



10 HOLLYWOOD ROAD NEWPORT

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE



Report prepared for
Jayne Parums
May 2025

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1. Introduction

- 1.1** This is a Statement of Environmental Effects for alterations and additions to an existing dwelling house at 10 Hollywood Road, Newport.
- 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 CMS Surveyors Pty Ltd,
 - DA Plans prepared by Action Plans,
 - BASIX Certificate prepared by Action Plans,
 - Flood Information Report from Northern Beaches Council,
 - Flood Risk Management Plan prepared by Taylor Consulting,
 - Stormwater Plan prepared by Taylor Consulting,
 - Council stormwater asset location prepared by MGP Building and Infrastructure Services
 - Waste Management Plan,
 - Cost Summary Report.
- 1.4** The proposed development is compliant with the objectives of Council controls, considerate of neighbouring residents and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

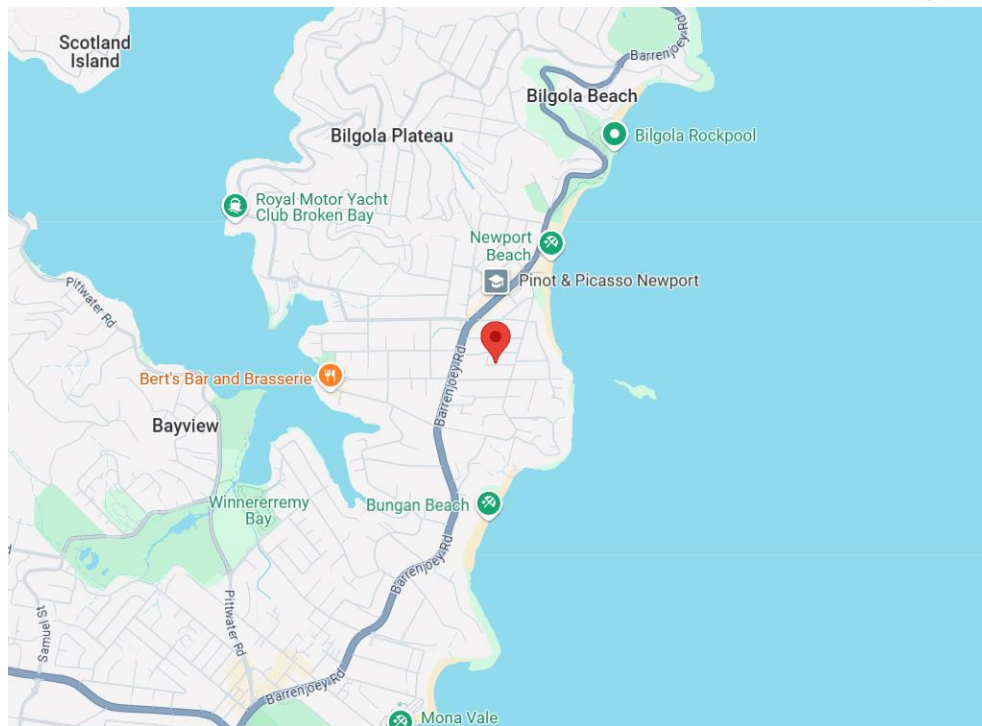


Figure 2. The site within the locality

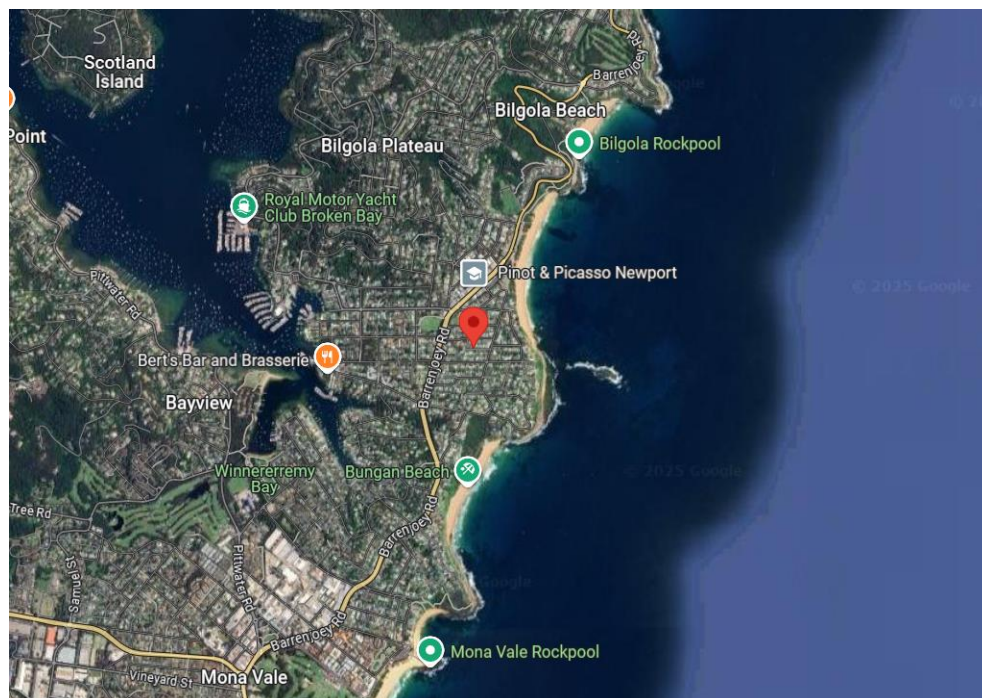


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking north from Hollywood Road.



Figure 5. The subject site, looking north-west from Hollywood Road.



Figure 6. The rear of the dwelling, looking south.



Figure 7. The rear of the dwelling, looking south-east.



Figure 8. The east side boundary, looking north.



Figure 9. The carport and west side boundary, looking south.

4. Proposed Development

- 4.1** The proposed development is for alterations and additions to the existing dwelling house to reconfiguring the ground floor plan. The works will create a larger kitchen / dining room, a new master bedroom and a new guest bedroom.
- 4.2** The alterations and additions have been designed to ensure that the functionality of the dwelling is improved, while minimising impacts on the surrounding natural environment and adjoining properties.
- 4.3** The proposed alterations and additions will be made up as follows:

Ground Floor

- Remove 2 trees in the front yard,
- A new entry door,
- New shelving and joinery to the retained living room,
- A new robe to retained bedroom 3,
- Refurbish the existing bathroom,
- Convert bedroom 2 to a laundry, WIR, linen cupboard and desk,
- Demolish the existing kitchen (including the external rear dwelling wall) and the rear deck,
- Extend the dwelling to the rear to create an open plan kitchen / dining room, deck and external staircase,
- Convert the existing laundry and WC to a guest bedroom and ensuite,
- New windows and re-use of existing windows as indicated,
- A new garage door and privacy screening to the retained carport.

First Floor

- No changes are proposed to the existing first floor.

5. Statutory Framework

5.1 State Environmental Planning Policies

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. Two trees are proposed for removal to make way for the proposed alterations and additions.

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 R2 Low Density Residential pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to the existing dwelling and dwelling houses are permitted with development consent in the R2 Zone.



Figure 10. Extract from Pittwater LEP 2014 Zoning Map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

A minimum lot size of 700m² applies to the site. The subject site is an existing undersized parcel, comprising an area of 554.5m² 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 existing dwelling has a compliant maximum height of 8.013 metres and no change is proposed.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Heritage Conservation

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

Flood Planning

The subject site is identified as low and medium risk flood precinct on the NBC flood hazard map.

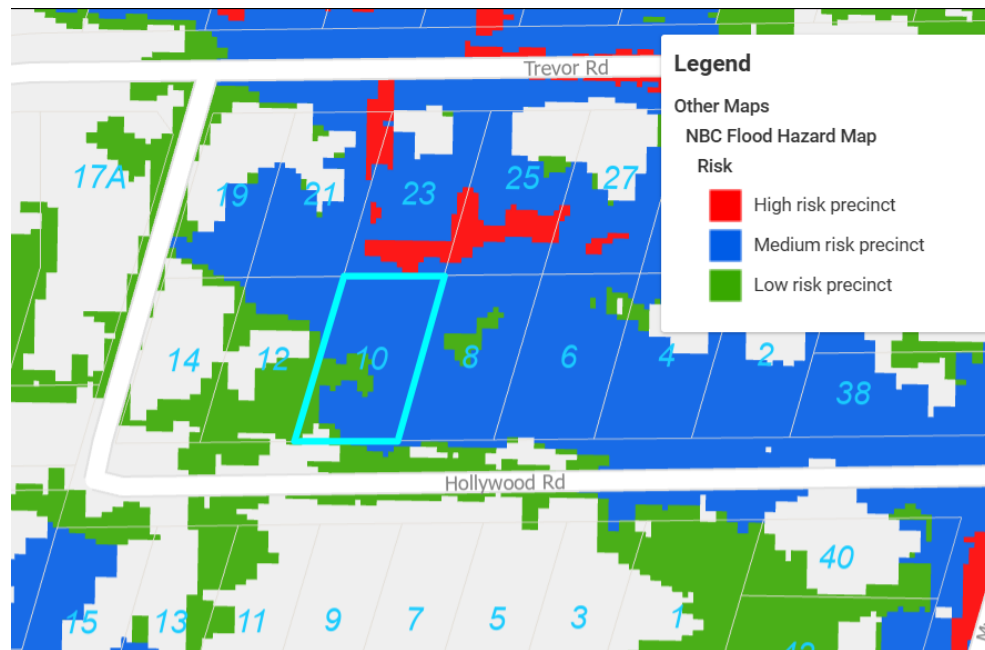


Figure 11. Extract from the NBC Flood Hazard Map

In accordance with Cl. 5.21(2) & (3) of LEP 2013 the consent authority must consider:

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,*
- (b) the intended design and scale of buildings resulting from the development,*
- (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
- (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

A flood report prepared by Taylor Consulting is provided with this application. The report demonstrates that the site has a 1% AEP Maximum Water Level of 11.47m AHD, a maximum Flood Planning Level (FPL) of 11.97m AHD and a Probable Maximum Flood Level of 11.93m AHD for the subject site.

The adopted FPL for the proposed works is 11.15m AHD, which is the higher water level from points 3 and 4 on Map B of Councils Flood Information Report (being the location of the proposed alterations and additions).

The existing dwelling has a finished floor level of 11.68m AHD which will be retained and extended to accommodate the kitchen and dining room additions.

The rear guest bedroom retains the existing Finished Floor level (FFL) of 10.52m AHD.

Acid Sulfate soils

The site is nominated as Class 5 Acid Sulfate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

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.

Essential services

All essential services are existing on the site.

5.3 Pittwater Development Control Plan

The relevant sections of the DCP are addressed below.

Section A Shaping Development in Pittwater

Objectives

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

Part A Localities

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 proposed development has been designed taking into consideration the desired character of the location. The proposed alterations and additions allow for the existing dwelling to be upgraded and refurbished, while retaining a built form consistent with the coastal setting and other dwellings in the locality.

Section B General Controls

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. The site is not known or anticipated to be home to any aboriginal relics.

B3 Hazard Controls

Landslip Hazard

The subject site is not located in a geotechnical hazard zone.

Bushfire Hazard

The subject site is not mapped as bushfire prone land.

Contaminated and potentially contaminated 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.

Flood prone land

As described above the subject site is identified as medium risk and low risk flood precinct on the NBC flood hazard map.

A flood report prepared by Taylor Consulting is provided with this application. The report demonstrates that the site has a 1% AEP Maximum Water Level of 11.47m AHD, a maximum Flood Planning Level (FPL) of 11.97m AHD and a Probable Maximum Flood Level of 11.93m AHD for the subject site.

The adopted FPL for the proposed works is 11.15m AHD, which is the higher water level from points 3 and 4 on Map B of Councils Flood Information Report (being the location of the proposed alterations and additions).

The existing dwelling has a finished floor level of 11.68m AHD which will be retained and extended to accommodate the kitchen and dining room additions. The rear guest bedroom retains the existing Finished Floor level (FFL) of 10.52m AHD.

B4 Controls Relating to the Natural Environment

The proposed development will have a minimal and appropriate impact on the natural environment, as it will be located predominantly within the footprint of the existing dwelling, on the disturbed portion of the site. No additional tree removal is proposed.

B5 Water management

The site is connected to the reticulated sewer system.

The architectural plans prepared by Action Plans demonstrate that the development does not increase the impervious area greater than the 50m², as such the OSD requirements of the Pittwater 21 DCP are not required.

Stormwater will be connected to the existing stormwater drainage infrastructure on the site as detailed in the stormwater plans prepared by Taylor Consulting.

B6 Access and parking

The DCP requires 2 carparking spaces per dwelling (2 or more bedrooms), a maximum driveway gradient of 1:5 and a min. driveway width of 3 metres.

The development proposes to retain the existing driveway from Hollywood Road, single carport and hardstand parking area on the site, providing a compliant 2 onsite carparking spaces. The new works propose privacy screening and a new garage door to the carport, to provide a secure off street parking space.

B8 Site works 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

Design Criteria or Residential Development

Landscaping

The DCP requires 2 canopy trees in the front yard and 1 in the rear yard and a minimum 60% landscaped area between the front boundary and built structures.

The development will not alter the existing landscaped area (forward of the building line) or the number of trees on the site.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

View Sharing

A site visit has been undertaken and it is concluded the proposed development will not result in any view loss impacts.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the subject site and adjoining properties on 21 June.

The subject site and adjoining properties enjoy a north to rear aspect, providing excellent solar access. The following observations are made of the shadow diagrams provided with this application:

9am: The development will result in a very minor increase in shadowing to the road reserve and the side yard of No. 12 Hollywood Road at 9am.

12pm: The development will result in a very minor increase in shadowing to the front yard of the subject site at 12pm.

3pm: The development will result in a very minor increase in shadowing to the front yard and road reserve of the subject site at 3pm.

It is concluded that the subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm.

Visual Privacy

Privacy will be retained between dwellings, with no direct overlooking into any key living areas or private open space.

The ground floor is visually separated from neighbouring properties by existing side boundary fencing and landscaping and no changes are proposed to the existing first floor.

New privacy measures have been incorporated into the design including privacy screening to the carport, high sill heights and opaque glazing.

Acoustic Privacy

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

Private Open Space

The minimum private open space requirement of 80m² is easily accommodated in the rear yard, as required by the DCP.

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 alterations and additions proposed.

Section D – Locality Specific Development Controls

Newport Locality

The site is located in the Newport locality and the proposed works will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP. The alterations and additions proposed will be appropriate within the residential and coastal setting.

Character

The proposed development is an appropriate architectural design for the locality. The materials and colours complement the streetscape and present a pleasing façade when viewed from the public domain.

The DCP requires a maximum wall length of 8 metres and a maximum garage width of 50% of the lot frontage, or 7.5 metres (whichever is lesser).

The development will not alter the existing, compliant maximum wall length of 6.2 metres (presenting to the street) and existing carport width of 2.8 metres (15% of lot width).

The resulting dwelling is a modern design enhancing the site and streetscape, while sitting comfortably in the coastal and natural locality.

Scenic Protection

The site is visible from Hollywood Road. The proposed works are consistent with the existing built form and other dwellings in the locality, remaining secondary to the bushland landscape features of the locality.

Building colours and materials

The development proposes weatherboard cladding, metal roofing, aluminium framed windows and fixed skylight windows, with full details provided in the materials and finishes schedule in 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).

The existing dwelling has a minimum front setback of 6.135 metres which will be retained and the new works propose a compliant front setback of 7.84 metres to the front deck post.

Side and Rear setbacks

The DCP requires side setbacks of 2.5 metres on one side and 1 metre for the other side (or maintenance of existing setbacks) are required by the DCP.

The existing dwelling has compliant side setbacks of 4.115 metres (east) and 2.835 metres (west) and no change is proposed. The new building additions propose a compliant minimum side setback of 3.313 metres (west) and the new privacy screening and garage door propose a side setback of 0 metres (west).

A variation to the side setback control for the privacy screening and garage door, is considered appropriate, in this case, as the new works are in the same location as the existing carport and hardstand parking area. In addition, the development remains consistent with the objectives of the control, as addressed below:

To achieve the desired future character of the Locality.

Comment

Consistent. The addition of privacy screening and a garage door, to the existing carport remains compatible with the desired future character of the area as discussed above and remains consistent with other properties in the locality.

The bulk and scale of the built form is minimised.

Comment

Consistent. The compliant single storey scale of the existing carport is retained and all works are located within the permitted building envelope, ensuring an appropriate bulk and scale.

Equitable preservation of views and vistas to and/or from public/private places.

Comment

Consistent. A site visit has been undertaken and it is concluded that the development will not result in any view loss impacts.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

Comment

Consistent. A site visit has been undertaken and it is concluded that the development will not result in any view loss impacts.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Comment

Consistent. Privacy and amenity is achieved, despite the proposed side setback variation, as the development retains the existing carparking location on the site.

The new privacy screening will improve visual privacy between dwellings and the garage door will improve security on the site. The subject site and neighbouring dwellings have a north to rear aspect and enjoy excellent solar access, which will not be impacted by the proposed works.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Comment

Consistent. The site retains existing landscaping and does not propose to remove any trees. A compliant landscaped area is retained.

Flexibility in the siting of buildings and access.

Comment

Consistent. It is considered that the site characteristics warrant the support of a variation to the side setback, as the works simply propose to provide privacy and security to the existing carport.

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

Comment

Consistent. The site retains a compliant landscaped area and does not propose to remove any significant native vegetation.

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

Comment

Consistent. The development does not propose to remove any significant native vegetation.

To ensure a landscaped buffer between commercial and residential zones is established.

Comment

Not relevant. The site is not located between a commercial and residential zone.

A rear setback of 6.5 metres is required by the DCP and no change is proposed to the existing minimum rear setback of 6.024 metres. The new works propose a compliant rear setback of 9.842 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres, at the side boundaries, applies to the site. The new works easily sit within the required envelope as illustrated below.

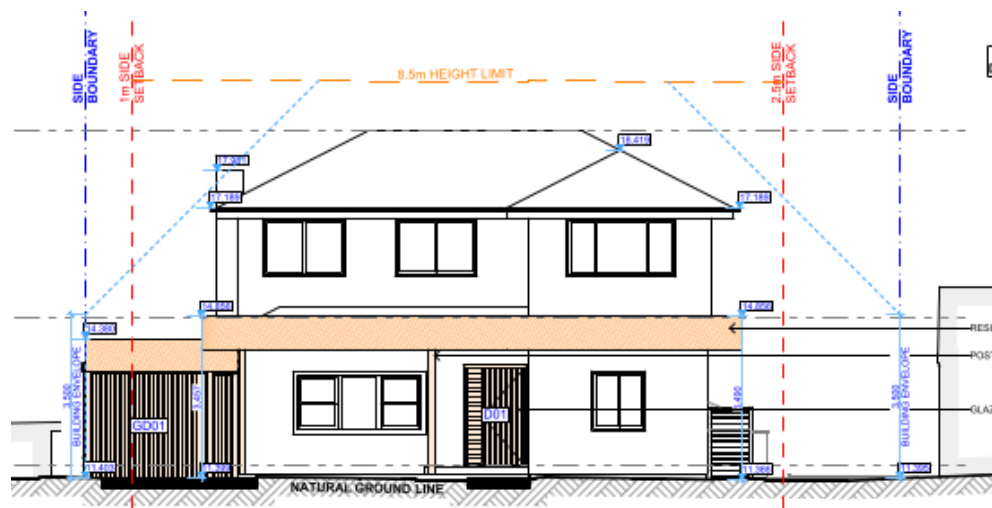


Figure 12: Plan Extract: South Elevation illustrating the building envelope

Landscaped Area

A landscaped area of 50% of the site area is required on the site (Area 3), which equates to 277.25m^2 for the site area of 554.4m^2 and the development will result in a compliant landscaped area of 309.15m^2 or 55%.

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			
Zone	R2 Low Density	Alterations and additions to a dwelling house	Dwelling houses are permitted with consent
Lot Size	700m ²	554.5m ²	No change to existing
Building Height	8.5m	8.013m	Yes
Floor Space Ratio	Not identified	-	-
Flood Planning	Mapped as low and medium risk. FPL for location of proposed works 11.15m AHD	New works 11.68m AHD	Yes
Pittwater 21 DCP			
Water Management	Additional impervious surface area (0-50sqm) Minimum rainwater tank required if impervious area increased by more than 50m ²	<50sqm increase in impervious area, no OSD required.	Yes
Parking	2 spaces	Single carport and 1 hardstand space	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Site complies at 9am, 12pm and 3pm.	Yes
Private Open Space	80m ²	>80m ²	Yes
Newport Locality			
Character	Max. wall length 8m Max. garage width 50% of lot frontage	6.2m (presenting to the street) 2.8m (15%)	Yes Yes

	Standard	Proposed	Compliance
	or 7.5m (whichever is lesser)		
Front Setback	6.5m or established building line	6.135m (existing) 7.84m (new works)	No change Yes
Side Boundary Setbacks	2.5m on one side and 1m on the other side	<u>Existing</u> 4.115m (east) 2.835m (west) <u>New works</u> 3.313m (building line west) 0m (privacy screening and garage door– west)	Yes Yes Yes Merit assessment
Rear Boundary Setbacks	6.5 metres	<u>Existing</u> 6.024m <u>New works</u> 9.842m	No change Yes
Building Envelope	3.5 metres / 45 degrees	Complies	Yes
Landscaped Area (Area 3)	50% of site area = 277.25m ² for site area of 554.4m ²	55% or 309.15m ²	Yes

7. Section 4.15 Considerations

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 proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the 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 the statement.

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 proposed 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 proposed 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 significant impact, with works proposed on the already disturbed portion of the lot.

Waste

There will be no impact.

Natural hazards

The natural hazard of acid sulfate soils can be effectively mitigated to allow for the development to proceed.

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 highly appropriate to the site with regard to all of the above factors. The proposed development fits well within the context of the surrounds and is an appropriate scale.

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 will comply 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 during construction.

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 proposed alterations and additions.

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 proposed 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 an existing dwelling at 10 Hollywood 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 proposed 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

This report was prepared by:

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
13/05/2025 - Final	Naomi Lyons Senior Planner	Sarah McNeilly Director

Disclaimer

This report has been prepared by Watermark Planning with input from a number of other expert consultants (if relevant). Watermark Planning has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of Watermark Planning.

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