

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR CONSTRUCTION OF ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING**

LOCATED AT

230 BARRENJOEY ROAD, NEWPORT

FOR

FURRACABAD HOLDINGS PTY LTD



**Prepared
August 2019**

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1.0 Introduction

This Statement of Environmental Effects accompanies plans prepared by James Garvan Architecture, Drawings No. DA000, DA100, DA200-DA202, DA300-DA301, DA400-DA403, DA700-DA702, dated 10 July 2019, to detail the construction of alterations and additions to an existing dwelling at **230 Barrenjoey Road, Newport**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan 2014*

2.0 Property Description

The subject allotment is described as No. 230 Barrenjoey Road, Newport, being Lot 10 within Deposited Plan 1188089. The property is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014.

The site is identified as being within the Class 5 Acid Sulfate Soils Area. This matter will be discussed in further detail within this statement.

The site is also noted on Council's Biodiversity Map as being within a Biodiversity Area. This matter will be discussed in further detail within this statement.

The site is identified by Council as being affected by Landslip Hazard and as such, a Geotechnical Minor Works Assessment has been prepared by White Geotechnical Group, Ref J2304, dated 30 July 2019 and accompanies the DA submission and is discussed further within this submission.

The site is not identified by Council as being Bushfire Prone Land.

3.0 Site Description

The property is irregular in shape with an angled frontage of 16.5m to the front, western boundary to Barrenjoey Road. The northern and southern side boundaries measure 123.215m & approximately 117.7m respectively. The site has a total site area of 1962m².

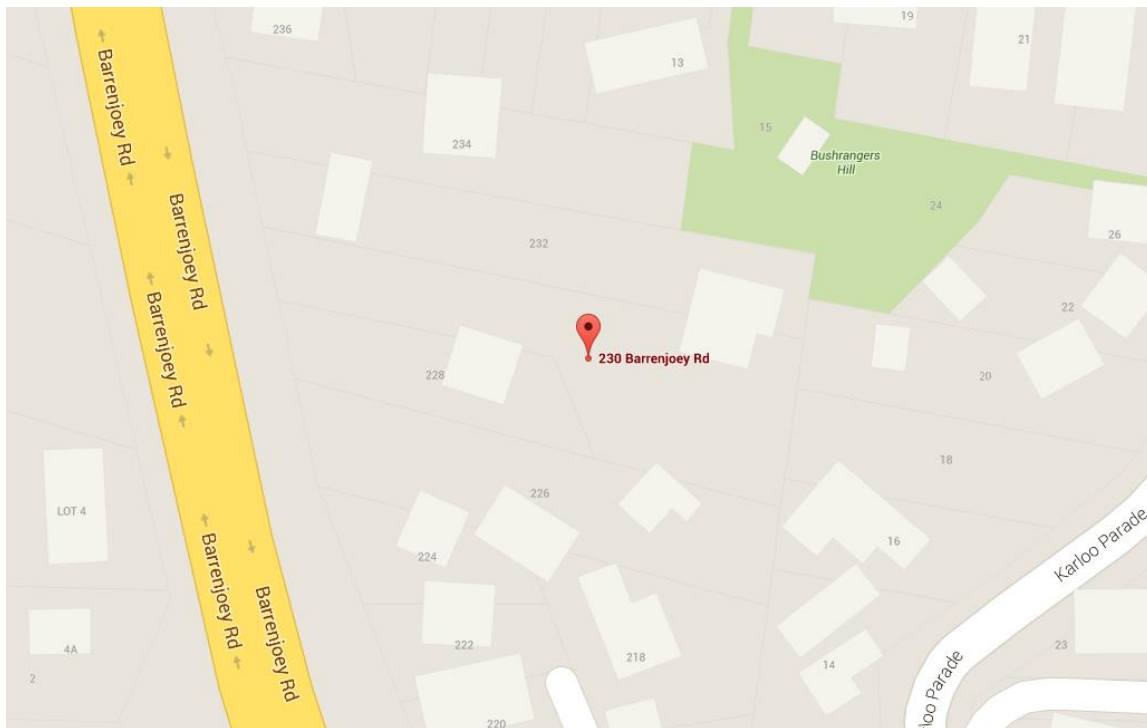
The land falls steeply towards the western boundary to Barrenjoey Road and overlooks Bungan Beach and Pittwater. The site has a total fall over 36m over its depth.

Stormwater from the site is currently directed to the street gutter in Barrenjoey Road.

The site is currently developed with a modest two storey timber and rendered dwelling with a steel roof.

The site is accessed via a driveway from Barrenjoey Road with an attached double garage providing parking for two cars.

The details of the site are included on the survey plan prepared by Adam Clerke Surveyors Pty Ltd, Reference No. 28188M, dated 16 October 2015 which accompanies the DA submission.



**Fig 1: Location of subject site
(Source: Google Maps)**

4.0 The Surrounding Environment

The general vicinity of the site is characterised by low density residential development of typically one, two or three storeys.

The site and its neighbours enjoy a westerly outlook to the Pittwater waterway and an easterly outlook to Bungan Beach.

The area is undergoing change and renewal, with newer, larger contemporary dwellings being constructed in the immediate vicinity.

The form of the dwellings and associated structures is influenced by the sloping terrain and existing tree cover within the vicinity.

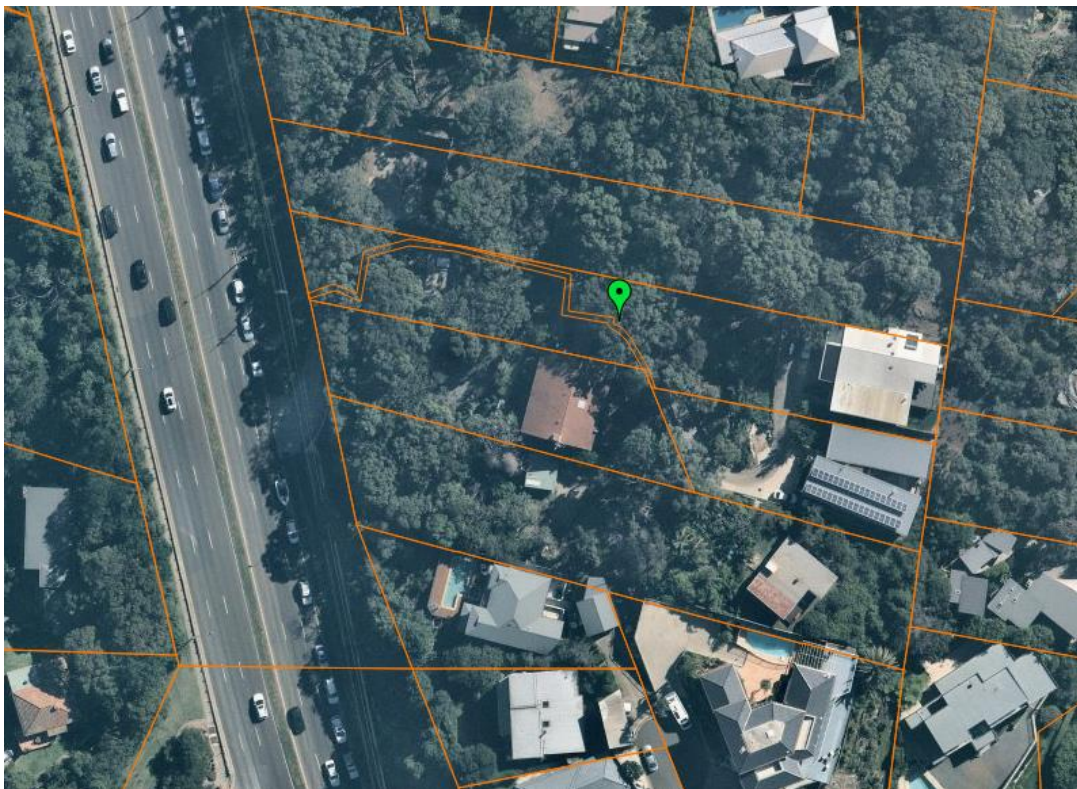


Fig 2: Aerial view of locality
(Source: Nearmap)



Fig 3: View of front portion of dwelling, looking north



Fig 4: View of existing dwelling, looking east



Fig's 5 & 6: View of existing driveway, looking west from existing verandah



Fig 7: View of adjacent development at No 230A Barrenjoey Road, looking north-east

5.0 Proposed Development

The new works will provide for proposed construction of alterations and additions to an existing dwelling.

In particular, the works comprise:

- New internal access stairs on the first floor to provide access to new upper level
- Proposed new second storey extension to provide for internal access stairs, study, bathroom and two balconies

The colours and finishes of the second-floor addition will be complementary to the existing dwelling and the surrounding locality. The external finishes will comprise of stained timber cladding and screening and black steel detailing.

The proposed new roofing over the second-floor addition will comprise a folded roof form to minimise impacts to the view corridors and solar access of surrounding properties.

The proposed works are wholly contained within the footprint of the existing dwelling and will not require the removal of any significant trees or vegetation.

The proposal results in the following indices:

Site Area:	1962m ²
Required Landscaped Area	60% or 1177.2m ²
Proposed Landscaped Area	No changes to existing landscaped area

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

6.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

6.3 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The SEPP commenced on 25 August 2017 and replaced Clause 5.9 of Pittwater Local Environmental Plan 2014.

The aims of the SEPP are detailed in Clause 3 and note:

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

In this instance, the proposal will not see any loss of any substantial vegetation and is therefore considered to be consistent with the aims of the SEPP.

6.4 Pittwater Local Environmental Plan 2014

Clause 2.3 Zone Objectives and land Use Table

The subject site is zoned E4 Environmental Living under the Pittwater LEP 2014.



Fig 8: Extract of Pittwater Local Environmental Plan 2014

The development of and use of the land for residential purposes within the E4 Environmental Living Zone is consistent with the zone objectives, which are noted as:

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

It is considered that the proposed new alterations and additions will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing style of development within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality. The proposal provides for alterations and additions to an existing dwelling, which will not have any substantial impact to the neighbouring properties.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any impact on long distance views.

Clause 4.3 – Height of Buildings

The maximum building height in this portion of Newport is 8.5m. The proposed new addition will present a maximum height of approximately 7.6m and therefore complies with the maximum height control.

Clause 7.1 relates to acid sulfate soils. The site is identified as being within the Class 5 acid sulfate soils area. The proposal will not see any excavation of the site and as such, no acid sulfate soils are expected to be disturbed.

Clause 7.2 relates to earthworks. The proposal will not require any excavation of the site. A Minor Works Assessment has been prepared by White Geotechnical Group, Reference No J2304 dated 30 July 2019. The report concludes that the property has an 'Acceptable Risk Level' in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater.

The proposal will be undertaken in accordance with the Structural Engineer's design and any excavation will be carried out under the supervision of the Geotechnical Engineer.

Clause 7.6 – Biodiversity protection

The land is noted within Council's Biodiversity mapped area.

- (1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:*
- (a) protecting native fauna and flora, and*
 - (b) protecting the ecological processes necessary for their continued existence, and*
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

The development will not see any substantial disturbance to the existing flora. The existing soft landscaped area will be retained.

The works are within the existing building footprint and will not see any disturbance to biodiversity protection.

Clause 7.7 – Geotechnical Hazards

A Minor Works Assessment has been prepared by White Geotechnical Group, Reference No J2304 dated 30 July 2019 has been provided to address the provisions of this Clause.

There are no other clauses of the PLEP 2014 that are considered to be relevant to the proposed development. The report concludes that the proposed development is suitable for the site and the site can achieve the Acceptable Risk Level in accordance with Council's Geotechnical Risk Policy.

There are no other provisions of the Pittwater LEP 2014 that are relevant to the proposed works.

6.5 Pittwater 21 Development Control Plan 2014

Council's Pittwater 21 DCP Section B (General Controls), Section C (Design Criteria) and Section D Newport Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

6.5.1 Shaping Development – Desired Character

The desired outcomes for the Newport Locality, in which this site falls, are as follows:

A4.10 Newport Locality

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.

It is considered that the proposal is consistent with the desired character of the locality by providing for increased residential amenity through the construction of a second floor addition, which is consistent with the scale and style of the newer development in the vicinity.

The proposal will have no impact on the existing tree canopy and will not see any changes to existing soft landscaped area.

The proposal has been designed to reflect the existing setbacks provided to all boundaries existing in the immediate area.

The location of the new second floor addition has been chosen to minimise any overshadowing, solar access and maximise view sharing.

The building materials and colours will harmonise with the natural environment and will not detract from the existing locality.

6.5.2 Section B General Controls

The General Controls applicable to the proposed additions and swimming pool are summarised as:

B3.1 Landslip Hazard

The controls seek to achieve the outcomes:

Protection of people. (S)

Protection of the natural environment. (En)

Protection of private and public infrastructure and assets. (S)

A Minor Works Assessment has been prepared by White Geotechnical Group, Reference No J2304 dated 30 July 2019. The report concludes that the property has an 'Acceptable Risk Level' in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater.

The proposal will be undertaken in accordance with the Structural Engineer's design.

B4.17 Littoral Rainforest – Endangered Ecological Community

The controls seek to achieve the outcomes:

The conservation of littoral rainforest vegetation in Pittwater. (En)

The regeneration and /or restoration of littoral rainforest. (En)

The preservation of littoral rainforest as habitat for fauna. (En)

The proposal is within the footprint of the existing dwelling and will not seek the removal of any trees or vegetation.

B5.7 Stormwater Management – On-Site Stormwater Detention

The controls seek to achieve the outcomes:

Rates of stormwater discharged into receiving environment maintained or reduced. (Ec, S)

The controls to achieve these outcomes include the provision of On-Site Detention (OSD) for developments resulting in an increase in hard surface area in excess of 50m².

The proposed will not see any change to the impervious area of the site and are not expected to necessitate OSD.

B5.8 Stormwater Management - Water Quality – Low Density Residential

The controls seek to achieve the outcomes:

No increase in pollutants discharged with stormwater into the environment. (En)

Development is compatible with Water Sensitive Urban Design principles. (En)

Stormwater from the new roof areas will be connected to the existing system which disperses stormwater within the lower portion of the site. As there is no substantial change to the runoff characteristics of the site, the retention of the existing arrangements is reasonable in this instance.

B6.1 Access driveways and works on the Public Road Reserve – Low Density Residential

The controls seek to achieve the outcomes:

Safe and convenient access. (S)

Adverse visual impact of driveways is reduced. (En)

Pedestrian safety. (S)

An effective road drainage system. (En, S)

Maximise the retention of trees and native vegetation in the road reserve. (En, S)

The proposal will maintain the existing garage, driveway and layback.

B6.5 Off-street Vehicle Requirements – Low Density Residential

The controls seek to achieve the outcomes:

Safe and convenient parking (En,S)

The controls require a minimum of 2 parking spaces for each dwelling. The proposal will maintain two off street spaces within the existing garage.

B8.1 Construction & Demolition – Excavation and Landfill

The controls seek to achieve the outcomes (over):

Site disturbance is minimised. (En)

Excavation and construction not to have an adverse impact. (En)

Excavation operations not to cause damage on the development or adjoining property. (S)

There will not be any excavation of the site or disturbance to the exterior ground levels. The proposed works are to be undertaken in accordance with the recommendations of the Geotechnical Report and are therefore in keeping with this control.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)

Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

The works are within the existing footprint and therefore erosion and sediment management is not required.

6.5.3 Part C Development Type Controls

The Development Type Controls applicable to the proposed development are summarised as:

C1.1 Landscaping

The controls seek to achieve the outcome:

A built form softened and complemented by landscaping. (En)

Landscaping reflects the scale and form of development. (En)

Retention of canopy trees by encouraging the use of pier and beam footings. (En)

Development results in retention of existing native vegetation. (En)

Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)

Landscaping enhances habitat and amenity value. (En, S)

Landscaping results in reduced risk of landslip. (En, Ec)

Landscaping results in low watering requirement. (En)

The proposal will not see any changes to the existing landscaped area, with the new works located wholly over the existing built footprint..

C1.2 Safety and Security

The controls seek to achieve the outcomes:

On-going safety and security of the Pittwater community. (S)
Opportunities for vandalism are minimised. (S, Ec)
Inform applicants of Council's requirements for crime and safety management for new development. (S)
Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S)
Identify crime and safety priority areas in Pittwater LGA (S, Ec)
Improve community safety and reduce the fear of crime in the Pittwater LGA (S)
Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)

The proposed works will not have any impact on safety or security for occupants of the subject site or neighbouring properties.

C1.3 View Sharing

The controls seek to achieve the outcomes:

A reasonable sharing of views amongst dwellings. (S)
Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)

Canopy trees take priority over views. (En, S)

The subject and adjoining properties currently enjoy a substantial outlook to Bungan Beach and the Pittwater waterway. The neighbouring properties to the west are well downslope of the siting of the proposed new works, with the existing views from the neighbours largely unaffected by the proposed works. The location of the new second floor addition has been chosen to minimise any view loss from the surrounding properties.

C1.4 Solar Access

The controls seek to achieve the outcomes:

Residential development is sited and designed to maximise solar access during mid-winter. (En)
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)
Reduce usage and/dependence for artificial lighting. (En)

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid-winter.

The proposed works, as shown in shadow diagrams attached will not see any changes to existing solar access as a result of the siting of the new second floor addition.

C1.5 Visual Privacy

The controls seek to achieve the outcomes:

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)

A sense of territory and safety is provided for residents. (S)

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The new second floor addition as a result of its location , will not unreasonably overlook the neighbouring properties, with the existing levels of amenity enjoyed by the neighbours to be maintained.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited. (S)

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or recreation areas (S)

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

Given the residential nature of the works, there will not be any significant impact on the surrounding locality in terms of acoustic privacy. The works will maintain the current ample separation to living areas of adjoining properties, thereby maintaining existing levels of acoustic privacy.

C1.7 Private Open Space

The controls seek to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)

Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)

Private open space receives sufficient solar access and privacy (En, S).

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable

private open space with an area and at a grade which will facilitate outdoor private recreation. The proposal retains the existing areas of private open space for the enjoyment of the occupants of the subject site in accordance with this control.

6.5.4 Section D Design Criteria

The **D10 Newport Locality Statement** contains a number of outcomes for development. The proposal has been assessed in regard to the Locality Statement and is summarised in the following table.

In support of the proposal, it is considered that this proposal is well designed, comprehensive and consistent with the community's vision for development in Pittwater in that it is:

- Proposing a form of development which is compatible with the existing residential character of the area by maintaining an appropriate scale which is compatible with the vicinity.
- The proposal maintains existing views and amenity to adjoining properties.
- The proposal will not result in additional run-off to adjoining properties or public spaces.
- The development will not place additional demands on local infrastructure or on the sewage disposal system for the site.

A summary of the DCP controls for the **D10 Newport Locality** is provided below:

D10.1 Character as Viewed From A Public Place

The control seeks to achieve the outcomes:

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)

The required controls to achieve the outcomes are to ensure that the building maintains a compatibility with the locality through appropriate design relief including roof forms textures,

materials, the arrangement of windows, modulation of wall and roof planes, spatial separation, landscaping etc.

The proposal will provide for alterations and additions to existing dwelling to provide for a second-floor addition to increase residential amenity.

Views over and to the side of the dwelling will be retained for the neighbouring dwellings which are located uphill of the proposal.

Given the ridge line location of the site and dwelling, the proposed addition has been massed towards the north-eastern corner of the existing dwelling, which will allow for the design of the dwelling to maintain a general two storey scale when viewed from the neighbouring properties and from the surrounding public areas.

D10.3 Scenic Protection – General

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)*

The proposal will see a new second floor addition that will blend into the bushland landscape as a result of the chosen colours and finishes. The new works will not be visually dominant and meet the objectives of this clause.

D10.4 Building colours and materials

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
The development enhances the visual quality and identity of the streetscape. (S)
To provide attractive building facades which establish identity and contribute to the streetscape.
To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater.
The colours and materials of the development harmonise with the natural environment. (En, S)
The visual prominence of the development is minimised. (S)
Damage to existing native vegetation and habitat is minimised. (En)
The use of materials with low embodied energy is encouraged. (En)
New buildings are robust and durable with low maintenance requirements. (S)
In the Newport Commercial Centre, roofs of lighter colours are permitted to improve the thermal performance of the roof system. (En, Ec, S)*

The required controls to achieve the outcomes are to ensure that the external colours and materials shall be dark and earthy tones as indicated within the DCP.

It is considered that the development is appropriate as the proposal will utilise recessive finishes and colours which are compatible with the DCP, existing building finish and the surrounding properties.

D10.7 Front Building Line

The controls seek to achieve the outcomes:

- Achieve the desired future character of the Locality. (S)*
- Equitable preservation of views and vistas to and/or from public/private places. (S)*
- The amenity of residential development adjoining a main road is maintained. (S)*
- Vegetation is retained and enhanced to visually reduce the built form. (En)*
- Vehicle manoeuvring in a forward direction is facilitated. (S)*
- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*
- To encourage attractive street frontages and improve pedestrian amenity.*
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

The control to achieve this outcome is to provide a setback of 10.0m, or the established building line to the street frontage.

There are no changes to the existing building line. Accordingly, the proposal complies with this control.

D10.8 Side and rear building line

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality. (S)*
- The bulk and scale of the built form is minimised. (En, S)*
- Equitable preservation of views and vistas to and/or from public/private places. (S)*
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*
- Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)*
- Flexibility in the siting of buildings and access. (En, S)*
- Vegetation is retained and enhanced to visually reduce the built form. (En)*
- To ensure a landscaped buffer between commercial and residential zones is established. (En, S)*

The relevant controls to achieve this outcome are to maintain a minimum side boundary setback of 2.5m for at least one side and min 1.0m setback for the other side.

No changes to the existing side and rear boundaries of the existing lower levels, with a minimum setback of 5.0m to the northern boundary and approximately 8m to the southern boundary for the new upper floor level.

D10.13 Landscaped Area – Environmentally Sensitive Land

The controls seek to achieve the outcomes:

- Achieve the desired future character of the Locality. (S)*
- The bulk and scale of the built form is minimised. (En, S)*
- A reasonable level of amenity and solar access is provided and maintained. (En, S)*
- Vegetation is retained and enhanced to visually reduce the built form. (En)*
- Conservation of natural vegetation and biodiversity. (En)*
- Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)*
- To preserve and enhance the rural and bushland character of the area. (En, S)*
- Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)*

The required controls to achieve the outcomes are to limit residential development in order to maintain a minimum landscaped area of 60% of the site area.

There will be no changes to the existing landscaped area.

D10.16 Construction, retaining walls, terracing and undercroft areas

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality.*
- To protect and minimise disturbance to natural landforms.*
- To encourage building design to respond sensitively to natural topography.*

The proposal satisfactorily responds to the topography of the site. The works will not see any excavation of the site.

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments applying to the land.

7.3 Any development control plan

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan.

The application has been prepared having regard to the requirements of Section B, Section C and Section D of the Pittwater 21 DCP.

It is considered that the proposed new dwelling respects the desired character objectives of the DCP in that they reinforce the existing residential character of the area and are compatible with the existing uses in the vicinity.

7.4 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, and

No matters of relevance are raised in regard to the proposed development.

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

No matters of relevance are raised in regard to the proposed development.

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

It is considered that the proposal, which seeks consent for proposed construction of alterations and additions to an existing dwelling, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 and Council's Codes and Policies, in particular the Pittwater 21 DCP 2014 and the Newport Locality Statement.

7.7 The suitability of the site for the development

The subject land is currently zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

7.8 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The principal objective of this development is to provide for the construction of alterations and additions to an existing dwelling, which respects and complements the site's location.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining our neighbours amenity and by complementing the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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