



13 MAXWELL STREET MONA VALE

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO AN EXSITING DWELLING



Report prepared for
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CONTENTS

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

1. Introduction

- 1.1** This is a statement of environmental effects for alterations and additions to the existing dwelling at 13 Maxwell Street Mona Vale. The proposed development is for ground floor alterations and additions and a new first floor, to create a 4 bedroom dwelling on the site.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit
 - Survey prepared by Wumara Group
 - Architectural drawings prepared by Design House & Drafting Studio
 - BASIX Certificate prepared by Design House & Drafting Studio
 - Cost of works estimate prepared by Chett Cullum
 - Waste Management Plan prepared by Chett Cullum
- 1.4** The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The subject site is located on the western side of Maxwell Street, approximately 40 metres south of its intersection with Suzanne Road. It is legally described as Lot 11 DP 246225.
- 2.2** It is a generally rectangular shaped lot with boundaries of 18.29 metres (east - Maxwell Street frontage), 18.3 metres (west) and 38.1 metres (north and south). The site has an area of 696.8m² and slopes to the south west (to the rear corner of the lot).
- 2.3** The subject site is currently occupied by a single storey, rendered residence with a tile roof and inground swimming pool. Surrounding land uses are detached and semi-detached residential dwellings in all directions.
- 2.4** The site is located in close proximity to public transport and services on Mona Vale Road to the South and in Mona Vale to the east.



Figure 1. Aerial image of the subject site

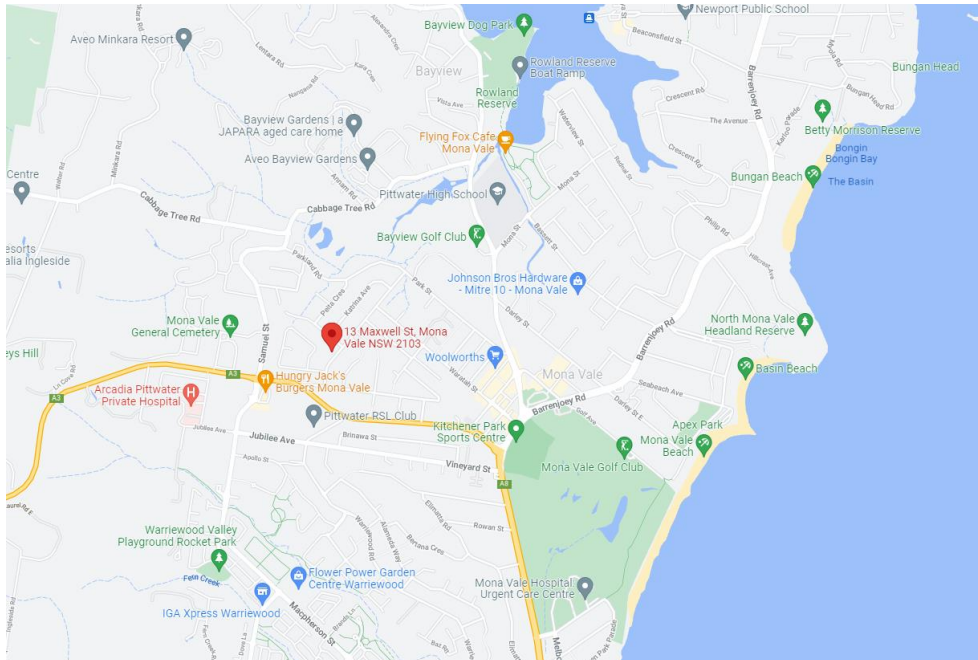


Figure 2. The site within the locality

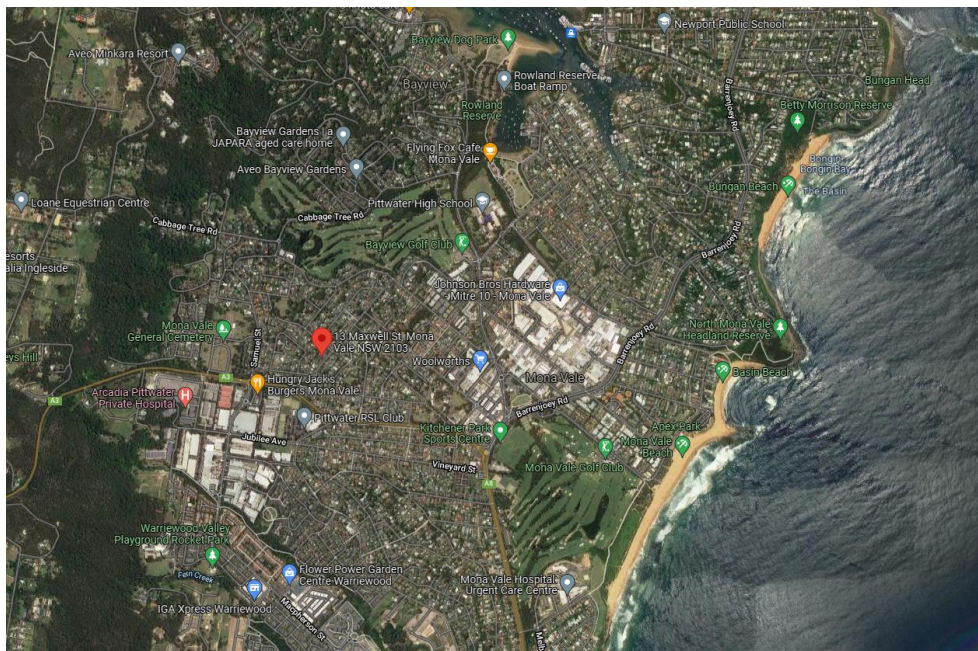


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4: The existing dwelling, looking west from Maxwell Street.



Figure 5: The dwelling façade, looking west.



Figure 6: The rear of the existing dwelling, looking east.



Figure 7: The swimming pool and adjoining dwelling to the north.



Figure 8: The rear yard, looking west.



Figure 9: The adjoining dwelling and southern side boundary, looking east.



Figure 10: The adjoining dwelling and northern side boundary, looking west.

4. Proposed Development

- 4.1 The proposed development is for ground floor alterations and additions and a new first floor, to create a 4-bedroom dwelling on the site.

The development remains consistent with the streetscape and the locality, is consistent with Council controls and ensures privacy and solar access are maintained for surrounding properties and the subject site.

- 4.2 The alterations and additions to the dwelling will be made up as follows:

Ground Floor

- A new front door and windows to the bedroom and family room on the property frontage,
- A new wall to separate the entry and family room,
- Convert the linen cupboard to a storage room,
- Retain the existing garage, bedrooms 1, 2 & 3, kitchen / dining / living room, bathroom and WC,
- Convert bedroom 4 to a rumpus room and deck, including an addition to the west,
- Demolish the existing laundry and bay window to the dining room and construct a new external door, wall and staircase to access the first floor,
- Convert the workshop to a laundry,
- Modifications to the patio, including 2 new skylights and a new external wall on the northern boundary,
- Replace the existing tile roof with a metal roof.

New First Floor

A new first floor comprising of:

- Parents retreat,
- Master bedroom with WIR and ensuite,
- Staircase to access the ground floor,
- A new metal roof.

5. Statutory Framework

5.1 State Environmental Planning Policies

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

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

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy No. 55 – 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.

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 consent in the zone.



Figure 11: 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

The site is mapped with a minimum subdivision lot size of 700m². The subject site is an existing undersized parcel, comprising an area of 696.8m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum building height of 7.3 metres as illustrated on the attached DA Plans.

Heritage Conservation

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

Acid Sulfate soils

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the water table below 1 metre AHD on adjacent class 1,2,3 or 4 land.

Earthworks

Minor earthworks are proposed to prepare the site for construction. All works will be undertaken in accordance with engineering specifications, Councils controls and any condition of consent.

Essential services

All services are existing on the site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

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

Section A – Shaping Development in Pittwater

A4 Localities

Mona Vale Locality

The site is located within the Mona Vale Locality.

The desired character statement for Mona Vale is:

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a 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 occupancies will be located on the valley floor and lower slopes that has 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, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

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.

The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

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, 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. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. 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.

The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the residential environment.

Section B General Controls

B1 Heritage Controls

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

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

B3 Hazard Controls

Landslip Hazard

The site is not located in a geotechnical hazard zone.

Bushfire Hazard

The site is not mapped as Bushfire Prone Land.

Flood Hazard

The site is not mapped as a flood precinct.

B4 Controls Relating to the Natural Environment

The proposal will have no impact on the natural environment in the locality as the proposed works are located entirely within the footprint of existing structures.

B5 Water management

The site is connected to the reticulated sewer system.

The architectural plans provided with this application demonstrate that the proposed development will not increase the impervious area on the site, as such OSD of stormwater is not triggered by the Pittwater 21 DCP.

Stormwater from the proposed addition will be connected to the existing drainage network on the site.

B6 Access and parking

No change is proposed to the existing driveway from Maxwell Street or the existing double lock up garage.

Site works and management

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C – Development Type Controls

C1 – Design Criteria for Residential Development

Landscaping

The subject site requires a minimum landscaped area of 50% of the site area which equates to 348.4m² for the site area of 696.8m².

The existing landscaped area on the site is 43.7% or 304.8m² comprised of :

- 263m² soft landscaped area,
- 41.808m² (6% for the site area of 696.8m²) impervious rear patio

The development proposes an unchanged landscape area with no loss of any existing space or any loss of existing vegetation.

Safety and Security

The dwelling retains casual surveillance to Maxwell Street and has clear boundaries between public and private space, which is of benefit to safety and security.

View Sharing

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

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 site and adjoining properties on 21 June.

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

9am – The development will result a minor increase in shadowing to the rear yard and an increase in shadowing across the roof of 11B Maxwell Street.

12pm – The development will result a minor increase in shadowing to the side and front yard of 11B Maxwell Street.

3pm – The development will result in an increase in shadowing to the front yard of the subject site and 11B Maxwell Street.

It is concluded that the subject site maintains compliant solar access at 9am, 12pm and 3pm and the southern neighbour (11B Maxwell Street) will maintain compliant solar access at 12pm and 3pm.

Visual Privacy

The proposed alterations and additions will have no negative impact for neighbour's visual privacy with ample setbacks and no direct overlooking into any key living areas.

The ground floor is visually separated from the adjoining properties by the existing side boundary fencing and all ground floor side windows are retained in their current location. The first-floor addition incorporates privacy measures including orienting windows to the front and rear of the lot, high sill heights and skylights to ensure privacy is maintained between dwellings. The addition of an external wall to the northern side of the deck will provide additional visual privacy in this location.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area.

Private Open Space

The DCP requires a minimum private open space area of 80m² for dwelling houses. The development proposed a compliant private open space area, in excess of 80m² in the rear yard.

Waste and Recycling Facilities

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

The dwelling has an existing bin storage area behind the building line which will be retained, with waste to be collected by Councils regular service.

Eaves

A minimum 450mm eaves are incorporated on all elevations in accordance with this clause.

Section D – Locality Specific Development Controls

D9 Mona Vale Locality

The site is located in the Mona Vale Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential setting.

Character as Viewed from a Public Place

The proposed development is an appropriate architectural design for the locality. The façade retains articulation and the front entry porch on the ground floor and incorporates articulated dormer windows on the street frontage. Materials and colours complement the area and are consistent with the site and surrounding dwellings.

Scenic Protection

The proposed alterations and additions will not result in any negative visual impacts, when viewed from any waterway, road or public reserve.

Building colours, materials, and construction

The proposed materials include weatherboard cladding and metal roofing, in colours consistent with the existing dwelling. A full schedule of materials is provided in the DA plan set.

Front Building Line

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

No change is proposed to the existing, compliant front setback from Maxwell Street of 9.05 metres

Side and Rear setbacks

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

The dwelling has existing side setbacks of 1.08 metres (north) and 0.93 metres (south) and no changes are proposed. The new works proposed compliant side setbacks of 11.9 metres (north) and 1.25 metres (south) to the ground floor rear addition and 3.1 metres (north) and 2.99 metres (south) to the new first floor.

The DCP requires a minimum rear setback of 6.5 metres and the new works propose a compliant and existing rear setback of 8.1 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The DCP permits a variation to the side building envelope control, for a second storey addition, where the existing dwelling is retained.

The development is for a first-floor addition to an existing dwelling and proposes a minor variation to the building envelope control. A variation to the building envelope control is considered appropriate, as the breach is very minor and applies to a small section of the new first floor roof. The alterations do not present with excessive bulk and the development remains consistent with the objectives of the control, despite the variation, as assessed below:

To achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The development retains the existing dwelling and proposes a new first floor compliant with setback and height controls. The resulting development is consistent with the character residential and coastal locality and remains an appropriate scale for the site.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

Comment

Consistent. The dwelling presents with a compliant building height to Maxwell Street and sits well below tree height in the locality. The scale and density of the resulting dwelling is appropriate and consistent with the surrounding built form.

To ensure new development responds to, reinforces, and sensitively relates to spatial characteristics of the existing natural environment.

Comment

Consistent. The development remains consistent with the spatial characteristics of the surrounding natural environment, with works well below the tree canopy level in this location.

The bulk and scale of the built form is minimised.

Comment

Consistent. The development remains consistent with the bulk and scale of other dwellings in the locality and presents as a 2-storey dwelling, with a compliant building height to the street.

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 proposed 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 will be retained for neighbours with compliant setbacks to new work and no direct overlooking into any key living areas. The ground floor is visually separated from the adjoining properties by the existing side boundary fencing and the new first incorporates privacy measures including orienting windows to the front and rear of the lot, high sill heights and skylights to ensure privacy is maintained between dwellings.

Compliant solar access is achieved for the subject site and adjoining properties, as assessed above.

Vegetation is retained and enhanced to visually reduce the built form

Comment

Consistent. No vegetation removal is proposed.

Landscaped Area – General

The subject site requires a minimum landscaped area of 50% of the site area which equates to 348.4m² for the site area of 696.8m².

The existing landscaped area on the site is 43.7% or 304.8m² comprised of :

- 263m² soft landscaped area,
- 41.808m² (6% for the site area of 696.8m²) impervious rear patio

The development proposes an unchanged landscape area with no loss of any existing space.

The retention of the minor variation to the landscaped area control is considered appropriate, as the variation is very minor and landscape area feels greater with the pool area not included in calculation. In addition, the development remains consistent with the objectives of the control, despite the variation, as assessed below:

Achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The development retains the existing landscaping, swimming pool and patio on the site, providing practical private outdoor space for the enjoyment of the residents. The resulting development and retained landscaping are consistent with the character of the locality.

The bulk and scale of the built form is minimised.

Comment

Consistent. The development remains consistent with the bulk and scale of other dwellings in the locality and presents as a 2-storey dwelling to the street.

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

Comment

Consistent. Privacy and amenity will be retained for neighbours with compliant setbacks to new work and no direct overlooking into any key living areas. The ground floor is visually separated from the adjoining properties by the existing side boundary fencing and the new first incorporates privacy measures including orienting windows to the front and rear of the lot, high sill heights and skylights to ensure privacy is maintained between dwellings.

Compliant solar access is achieved for the subject site and adjoining properties, as assessed above.

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

Comment

Consistent. No vegetation removal is proposed.

Conservation of natural vegetation and biodiversity.

Comment

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

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

Comment

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

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

Comment

Consistent. The proposal retains the rural and bushland character of the area, with no vegetation removal proposed.

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

Comment

Consistent. The soft landscaped area on the site remains unchanged.

Fences – General

No changes are proposed to the existing fencing on the site.

6. Numerical Control Table

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

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	700m ²	696.8m ²	No change to existing
Building Height	8.5 metres	7.2 metres	Yes
Floor Space Ratio	Not identified	-	-
Pittwater DCP 2014			
Parking	2 spaces	2 spaces	Yes
Landscaped Area	50% of lot area (348.4m ² for the site area of 696.8m ²)	43.7% No change to existing	Merit Assessment
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	3 hours +	Yes
Private Open Space	80m ²	>80m ²	Yes
Front setback	6.5m	9.05m	Yes
Side Boundary Setbacks	2.5m one side, 1m other side	Existing 0.93 m (south) 1.08m (north) New works (ground) 1.25m (south) 11.9m (north) New works (first) 2.99m (south) 3.1m (north)	No change to existing Yes Yes
Rear Boundary Setbacks	6.5m	8.1m	Yes
Side Boundary Envelope	3.5 metres / 45 degrees		Merit Assessment

7. Section 4.15 Considerations

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

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

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

The development is permissible in the R2 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 impact.

Waste

There will be no impact.

Natural hazards

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

Economic impact in the locality

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

Site design and internal design

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

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

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

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

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

The proposed 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.

7.4 Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.5 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.

7.6 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. Conclusion

- 8.1** The proposed development for alterations and additions to the existing dwelling at 13 Maxwell Street, Mona Vale, 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.