacent class 1, 2, 3 or 4 land.

Earthworks

Minor earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Biodiversity

The subject site is mapped as Terrestrial Biodiversity, as such, the consent authority must consider:

(a) whether the development is likely to have—

- (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- (iv) any adverse impact on the habitat elements providing connectivity on the land, and*

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

In addition, development consent must not be granted, unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—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.*

It is considered the development is compliant with clause 7.6, as works are located within the disturbed portion of the lot and there will be no detrimental impact on any significant native vegetation.

Geotechnical Hazard

The subject site is mapped as geotechnical hazard (H1), as such, the consent authority must consider:

- (a) site layout, including access,*
- (b) the development's design and construction methods,*
- (c) the amount of cut and fill that will be required for the development,*
- (d) waste water management, stormwater and drainage across the land,*
- (e) the geotechnical constraints of the site,*
- (f) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

In addition, development consent must not be granted unless the consent authority is satisfied that:

- (a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and*
- (b) the consent authority is satisfied that—*
 - (i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
 - (ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*
 - (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

A Geotechnical Report, prepared by White Geotechnical, is provided with this application, demonstrating compliance with this clause.

Essential Services

All essential services are existing on the site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Section A Shaping Development in Pittwater

Newport Locality

The site is located within the Newport Locality.

The desired character statement for Newport is:

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. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

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.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early

settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Newport's coastal setting is what contributes most to the distinctive character of the commercial centre. Responsive, energy efficient buildings will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to a unique sense of place. Contemporary design solutions within the commercial centre will respond to Newport's climate and setting, including providing shade and shelter to streets and entries, generous private outdoor spaces, openings that capture ocean breezes, and shade elements.

The development has been designed taking into consideration the desired character of the location. The single residential dwelling density is retained and the one and two storey dwelling scale is well designed to ensure retention of the character sought by Council, whilst being mindful of the natural environment and topography.

Section B General Controls

B1 Heritage Controls

As described above the site is not a heritage item, is not located in a heritage conservation area and is not located in close proximity to any heritage items.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B3 Hazard Controls

Landslip Hazard

As described above the subject site is located in a geotechnical hazard zone H1. A Geotechnical Report is provided with this application, demonstrating compliance with this clause.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been used for low density residential purposes.

Flood Prone Land

The site is not identified on the NBC Flood Hazard Map.

B4 Controls Relating to the Natural Environment

The proposal will have no impact on the natural environment in the locality as the development is located within a disturbed portion of the site. The development does not propose to remove any significant native vegetation.

B5 Water Management

The development will not result additional impervious area greater than 50m² (an additional 6m² is proposed), as such a rainwater tank is not required.

Stormwater from the dwelling will be connected to the existing drainage infrastructure on the site. See the attached Stormwater Plans for further details.

B6 Access and Parking

The DCP requires a minimum of 2 car parking spaces, with minimum garage dimensions of 3 metres by 6 metres, and the internal driveway grade is not to exceed 1:4.

The development proposes a new double garage over an existing hardstand area at the front of the dwelling.

B6.2 Internal Driveways

No changes are proposed to the existing crossover or driveway from Crescent Road, the existing driveway has an average gradient of 1:4.3, based on a driveway length of 11.8 metres measured from the southern property boundary to the new garage (currently existing hardstand for 2 vehicles). The existing hardstand area forward of the new garage is to be retained which allows vehicles to enter and leave the site safely, and in a forward direction.

B8 Site works and management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Development Type Controls

C1 Design Criteria for Residential Development

Landscaping

A landscaped area of 60% is required by the DCP in the C4 zone, which equates to 516.66m² for the site area of 816.1m².

The development results in a landscaped area of 377.93m² or 43.8%. A merit assessment is provided under the locality specific controls below.

Safety and Security

The proposed works will not affect existing opportunities for surveillance or access control.

View Sharing

A site visit has been undertaken and it is considered no views will be impacted as a result of the minor alterations and additions proposed.

Solar Access

The DCP requires 3 hours solar access is maintained to 50% of the required private open space and 50% of glazing to the principle living area, to both the subject site and adjoining properties on 21 June. In addition, 6 hours sunlight is required to solar collectors between 8am and 4pm on 21 June.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in additional shadowing to a small portion of the western side setback, and to the front yard and driveway of the subject site. Also, minor shadowing to the eastern side setback of No. 59 Crescent Road.

12pm – The development will primarily result in additional shadowing to the front garden. There will be no increase in shadowing to neighbouring properties at 12pm.

3pm – The development will result in a negligible increase in shadowing within the subject site and a very minor increase in shadowing to the front yard of No. 55 Crescent Road at 3pm.

It is concluded that the development will not significantly alter existing solar access to adjoining properties at 9am and 3pm and will result in a minor increase in shadowing to the front yard of the subject site at 12pm on 21 June, however maintaining compliance.

There will be no increase in shadowing to living room windows or solar collectors.

Visual Privacy

Privacy will be retained for neighbours with no increased overlooking into any key living areas or private open space. The slope of the site means there is some existing overlooking between properties.

The lower-ground floor and single storey portion of the ground floor, are visually separated from neighbouring properties by existing boundary fencing and landscaping. The existing fencing and landscaping also provides screening to the rear deck. The development incorporates timber cladding at 2.1 metres in height to prevent overlooking from the new balcony off the lounge onto the neighbouring property at No.55 Crescent Road.

Acoustic Privacy

The development will not result in noise levels inappropriate to the residential area and the site is not located in close proximity to a noise generating activity.

Private Open Space

A minimum private open space area of 80m² is required by the DCP. A compliant private open space area, in excess of 80m² is retained in the rear yard, for the enjoyment of the residents.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the proposed works.

Part D – Newport Locality

The site is located in the Newport Locality and will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP.

Character

The development is an appropriate architectural design for the locality. Materials and colours complement the location and remain consistent with the existing dwelling on the site, while sitting comfortably in the locality. Further, the proposed garage is also consistent with the bulk and scale of parking structures forward of the building line in the immediate locality. Due to the site topography, as well as the wide, landscaped street verge the new garage will not significantly alter the streetscape of Crescent Road.

Scenic Protection

The site is visible from Crescent Road and the proposed alterations and additions remain consistent with this clause, as there will be no negative visual impacts from the public road, as a result of the development.

Building colours, materials and construction

The proposed building materials include timber cladding, rendered blockwork and metal roofing, in colours consistent with the existing dwelling. A full schedule of materials and colours are provided with the DA plan set.

Front Building Line

The DCP requires a front setback of 6.5 metres (or the established building line, whichever is greater), on the subject site.

The development proposes a minimum front setback of 6.727 metres to the garage, as illustrated on the attached DA Plan set, Drawing DA-02, Site Plan.

Side and Rear setbacks

Side setbacks of 2.5 metres on 1 side and 1 metre for the other side are required by the DCP.

On the eastern side the development proposes a compliant side setback of 1 metre to the new garage and 2.286 metres to the new covered balcony off the lounge. On the western side the development also proposes a compliant setback of 3.433 metres. The proposed additions keeping the same alignment and side setbacks of the existing dwelling.

A rear setback of 6.5 metres is required by the DCP and the development proposes a compliant rear setback of 14.737 metres to the covered deck.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres when viewed from the street frontage, applies to the site.

The development proposes a compliant building envelope for the proposed works as illustrated in the attached Architectural Plan set.

Landscaped Area – Environmentally Sensitive Land

A landscaped area of 60% is required by the DCP in the C4 zone, which equates to 516.66m² for the site area of 861.1m².

The development will result in a non-compliant landscaped area of 377.93m² or 43.8%, with an additional 6% variation of 51.6m² the total landscaped area equates to 429.53m² or 49%. The existing landscaped area on the site is 383.93m² or 44.6%, therefore the development proposes an increase to existing of 45.6m² or 4.4% (including the 6% impervious landscape treatments).

A variation to the landscaped area control is appropriate, as the development remains consistent with the objectives of the control, despite the variation, as assessed below:

Achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The proposal results in an increase to the existing landscaped area on the site and the small variation to the control is resultant of the slightly larger footprint of the new garage, facilitating covered and compliant parking on the site. The dwelling remains consistent with the character of the locality.

The bulk and scale of the built form is minimised.

Comment

Consistent. The development remains consistent with the bulk and scale of the existing dwelling, retaining the 1 and 2 storey scale, with a compliant building height and building setbacks. The new garage is consistent with other examples of garages within Crescent Road. Further, the wide landscaped street verge also provides a positive visual contribution to the front of the site and will soften the impact of the garage when viewed from Crescent Road.

A reasonable level of amenity and solar access is provided and maintained.

Comment

Consistent. As outlined above, privacy and amenity is retained for neighbours and the subject site, with existing privacy measures retained.

As assessed above, existing solar access is retained for the subject site and adjoining properties.

Vegetation is retained and enhanced to visually reduce the built form.

Comment

Consistent. The alterations and additions largely retain the existing built form and landscaped area, with no trees proposed for removal.

Conservation of natural vegetation and biodiversity.

Comment

Consistent. No significant native vegetation will be impacted by the proposal.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Comment

Consistent. Stormwater from the site will be managed in accordance with Councils controls, with water directed to existing drainage infrastructure on the site.

To preserve and enhance the rural and bushland character of the area.

Comment

Consistent. The proposed alterations and additions retain the existing character of the dwelling and proposes a minor reduction to the existing landscaped area, ensuring the character of the locality is retained.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment

Consistent. The development retains and enhances substantial soft landscaped area on the site, assisting in the infiltration of water and stormwater management.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	700m ²	861.1m ²	Yes – no change
Building Height	8.5 metres	4.74m (garage) 3.7m (roof over rear deck) 6.24m (new covered balcony off lounge)	Yes
Floor Space Ratio	Not identified		N/A
Pittwater DCP 2014			
Section B – General Controls			
Access and Parking	2 spaces per dwelling Minimum garage dimensions_3m x 6m	A compliant double garage proposed	Yes
Section C – Development Type Controls			
Landscaped Area	2 canopy trees in front yard, 1 in rear yard.	No change	Yes
	60% of area between front boundary and built structures.	TBC	TBC
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.		Yes
Private Open Space	80m ²	>80m ²	Yes

	Standard	Proposed	Compliance
Newport Locality			
Character	<p>Max. wall length 8m</p> <p>Garage to be located behind the front building line</p> <p>Max. garage width 50% of lot frontage or 7.5m (whichever is lesser)</p>	<p>6.13m (front garage elevation)</p> <p>Proposed garage in front of dwelling</p> <p>Width 6.13m</p>	<p>Yes</p> <p>Complies with front setback requirement</p> <p>Yes</p>
Front setback	6.5m or established building line	6.727m	Yes
Side Boundary Setbacks	2.5m on one side and 1m on the other side	<p>1m to garage</p> <p>2.286m to front covered balcony (east)</p> <p>3.433m to rear covered deck (west)</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Rear Boundary Setbacks	6.5m	14.737m to rear covered deck	Yes
Building Envelope	3.5 metres / 45 degrees	Small encroachment on the eastern side to new balcony at ground floor level	Compliance with objectives achieved
Landscape Area – environmentally sensitive land Up to 6% of the total site area may be provided as impervious landscape treatments	60% of site area (Area 1) = 516.66m ² for the site area of 861.1m ²	43.8% (377.93m ²) 429.53m ² (49%) including the 6%	Compliance with objectives achieved

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the C4 zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of this statement and in the attached reports and plans.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The natural hazard of acid sulfate soils can be effectively managed to permit the development to proceed in its current form.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. It fits well within the context of the site and is well suited to the residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The development is compliant with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the development.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1 The proposed development for alterations and additions to a dwelling house at 57 Crescent Road Newport, is appropriate considering all State and Council controls.

- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the development is meritorious and should be granted consent.

- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose	Statement of Environmental Effects	
Date	Prepared by	Approved by
19/11/2024	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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