



# BLACKWATTLE PLANNING

STATEMENT OF ENVIRONMENTAL  
EFFECTS

for additions to an existing dwelling at

**77 Myola Road  
Newport**

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## 1.0 Introduction

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This Statement of Environmental Effects accompanies a Development Application for additions to a dwelling at 77 Myola Road, Newport (the site). The statement is prepared by Blackwattle Planning and relies upon the following documentation:

- Architectural Plans prepared by Jo Willmore Designs
- Heritage Impact Assessment prepared by Touring the Past
- Survey Plan prepared by DP Surveying
- Geotechnical Report Prepared by Ascent Geo
- Arborist Report prepared by Growing My Way
- Stormwater Plan prepared by Modular Engineers Pty Ltd

## 2.0 The site and its surrounds

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The site is known as No. 77 Myola Road, Newport and comprises an allotment legally identified as Lot 1 in DP 538888. Lot 1 has an area of 2772sqm and is an irregular shape with an east-west alignment located on the eastern side of Myola Road. The land occupies the upper northern side of the ridgeline of Bungan Head.

The site contains an existing stone cottage located at its eastern end, some 70m from Myola Road. The cottage was built in the early 1900's and is known as 'Bungania'. It is set into a cutting on the land from which the sandstone for its construction was taken. The rock face of the cutting forms the southern wall of the cottage. 'Bungania' is listed as a heritage item of local significance within Pittwater Local Environmental Plan 2014 (PLEP 2014).

At the western end of the site close to Myola Road is a secondary dwelling constructed in 2020. The distance between the secondary dwelling and Bungania is in excess of 50m. The site is accessed by a long driveway which is formed along the southern boundary. The concrete driveway straddles the boundary and access via the driveway is shared with two neighbouring properties to the south and east (No.s 77A and 81 Myola Road) via reciprocal rights of carriageway.

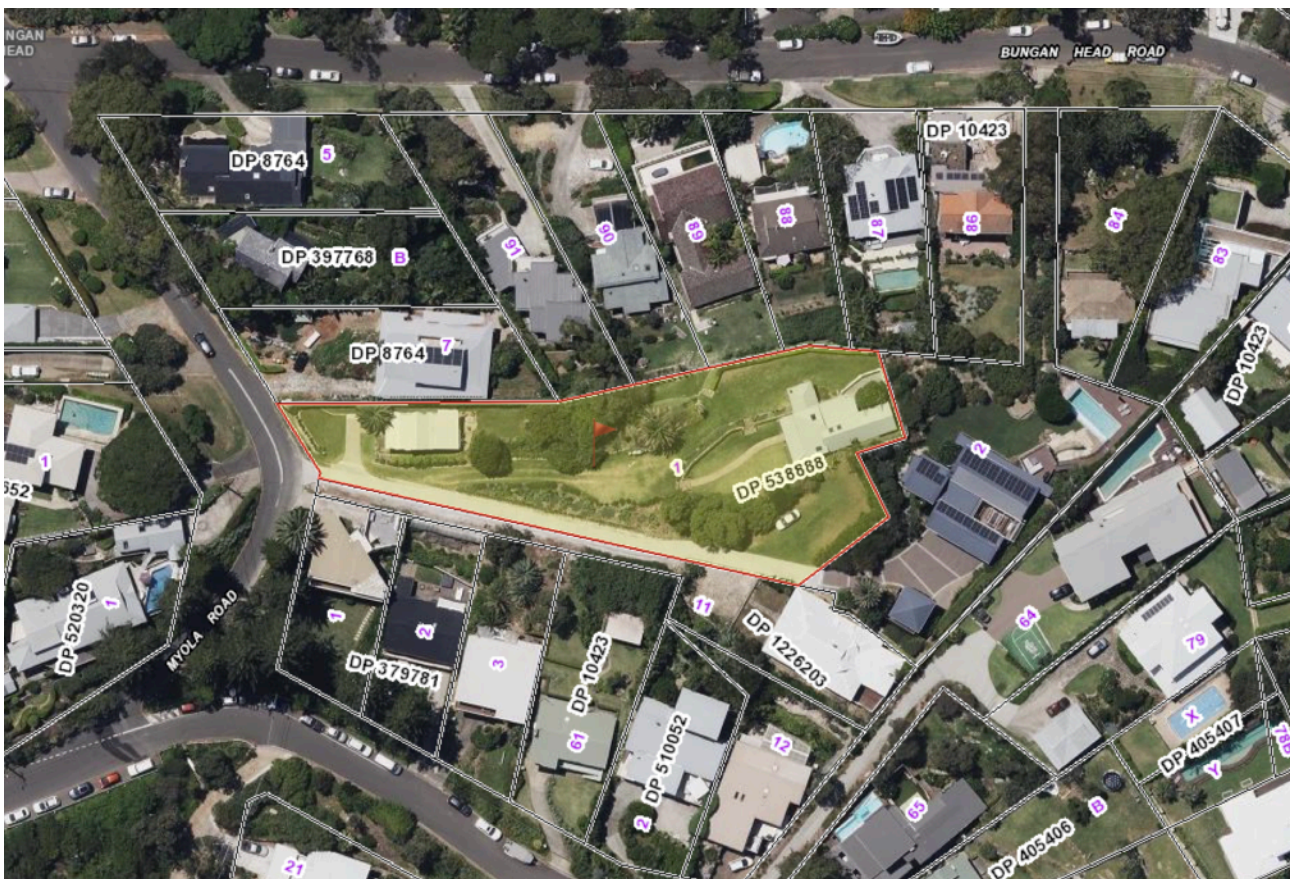
Further to the south of the site are properties with frontage to and access from Bungan Head Road. Dwellings on these properties are generally sited below the ridgeline and orienting to the south, resulting in no visual or physical connection of any significance between these properties and No. 77 Myola Road.

No. 77A Myola Road sits directly to the south of the subject site and its dwelling orients primarily towards the south. This dwelling can be viewed to a limited extent from the garden and open space areas at No. 77 Myola Road, but tends to turn its back to the north and presents a high fence to the subject site which screens both the dwelling and its associated garage. A substantial distance separates the two dwellings, almost entirely as a result of the very generous setbacks and overall land size of No. 77 Myola Road.

The eastern boundary of the subject site follows an irregular alignment comprising three almost 90 degree offsets along its length, following the line of a concrete retaining wall in this location. Adjoining to the east is No. 81 Myola Road accommodating a substantial dwelling and studio, constructed on the lower side of the retaining wall. Either side of the wall and boundary, both properties have provided substantial landscaping and canopy.

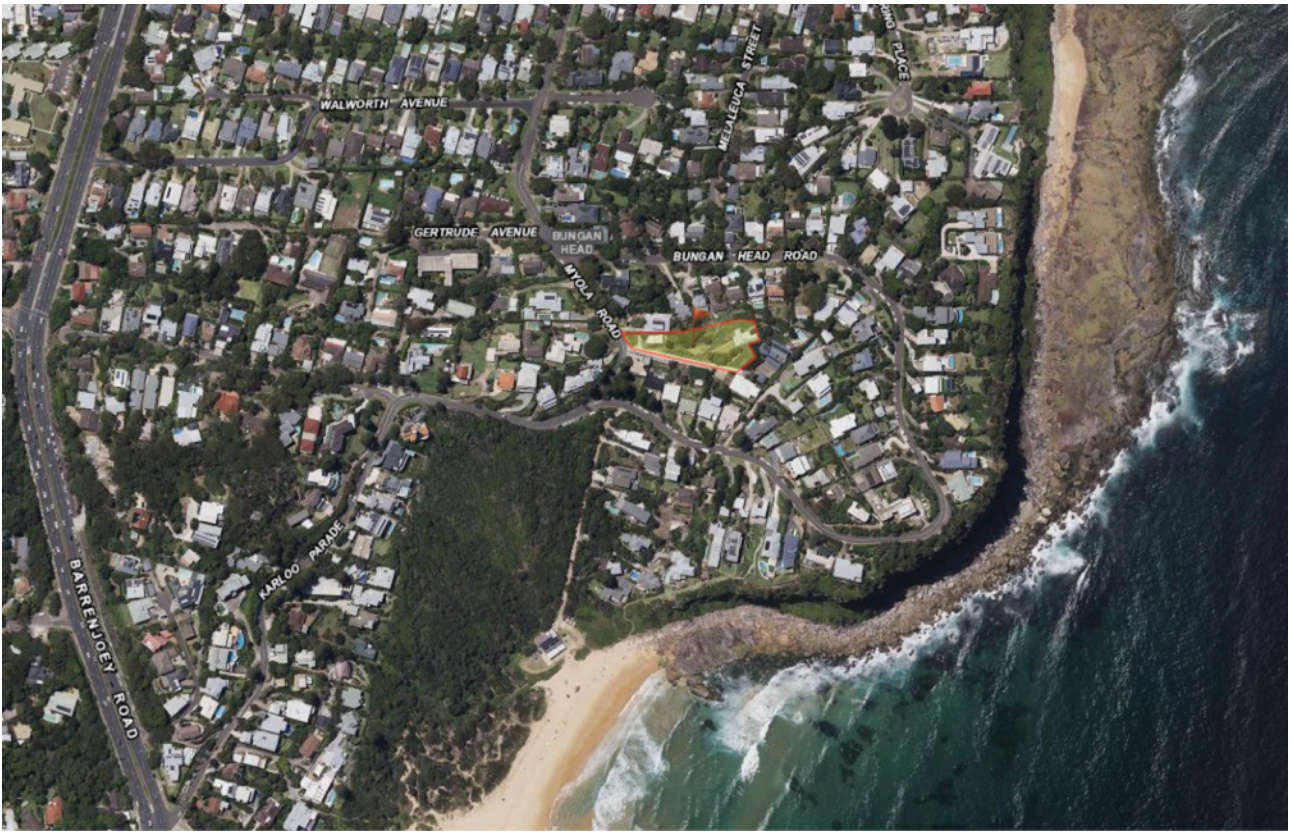
The dwelling at No. 81 Myola Road is set back generously from its western boundary with both driveway and pool facilities sited to the south and east of the land, and the primary dwelling and open space areas having a north eastern orientation. Due to the substantial lillipillies planted along this boundary on the subject site, there is no visual relationship between No. 81 Myola Road and the cottage and land at 77 Myola Road

Adjoining the subject site to the north are north facing properties at No.s 108, 110, 112, 114, and 116 Bungan Head Road. The rear yards of these properties provide substantial spatial separation (both horizontally and vertically) to Bungania. The subject site benefits from an easement traversing the western side of No. 108 Bungan Head Road for the drainage of stormwater to the street.

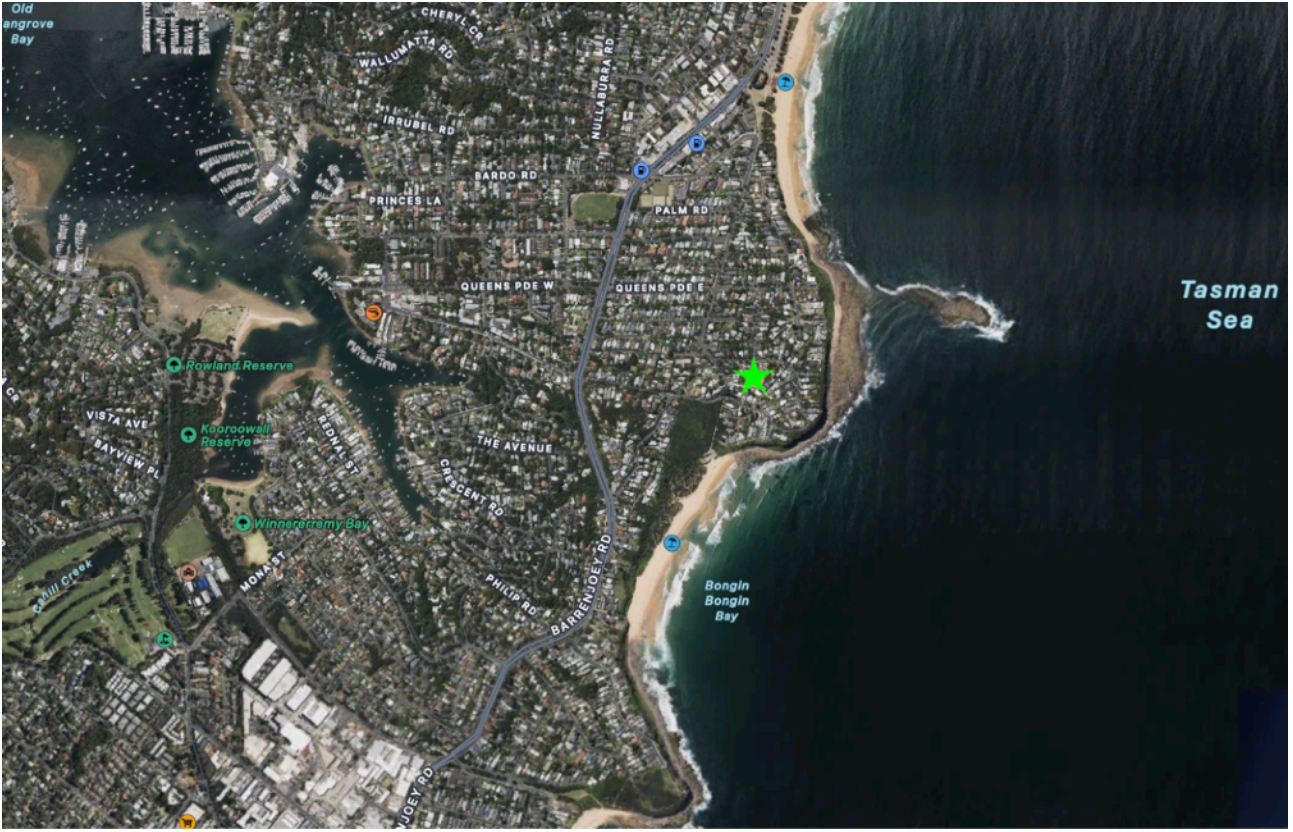


**Figure 1:** No. 77 Myola Road and immediate surrounds **Source:** Six Maps





**Figure 2:** No. 77 Myola Road in the Newport locality **Source:** Six Maps



**Figure 3:** No. 77 Myola Road in the wider locality **Source:** Apple Maps



### 3.0 Site Photos

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**Figure 4:** 'Bungania' as viewed looking east from the lower terraced lawn on the site **Source:** Blackwattle Planning



**Figure 5:** 'Bungania', set into the cutting **Source:** Blackwattle Planning





**Figure 6:** Some of the dwellings adjoining to the north of 77 Myola Road  
**Source:** Blackwattle Planning



**Figure 7:** No 77 Myola Road (Secondary Dwelling) in foreground, No. 75 Myola Road behind, and views to Newport Beach beyond  
**Source:** Blackwattle Planning





**Figure 8:** Lillipilli hedge along eastern boundary entirely screening No. 81 Myola Road **Source:** Owners



**Figure 9:** Beyond the Lillipilli hedge 81 Myola Road as viewed from the top of the shared driveway **Source:** Blackwattle Planning



## 4.0 Proposed development

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The proposed development is to construct a pavillion, located to the south and west of the existing cottage. The intention is to provide additional floor space with as little impact as possible on the cottage. The separate pavillion is to be connected to the cottage via a short covered walkway leading to the existing veranda of Bungania.

The design strikes a balance between ensuring the new structures are set appropriately apart from the heritage cottage whilst allowing the development to still be understood and utilised as a single dwelling. Put simply, the intention of this development is to:

*...establish Bungania as a permanent residence with a reasonable contemporary level of amenity and liveability commensurate with its land value. (Touring the Past, pg 26)*

The key elements of the proposed design are as follows:

### **Bungania**

- No work proposed to the heritage cottage

### **Level 1 of addition**

- Excavation of the existing bank and construction of retaining walls and subfloor
- Construct new main bedroom, bathroom, and study all opening onto the covered walkway
- Covered walkway to extend and connect to the verandah of Bungania
- Stairs connecting to Level 2
- Space for a laundry, lift, and storage

### **Level 2 of addition**

- Construct an open plan living and dining area adjacent to a new kitchen and alfresco balcony
- Construct a main entrance porch to the dwelling from the new driveway
- Construct new workshop space adjoining a double garage
- Provide lift access and utility area containing a bathroom and linen store
- Construct driveway and turning area to facilitate entry and exit on the site in a forward direction

## 5.0 **State Environmental Planning Policies (SEPP)**

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### 5.1 **SEPP (Biodiversity and conservation) 2021**

#### Chapter 2 - Vegetation clearing in Urban Areas

Chapter 2 aims to protect biodiversity values and preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The proposed works are consistent with the provisions of the SEPP as no significant native trees are proposed to be removed.

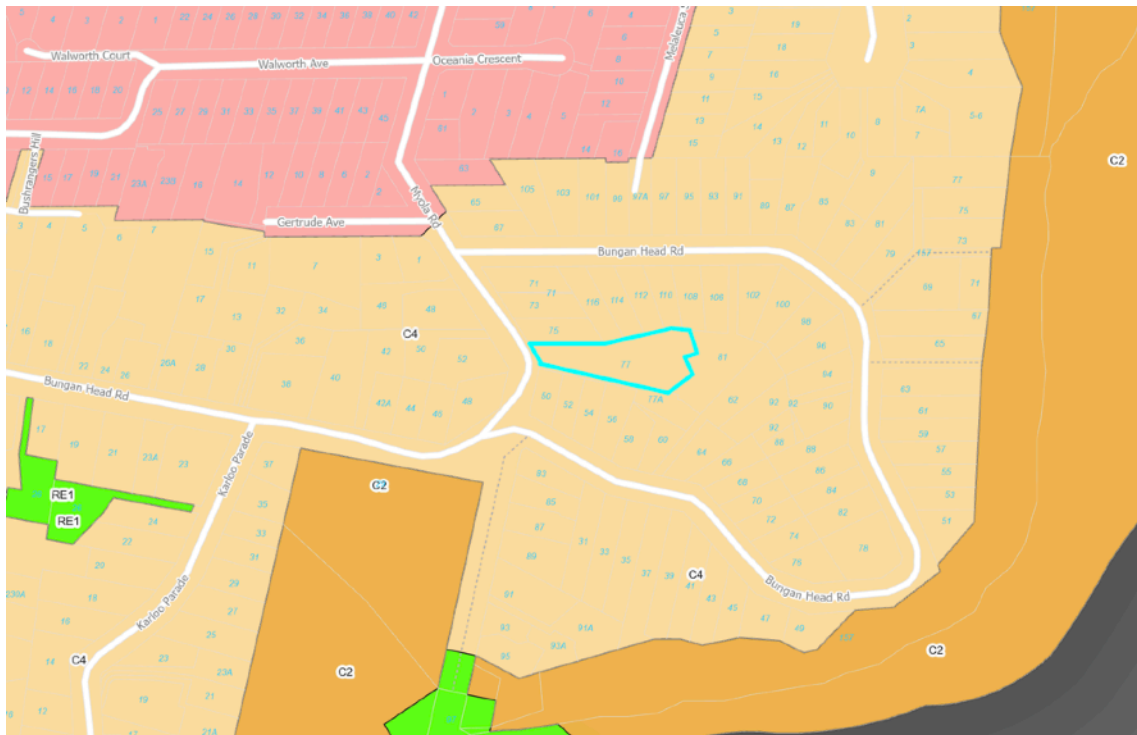
### 5.2 **SEPP BASIX**

SEPP BASIX applies to the proposed works as they are defined as BASIX affected development under the EP & A Regulation. A BASIX certificate is provided with this application.

## 6.0 Pittwater Local Environmental Plan 2014 (PLEP 2014)

### Land zoning and permissibility

The site is within the area to which PLEP 2014 applies. Clause 2.2 of the LEP zones the land C4 Environmental Living in accordance with the Land Zoning map, reproduced below:



**Figure 10:** PLEP 2014 Zoning map showing subject site within the C4 Environmental Living Zone **Source:** Northern Beaches Council Mapping

Dwellings are permissible with consent within the C4 Environmental Living Zone as set out in the Land Use Table under Part 2 of PLEP 2014.

### C4 Zone Objectives

The objectives the C4 Environmental Living Zone are met by the proposed development as follows:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values; and
- To ensure that residential development does not have an adverse effect on those values.

The proposed additions provide much needed additional floor space to allow the existing dwelling to accommodate the needs of future families. The pavillion design is a

considered approach to increase the capacity of a large site whilst providing low impact development, without adverse impact upon the heritage values of the cottage and its scenic context.

- *To provide for residential development of a low density and scale integrated with the landform and landscape.*

The use of the heritage cottage will be combined with the new pavillion floor space to provide the full range of uses required for contemporary living. The development as a whole will be retained as a single occupancy to ensure the low density use of the site is retained into the future.

Utilising the already terraced nature of the land to site the new pavillion structures reflects the approach to the original construction of the cottage and allows the new structures to sit low in the landscape and comfortably next to the heritage structure without dominating it. The context of the generous curtilage provided to the existing cottage is retained in the overall design, with gardens and open space unobstructed to the north.

- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

There is no riparian or foreshore vegetation on the site, however existing plantings are generally retained to maintain habitat values.

## **Height of buildings**

The maximum Height of buildings for this site is 8.5m as indicated by the Height of buildings map pursuant to Clause 4.3 of PLEP 2014.

The new pavillion structures will have a maximum RL77.0m AHD which results in a maximum height of the new work above ground level (existing) of 7.52m. This easily complies with the 8.5m height of buildings development standard.

## **Heritage Conservation**

### **Bungania - Heritage tem No. 2270017**

The site is a listed heritage item of Local significance, Item No. 2270017 under Part 1 of Schedule 5 of Pittwater LEP 2014.

Clause 5.10 of PLEP 2014 requires that development consent be obtained for the erection of a building on land *on which a heritage item is located*. Development consent is therefore required for the additional floor space proposed notwithstanding the no works are proposed to the heritage cottage itself.

Furthermore, subclause (4) of Clause 5.10 requires that the consent authority *consider the effect of the proposed development on the heritage significance of the item or area concerned*.



A Heritage Impact Statement accompanies this application, prepared by an appropriately qualified heritage specialist and concluding that:

*...the proposed pavilion would not weaken the interpretability or legibility of Bungania. It would remain readily comprehensible 'in the round' as a peculiar and singular instance of early 20 th -century DIY activity. None of its core form or fabric would be lost. Nor would the scale or design language of the addition conflict with the cottage, with a generous degree of separation between the new and the old established, along with several architectural gestures that would establish a pleasing dialogue between the two development phases at the place. Serious consideration has been afforded to ensuring that the relationship between Bungania and the addition would not be defined by dominance but rather by reciprocity.*

Overall, the proposed development and this application deliver a design and supporting information that is consistent with the objectives of Clause 5.10 of PLEP 2014. Specifically, the objectives are:

*(a) to conserve the environmental heritage of Pittwater,*

**Comment:** The stated desire to improve the capacity of the site commensurate with its substantial land area, and to improve its liveability and amenity to be consistent with contemporary standards of a residence is critical to the ongoing conservation of the heritage values on the site. This is achieved with little to no physical change to the cottage itself.

*(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

**Comment:** As outlined in the accompanying Statement of Heritage Impact, the development is proposed without any disruption to the fabric of the heritage item, and with minimal and entirely reasonable impact upon its setting and views.

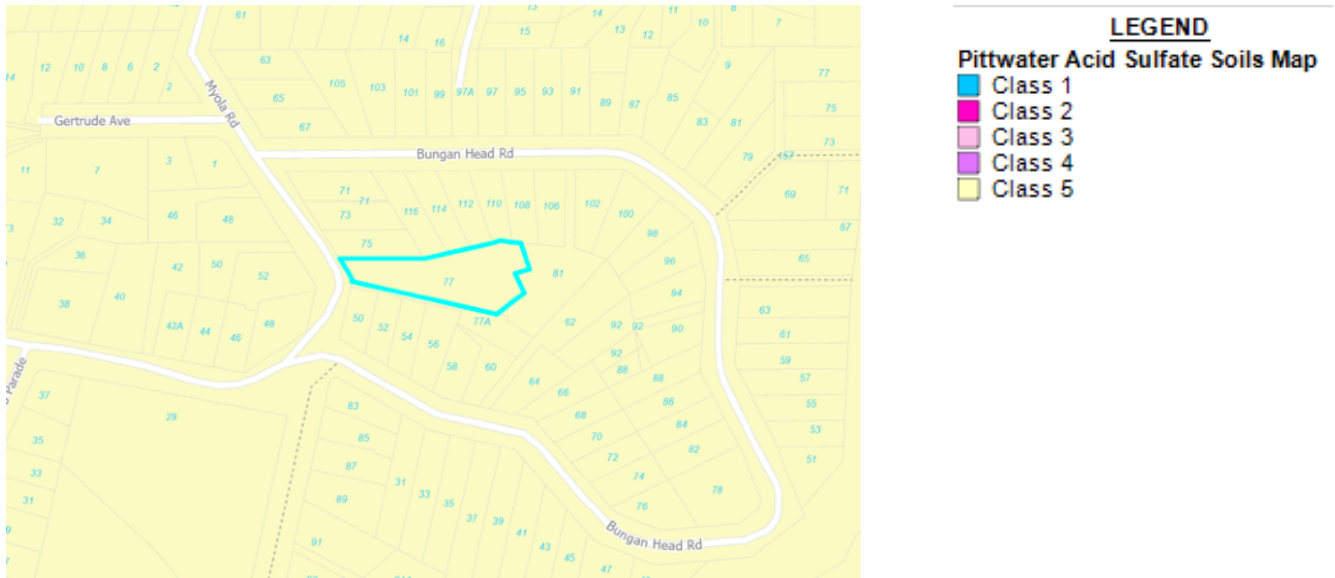
## **52 Myola Road - Heritage Item No. 2270054**

The property known as 52 Myola Road is located immediately opposite the subject site on the western side of Myola Road, and contains landscape items of environmental heritage - two Palm trees and a Fig tree. Together with a stone castellated wall, these plantings have been attributed significance due to their representation of the landscape style of the interwar period.

The accompanying heritage impact statement concludes that no impact on this nearby item would arise noting that they are separated from site by the road carriageway. The proposed development is a significant distance from 52 Myola Road, and Council can be satisfied that the objectives of the LEP as they relate to Heritage Conservation will continue to be achieved notwithstanding the proposed development.

## Acid Sulfate soils

The site is classified as Class 5 on the Acid Sulfate Soils Map of PLEP 2014, reproduced below. The works proposed are not below 5m AHD and the water table is not likely to be lowered. An acid sulphate soils management plan is therefore not required.



**Figure 11:** PLEP 2014 Acid Sulfate Soils map showing the site mapped as Class 5  
**Source:** Northern Beaches Council Mapping

## Earthworks

The area to be excavated for proposed level 1 is centrally located on the large landholding and utilises the existing substantial change in levels on the site to provide additional floor space. No detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land are anticipated.

## Coastal Risk Planning

The site is not identified by the Coastal Risk Planning Map as being subject to any Coastal risks (Wave inundation, Coastal erosion, Bluff/Cliff instability) required to be considered under Clause 7.5 of PLEP 2014.

## Biodiversity

The site is not identified on the Biodiversity Map as being subject to the requirements of Clause 7.6 Biodiversity PLEP 2014.

## Geotechnical Hazards

Clause 7.7 of PLEP 2014 identifies land susceptible to geotechnical hazard, i.e. land identified as Geotechnical H1 and Geotechnical H2 on the Geotechnical Hazard Map. Parts of the site are mapped as being subject to geotechnical hazard H1. A geotechnical report accompanies this application and addresses issues and requirements to satisfactorily manage geotechnical risk.

## Essential services

Essential services listed at Clause 7.10 of PLEP 2014 are available at the site.

## 7.0 Pittwater 21 Development Control Plan (P21DCP)

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A summary of relevant development controls and the extent of compliance under Pittwater 21 DCP is provided in the table below:

DCP Provision		Proposed	Compliance
A4.10 Newport Locality	Consistent with Desired Character Statement	Consistent.	YES
B1.1 Heritage Conservation	Site is a listed item under PLEP 2014	The additions are the subject of a Heritage Impact Assessment that concludes no adverse impact to the heritage values of the stone cottage and its curtilage.	YES
B1.4 Aboriginal Heritage Significance	Potential for being an Aboriginal Place or containing an Aboriginal object	The site is disturbed and contains no landscape features that indicate Aboriginal Heritage significance	YES
B3.1 Landslip Hazard	Compliance with the Geotechnical Risk Management Policy for Pittwater	The site is mapped as being subject to geotechnical risk hazard and an assessment of the geotechnical risk is provided.	YES
B5.15 Stormwater	Compliance with Council's Water Management for Development Policy	Largely open structure allowing water to infiltrate ground surface.	YES
B6.3 Off Street vehicle parking requirements	2 spaces	2 spaces to be provided	YES
C1.1 Landscaping	All canopy trees and 50% other landscaping to be locally native	New landscaping to be provided within the curtilage of the new additions to comply with this requirement.	YES
C1.2 Safety and Security	Consistent with CPTED principles	As existing	YES

DCP Provision		Proposed	Compliance
C1.3 View Sharing	Reasonable sharing of views consistent with Planning Principle	No unreasonable loss of views will arise	YES
C1.4 Solar Access	Dwelling and adjoining dwellings to receive 3hrs sunlight between 9am -3pm to POS; and windows to principal living areas.	No impact upon private open space or living areas of site or neighbours will arise due to single storey nature of additions and considerable setbacks to boundaries.	YES
C1.5 Visual Privacy	Dwelling and adjoining dwellings protected from direct overlooking within 9m of POS and living rooms	No privacy impacts are envisaged because windows are to be directed internally to the site. Sightlines from small windows facing south will be intervened by substantial landscaping within a generous setbacks.	YES
C1.6 Acoustic Privacy	Bedrooms located away from noise sources	Bedrooms are adequately separated from living spaces and noise sources	YES
C1.7 Private Open Space	80sqm directly accessible from living areas, located at rear of dwelling with good solar orientation	Existing and generous yard areas meet requirements	YES
C1.12 Waste and Recycling Facilities	Demonstrate compliance with Waste Management Guidelines	Reuse of excavated stone proposed.	YES
C1.14 Separately Accessible structures	Permitted to allow use for recreational or office functions for residents	The existing cottage and the proposed addition will function as a single dwelling	<b>YES - see discussion</b>
D10.1 Character as viewed from a public place	Design features to be provided to front building facade and building bulk minimised	Structure difficult to view from the street or public domain due to distance from front boundary.	YES
D10.3 Building Colours and Materials	Dark and Earthy tones. No white or light coloured roof or walls	Low reflectivity materials to be used. Materials to be complimentary and sensitive to the heritage values of the site.	YES
D10.6 Front Building Line	6.5m or established, whichever is greater	Substantial setback to the front boundary >67m	YES
D10.7 Side and rear building line	Side building line - 2.5m and 1m	Minumum 5m	YES
	Rear - 6.5m	Minimum 4.35m	<b>See discussion</b>



DCP Provision		Proposed	Compliance
D10.9 Building Envelope	3.5m + 45 deg measured from ground level on side boundary	Within envelope	YES
D10.11 Landscaped Area - Environmentally Sensitive Land	60% of the site area to be landscaped area	72.23%	YES
D10.13 Fences - Flora and Conservation Areas	Vegetation preferred to front fencing. Side and rear fencing to be passable by wildlife	As existing	YES

## Discussion

### C1.14 Bungania complementary to the addition.

As indicated above, for Bungania to function as a modern dwelling suitable for its present aged owners and, more to the point, for future families, it is proposed that an addition is required.

Bungania's limitation is evident in the cottage's narrow stone staircases, various floor level changes and limited bathroom facilities. By effecting an appropriate connection to the cottage, with the addition standing slightly back from the cottage itself, a habitable modern home is created on a very large land holding without compromising the heritage values, or the single occupancy nature of the site.

Within Bungania's tradition and history, the proposed uses of the small rooms in the cottage are then primarily for additional recreation, artistic, and study purposes, providing quiet and separate spaces for these pursuits away from the primary living and kitchen areas in the new addition.

This allows the heritage structure to be virtually unchanged in its fabric and structure, thereby facilitating the conservation of the heritage values of the site when connected to the proposed addition.

In support of this, note that C1.14 of P21DCP provides that a structure separately accessed from the primary dwelling is permitted to allow use for recreational or office functions for residents. This section of the DCP applies when a separately accessible structure is "ancillary to a dwelling" and "is not designed for separate habitation and does not contain any cooking facilities".

Currently, the existing cottage contains a small kitchen. Therefore, it is proposed that the provisions of C1.14 be satisfied by decommissioning the cottage kitchen by the removal of the existing oven and cooktop. This ensures that the single occupancy nature of the development as a whole is retained, whilst avoiding any material changes to the cottage.

It is considered that an approval of the addition complements the heritage cottage and constitutes orderly development, particularly in the circumstances of preserving a listed heritage item while creating a modern dwelling suitable for present and future generations.

### **D10.7 Side and rear building line**

Pittwater 21 DCP requires that a rear setback of 6.5m is provided for a dwelling.

The proposed design offers an alternative to this numerical requirement by providing a rear setback to the eastern boundary ranging from a minimum of 4.35m to a maximum of 5.3m. The setback provided to the south eastern boundary ranges between 5.13m to a maximum of 8m.

Relevantly, Section 4.15(3A) of the Environmental Planning and Assessment Act provides the following (our emphasis added):

*(3A) **Development control plans** If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—*

...

*(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—**is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and***

...

Under subclause 3A, the Act requires the consent authority to be flexible in applying numerical provisions and allow reasonable alternative solutions that achieve the objects of the standard. The proposed development offers an alternative solution of a reduced side setback of between 4.35m - 5.3m to the eastern and south eastern facing portions of the rear boundary. This is considered reasonable because:

- The garage structure to which the rear setback is measured, as viewed from the neighbouring property at 81 Myola Road, is a single storey structure and substantially below the height limit, thereby eliminating any impact relating to height and scale; and,
- That part of the proposed structure that breaches the rear setback numerical requirement generally orients away from the east and south east boundaries. As no openings in its eastern elevation are provided, any overlooking impacts upon the neighbouring property are eliminated; and,
- The existing substantial lillipilli hedge on the eastern boundary is to be retained and provides 100% screening of the setback area and the proposed garage from the neighbouring property, eliminating any visual or bulk impacts; and,

- The land on No. 81 Myola Road that immediately adjoins the proposed driveway and garage is also utilised as a driveway, and not for living areas or private open space, and in any case substantial planting separates it from the proposed reduced rear setback on 77 Myola Road.

Council can be comfortable that approving the variation is appropriate because the development achieves the outcomes of the control, as follows:

*To achieve the desired future character of the Locality.*

**Comment:** Pittwater DCP provides a locality statement for Newport that sets out its desired character. With particular relevance to dwellings, the policy states:

*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.*

Further, the desired character in relation to residential development is described as:

*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.*

The proposed new pavillion achieves this desired character as it provides for a well designed increased capacity with minimal environmental impact. The additions are well below the height limit, and bulk is minimised through a single storey presentation to adjoining neighbours. No significant native tree loss is proposed and the dwelling will be sited in a landscaped setting.

The design incorporates a modulated facade, elements for shading including a verandah. The proposed excavated level integrates with the already stepped levels of the site and appropriately manages the geotechnical hazards that affect the site.

*The bulk and scale of the built form is minimised.*

**Comment:** The new pavillion is minimal in height, being well below the height limit. The bulk of the dwelling is minimised through its use of the existing change in levels on the site, which allows the new structures to integrate with the land, in a similar manner to the existing heritage cottage.

Additionally, the majority of the dwelling will not be apparent to adjoining neighbours because of its location behind an existing fence and landscaped screen on the boundary with 81 Myola Road, and behind an extensive fence located on No. 77A Myola Road.

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

and,

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

**Comment:** The location and orientation of the new footprint, single storey design, and context of a significantly large land parcel ensures no views or vistas to or from public or private places will be interrupted and a view sharing arrangement will be maintained.

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. Substantial landscaping, a mature tree canopy and an attractive streetscape.*

**Comment:** No overlooking will occur because of the substantial spatial separation to adjoining properties to the west and north, and because of the depth of planting providing 100% screening to the property to the south. The single story design as presenting to southern neighbours results in minimal overshadowing that does not cause a non-compliance with respect to solar access of either adjoining properties or the subject site. Generally, the amenity of the site, the existing secondary dwelling, and neighbours will be unaffected.

*Flexibility in the siting of buildings and access.*

**Comment:** Siting the new addition in the location proposed provides the optimum outcome for both the adjoining neighbours to the north and west, and in light of the heritage values of the subject site.

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

**Comment:** No loss of significant native canopy will result from the proposed development and vegetation on the site will be largely maintained as a result.



## 8.0 Section 4.15 of Environmental Planning and Assessment Act 1979

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### **Matters for Consideration**

Section 4.15 of the Planning Act requires that the following matters be considered:

#### **Any environmental planning instrument**

All relevant SEPP's and PLEP 2014 have been addressed in this statement.

**Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)**

There are no relevant draft instruments that apply to this land or the proposed development.

#### **Any development control plan**

The provisions of Pittwater 21 DCP have been considered and addressed in this statement.

**Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

There is no planning agreement under s.7.4 of the EP & A Act that has been entered into or offered.

**The regulations (to the extent that they prescribe matters for the purposes of this paragraph),**

There are no relevant matters arising from the Regulation in relation to the proposal.

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

The likely impacts of the proposed works have been addressed in this document. The proposed works are unlikely to result in any significant or adverse impacts in relation to privacy for the site or of neighbours, impacts upon sunlight to the site and to neighbours, and view loss from neighbours or the public domain. The proposal is designed to be largely compliant with the provisions of Pittwater LEP 2014 and Pittwater 21 DCP.

In particular, the proposal provides a reasonable and positive approach to the conservation of the heritage cottage on the site, and is consistent with COUncil's stated objectives in relation to development of and in the vicinity of heritage items.

### **The suitability of the site for the development**

The site is suitable for the ongoing residential use and for the works proposed. The proposal will fit comfortably within the sensitive coastal context of Newport, and respects the heritage values of the site by setting apart from Bungania, whilst maintaining a functional connection to sustain its use into the future as a single dwelling.

### **The subject site is suitable for the proposed development.**

The site is zoned for low density residential development and the proposed works are permissible in this zone and consistent with the zone objectives. The site is therefore considered suitable for the proposed development.

### **Any submissions made in accordance with this Act or the Regulations**

We understand that the application will be notified in accordance with Council's Community Participation Plan and that any submissions made will be taken into consideration as part of the Council's assessment.

### **The public interest**

Being consistent with relevant objectives of Pittwater LEP 2014 and Pittwater 21 DCP, and noting the positive contribution the proposal makes to the dwelling and Newport locality, an approval of the proposed works is considered to be in the public interest.

## **9.0 Conclusion**

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The additions to 77 Myola Road will result in a dwelling that respects its neighbours, its sensitive coastal context, and the heritage values of the existing cottage, and will therefore be a good fit for the community.

Given there are no detrimental effects on residential amenity or the environment, the development is considered to be consistent with the objectives of the EP&A Act and is worthy of Council's favourable consideration for Development Consent.

### **Anna Williams**

BTP (Hons) UNSW  
B Ec (Soc Sc) USYD

Director

**Blackwattle Planning**

**E:** [anna@blackwattleplanning.com.au](mailto:anna@blackwattleplanning.com.au)

**M:** 0418622598