

IP INTERFACE PLANNING

Statement of Environmental Effects

Proposed Dwelling

Address:

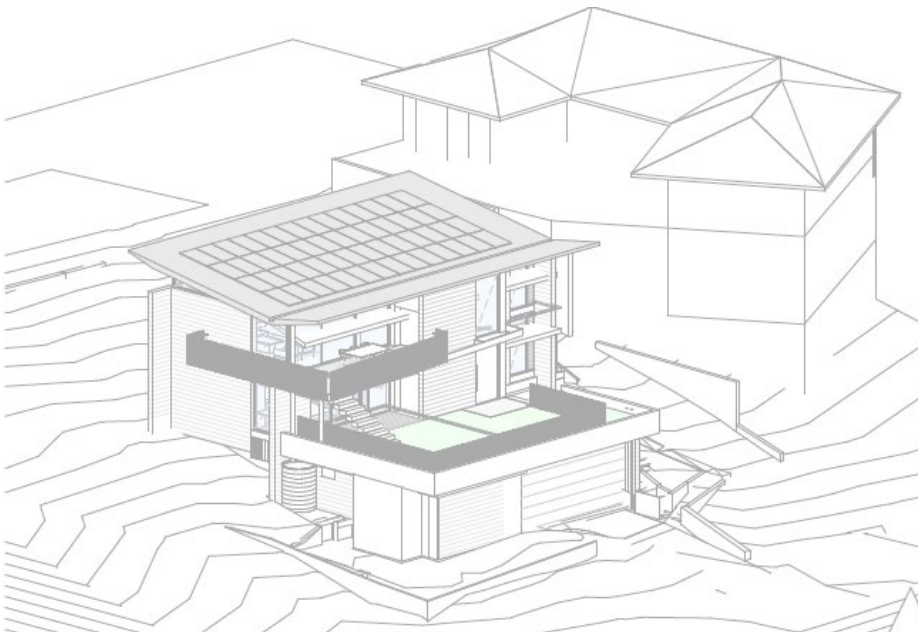
39 Calvert Parade, Newport
Lot A DP 395094

Landowner/Applicant:

Mark and Tina Bukofzer

Date:

30 April 2025



Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft for peer and client review	28/04/2025	NM	CS
B	Final for DA Lodgement	30 April 2025	NM	CS

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between Interface Planning Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by Interface Planning and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by Interface Planning or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

Executive Summary

This Statement of Environmental Effects (SEE) Report has been prepared by *Interface Planning* to accompany a Development Application (DA) to be lodged with Northern Beaches Council. The application seeks approval for demolition of the existing residence and construction of a new two storey dwelling at 39 Calvert Parade, Newport. The proposal also involves tree removal and ancillary earthworks.

The proposed dwelling has been designed to be in keeping with the character of the subject site and Newport precinct. The design considers the surrounding environment and location of neighbouring dwellings to mitigate any potential amenity impacts.

A site inspection was conducted on 28 January 2025 and consideration given to the potential impacts of the proposed development on the subject site and surrounding neighbouring properties.

Specialist site investigations in the fields of arboriculture, geotechnical, hydraulic and landscape architecture have been undertaken in preparation of this application. The assessments conclude, subject to recommendations contained within respective reports/plans, that the development can be supported.

The subject land is zoned C4 – Environmental Living under *Pittwater Local Environmental Plan (PLEP) 2014*, with the site having a history of residential land uses.

The application is accompanied by a Clause 4.6 Written Request at **Appendix 12** which addresses a proposed variation to the maximum height of building development standard under Clause 4.3 – Height of Building of *PLEP 2014*.

This SEE Report has been prepared pursuant to the Environmental Planning and Assessment Act 1979 (EP&A Act) and accompanying regulations and addresses the necessary issues that require assessment to assist Council in making a determination on the subject application. The SEE Report concludes that the proposed development aligns with the objectives of the C4 zone, generally complies with relevant state and local planning controls and is consistent with other residential development in the immediate area. On this basis, Council is requested to support the application.

APPLICATION SUMMARY

Applicant:	Mr M and Mrs T Bukofzer (C/- Interface Planning)
Development:	Proposed Dwelling
Site Description:	Lot A DP 395094, No. 39 Calvert Parade, Newport
Owner:	Tina and Mark Bukofzer
Development Cost:	\$2,283,000
Zone:	C4 – Environmental Living
Permissibility:	Permissible with Consent (PLEP 2014)
Project Team	
Town Planner	Interface Planning
Surveyor	ESA Survey – Land Survey Consultants
Architect	Architecture Saville Isaacs
Civil Engineer and Stormwater	ITM Design Pty Ltd
Arborist	Footprint Green Pty Ltd
Landscape Architect	Spirit Level Designs Pty Ltd
BASIX	BASIX Certificate Centre
Geotech	White Geotechnical Group

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APPENDICES

- Appendix 1** Deposited Plan
- Appendix 2** Certificate of Title
- Appendix 3** Survey Plan
- Appendix 4** Architectural Plans and BASIX / NatHERS
- Appendix 5** Concept Hydraulic Design Plans (Stormwater, Erosion and Sediment Control)
- Appendix 6** Arboricultural Impact Assessment
- Appendix 7** Geotechnical Assessment Report
- Appendix 8** Concept Landscape Plan
- Appendix 9** Waste Management Plan
- Appendix 10** AHIMS Search Results
- Appendix 11** *PLEP 2014* and *Pittwater 21 DCP* Compliance Tables
- Appendix 12** Clause 4.6 Written Request (Building Height)

1.0 The Site

1.1 SITE DESCRIPTION AND LOCALITY

The site is legally described as Lot A DP 395094, No. 39 Calvert Parade, Newport. A copy of the Deposited Plan is attached at **Appendix 1**.

The site is 700.1m² in area, mostly regular in shape and located on the eastern side of Calvert Parade. The site has direct frontage to Calvert Parade at approx. 23.5 metres wide and a depth of approx. 30 metres.

The site is surrounded by existing residential development, consisting primarily of single detached dwellings. Further east beyond neighbouring properties lies Newport Beach.

An existing two storey brick dwelling with tile roof and detached garage occupy the site. Built form is situated within a landscaped setting that includes paved pathways, structural and non-structural retaining walls, freestanding trees, private gardens and grassed open space. The existing development reflects a typical low-density residential character and is consistent with surrounding land uses.

Vehicle access is available from Calvert Parade via an existing concrete driveway approx. 3 metres wide at the front property boundary. Calvert Parade is bitumen sealed to public road standards.

The natural slope rises across the property from the front north-western boundary to the rear south-eastern boundary at an average grade of approx. 13° (or 22%). Further detail is provided on the Detail and Level Survey Plan at **Appendix 3**.

The site is adequately serviced by reticulated water and sewer infrastructure which satisfactorily service the existing dwelling. An existing sewer line traverses the north-eastern corner of the site, continuing westward within the neighbouring driveway before connecting with the main sewer line within the road reserve to Calvert Parade. Other essential utility services such as electricity, telephone etc are also available to the site.

It is understood that surface and roof water is currently managed on site and disposed of to the legal point of discharge assumed to the public system in Calvert Parade.

There are no known Easements benefitting or burdening the site.

Refer to aerial image at **Figure 1** and locality map at **Figure 2** below. Also refer to **Photos 1 to 6**.

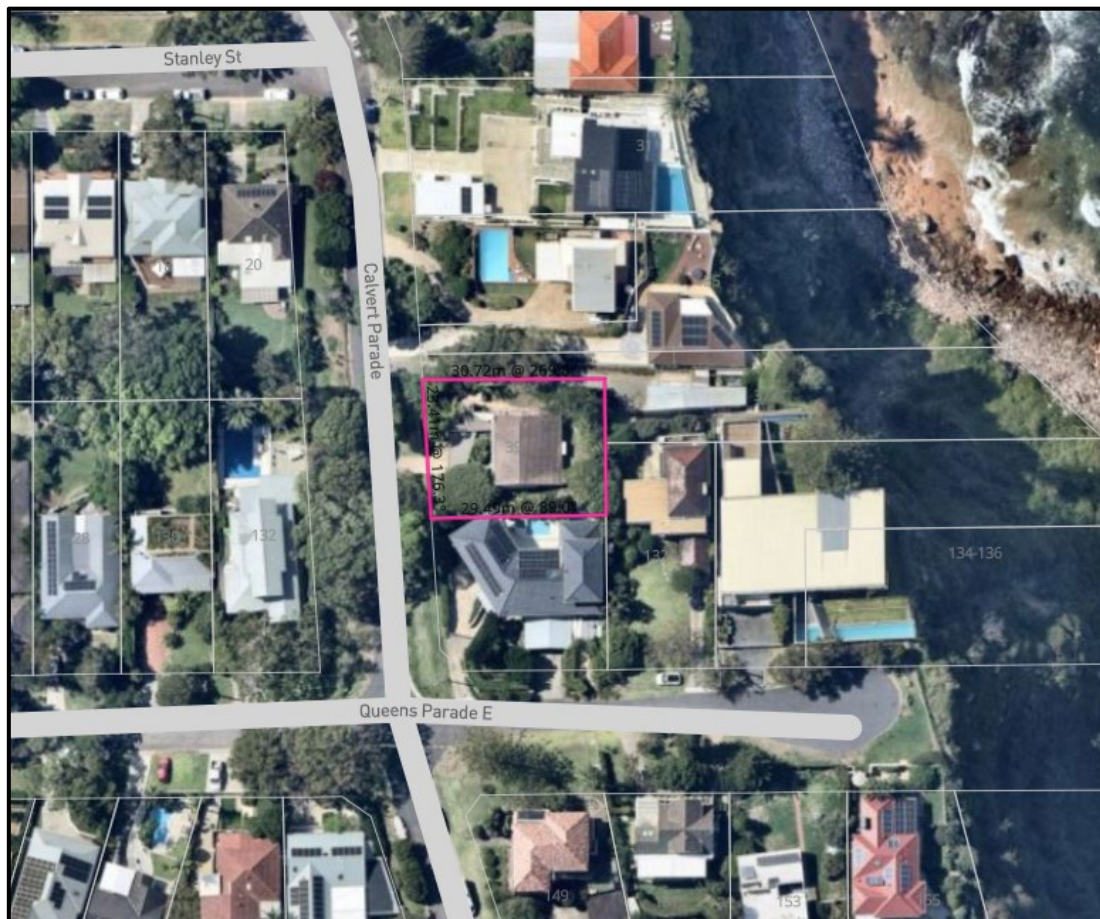


Figure1: Aerial Image – subject site bordered in pink
(Source: Near Maps, 2025)

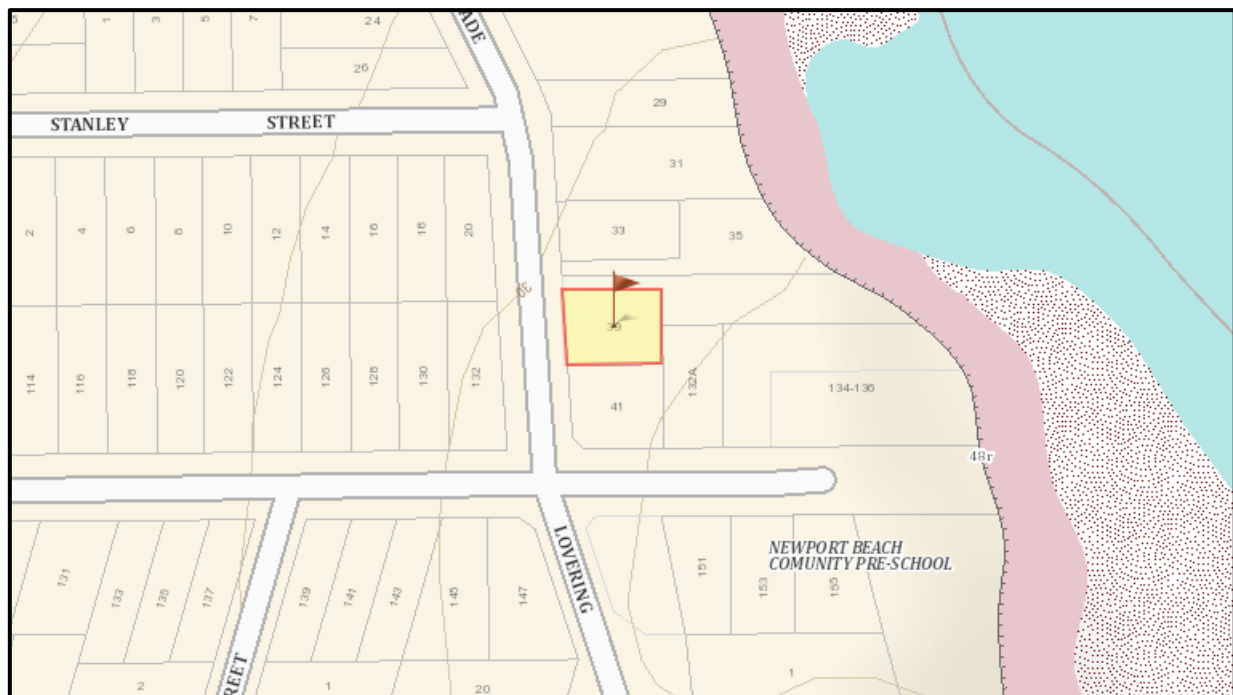


Figure 2: Locality Map - subject site bordered in red
(Source: Six Maps)



Photo 1: View of existing dwelling from Calvert Parade
(looking east)



Photo 2: View of existing dwelling from rear yard
(looking north)



Photo 3: View along southern side boundary
(looking west toward Calvert Pde)



Photo 4: View along northern side boundary
(looking west toward Calvert Pde)



Photo 5: View from garage roof top terrace
(looking west toward Calvert Pde)



Photo 6: Neighbouring driveways adjoining northern site boundary
(looking east from Calvert Pde)

According to Council's online mapping and the NSW Planning Portal Spatial Viewer, the site:

- is zoned C4 Environmental Living
- is not bushfire prone
- is not flood affected
- is not identified on the biodiversity values map

- contains no significant vegetation
- is not within a heritage conservation area nor does it contain a heritage item
- is not within a mine subsidence district
- is identified as having potential Class 5 Acid Sulfate Soils
- is mapped within the coastal use area pursuant to State Environmental Planning Policy (Resilience and Hazards) 2021
- is subject to a maximum building height development standard of 8.5m and minimum lot size of 700m².

Refer to relevant mapping extracts below at **Figure 3**.

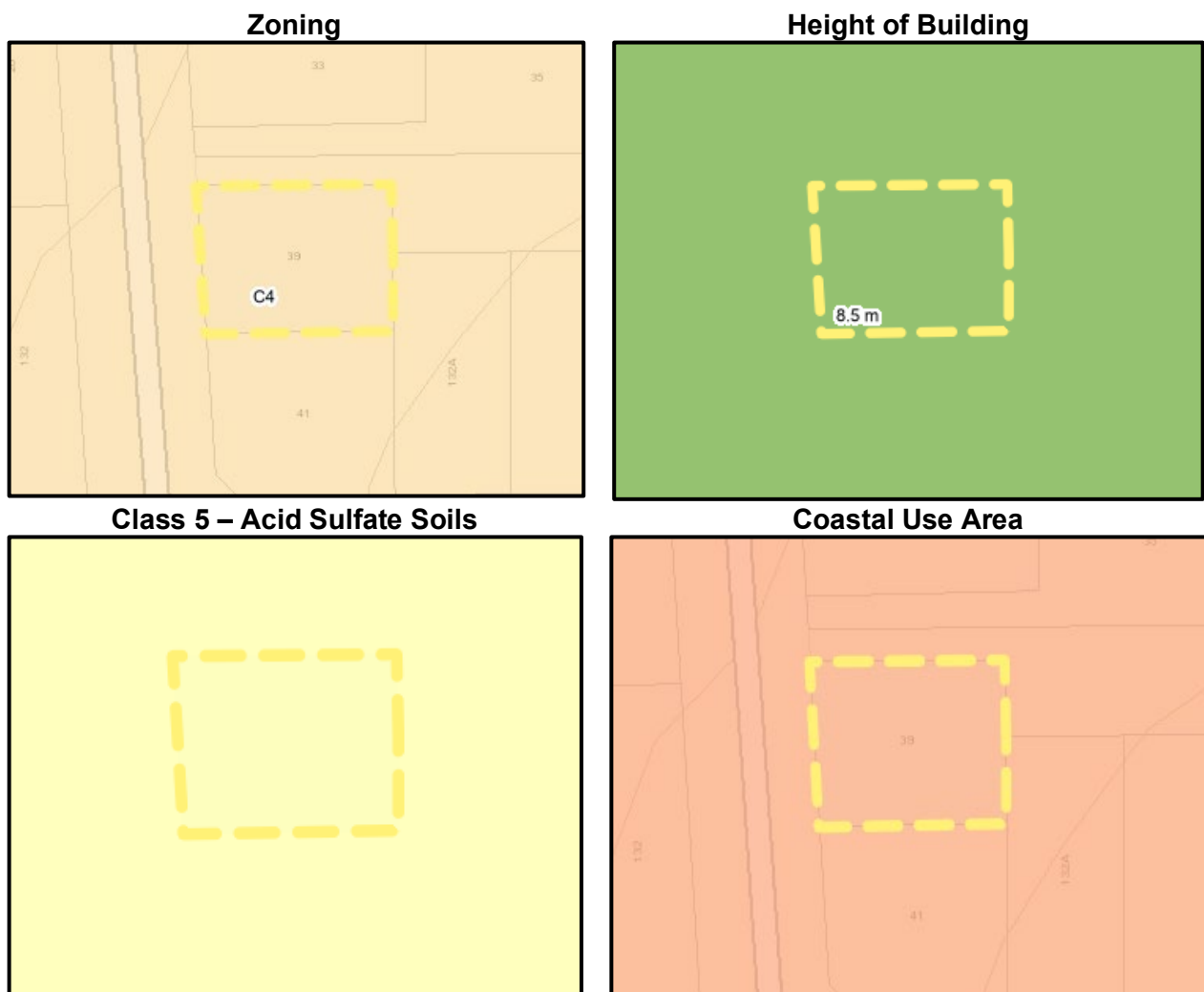


Figure 3: Relevant planning maps – subject site bordered in yellow dotted line
(Source: NSW Planning Portal, Spatial Viewer)

1.2 LAND TITLE & OWNERSHIP

The subject site is identified as Lot A Deposited Plan 395094. A copy of the Deposited Plan is provided at **Appendix 1**.

Lot A is owned by Mark and Tina Bukofzer who have authorised lodgement of this DA submission. A copy of the Certificate of Title is provided at **Appendix 2**.

2.0 Description of the Proposed Development

2.1 PROPOSAL

The application seeks consent for the demolition of an existing dwelling, construction of a new two storey dwelling, tree removal and ancillary earthworks as shown on the Architectural Design Plans (including Shadow Diagrams) prepared by Architecture Saville Isaacs, Job No. 2490, Drawing No's. 001 to 005, 051 to 056, 101 to 104, 201 to 204, 301 to 303, 351 and 391, Revision A, dated 25 March 2025 attached at **Appendix 4**.

Note the existing garage is to be retained and repurposed to a storage room, however the concrete roof is to be replaced.

To complement the new dwelling, landscaping is proposed as shown on the Concept Landscape Plan prepared by Spirit Level attached at **Appendix 8**.

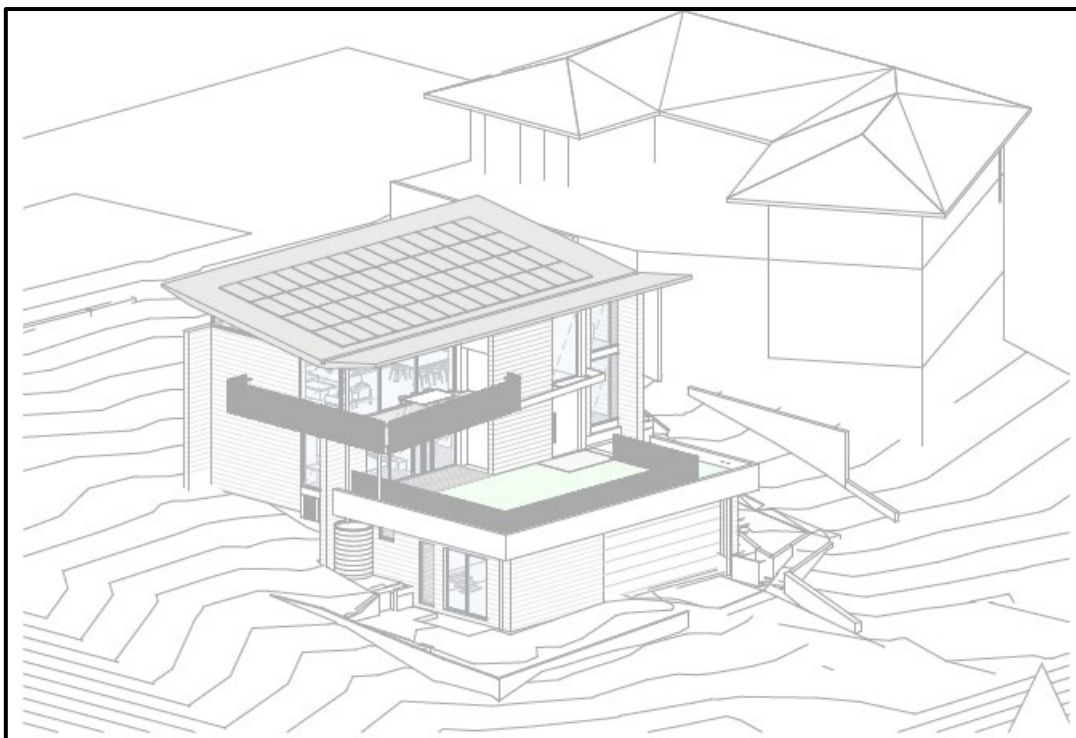


Figure 4: 3D Perspective
(Source: Architecture Saville Isaacs, Drawing No. 001)

The dwelling design has a general linear form that follows the shape and topography of the site and is consistent with the scale of neighbouring dwellings.

The proposed floor plan arrangement is generally as follows:

Lower Ground Floor: front entry stairs, double garage with bin storage area, service room, storage room (existing garage), lift and lobby.

To accommodate the proposed double garage, excavation up to a depth of approx. 3.2 metres is proposed within a portion of the lower ground floor footprint to align with the finished floor level (FFL) of the existing garage (proposed storage) at RL 38.8m AHD.

Ground Floor Plan: front entry porch, entry hall, lift, internal stairs, master bedroom with ensuite and walk in wardrobe, bedrooms two and three, bathroom, laundry, east and west facing outdoor deck areas and landscaped roof terrace above lower ground floor level.

The FFL of the ground floor is set at RL 42.6m AHD.

First Floor Plan: internal stairs, lift, hall, open plan kitchen / living / dining, bedroom four (or TV room), bathroom and west (street) facing timber deck with BBQ area.

The FFL of the first floor is set at RL 45.6m AHD.

The proposed dwelling offers a total gross floor area (GFA) of 218.61m² (refer to Sheet 005 of Architectural Plans at **Appendix 4**).

The proposed floor plan has been designed to meet the landowners requirements, with careful consideration given to neighbour amenity and allotment orientation to maximise solar access opportunities and district views.

The existing garage concrete slab is to be retained. The proposed garage will incorporate concrete slab on ground construction, while the main dwelling is an elevated structure supported on piers and suspended concrete slab. The nominated construction technique appropriately responds to the site's topography and underlying soil conditions.

The proposed dwelling is to combine a mixture of external materials/finishes including metal roof, painted brickwork, concrete beams, decorative timber battens and screening (privacy and shade), glass louvres and fixed glass. These elements have been chosen to integrate and blend with the built and natural environment.

The following development particulars are addressed in more detail throughout this SEE Report and within the Compliance Tables at **Appendix 11**, which assess the proposal against the relevant provisions of *PLEP 2014* and *Pittwater 21 DCP*.

- Building height, design, setbacks, site coverage etc
- Earthworks and geotechnical considerations
- Erosion and sediment control
- Tree removal and landscape replenishment
- Vehicle access and car parking
- Stormwater and water cycle management
- Waste management
- Provision of services

All works associated with the proposed development shall be carried out in accordance with relevant Australian Standards and the current edition of the National Construction Code (NCC).

The proposed dwelling has been designed to integrate with the existing character of the locality and has considered the relevant design elements contained within *Pittwater 21 DCP*. The application proposes a variation to the front building setback control and building envelope requirement as further discussed in the compliance table at **Appendix 11**.

The application is also accompanied by a Clause 4.6 Written Request at **Appendix 12** which addresses a proposed variation to the maximum height of building development standard under Clause 4.3 – Height of Building of *PLEP 2014*.

The proposed dwelling will enhance the existing and desired character of the immediate vicinity by incorporating residential elements and design features that are not dissimilar to adjoining dwellings.

The proposed dwelling provides for renewed housing stock in the local area and would make a positive contribution to both the streetscape character and coastline. This will be achieved by the sensitive and responsive design approach to the physical and natural qualities that contribute to this locality. The design of the proposed development fits with the local character.

It is noted the locality is undergoing a transition whereby existing older housing stock is progressively being replaced with larger contemporary dwellings built to capture views of the coastline and take advantage of the north-easterly aspect. As such, the character of this locality is transitioning through the embellishment of lands and the construction of innovative housing.

Supporting Documentation

The following technical reports/plans are appended to and form part of this application:

- Detail Survey Plan (**Appendix 3**)
- Architectural Plans / BASIX (**Appendix 4**)
- Concept Hydraulic Design Plans (**Appendix 5**)
- Arboricultural Impact Assessment (**Appendix 6**)
- Geotechnical Assessment Report (**Appendix 7**)
- Concept Landscape Plan (**Appendix 8**)
- Waste Management Plan (**Appendix 9**)

2.2 HISTORY

A search of Council's DA tracking system revealed that there are no recent or relevant applications for the site.

The site has long been used for residential purposes.

A Pre Lodgement meeting has not been held prior to lodgement of the DA.

3.0 Statutory Considerations

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The proposal is being undertaken as development requiring consent as per Part 4 of the *EP&A Act*. The *EP&A Act* is the governing legislation for development assessment in New South Wales. It governs matters such as planning administration, planning instruments, development assessments, building certification, infrastructure finance, appeals and enforcement. It outlines the development process and details different types of development applications.

The *EP&A Act* requires consideration of a proposal in relation to its impacts on the environment. To determine impacts and the merit of a proposed development, Section 4.15 of the *EP&A Act* outlines matters for consideration that are to be addressed. This includes consideration of the relevant environmental planning instruments, development control plans, any planning agreements, regulations as well as the likely impacts of the development, suitability of the site, submissions, and the public interest. Relevant matters to the proposed development are addressed in this SEE Report.

Pursuant to Section 4.46 of the *EP&A Act*, a development is integrated if, for it to be carried out, it requires development consent from another authority other than the consent authority (Council in this instance). The application does not require consent from another authority and is therefore not integrated.

Section 7.11 and Section 7.12 refer to local infrastructure contributions. The proposal is subject to the application of Northern Beaches Section 7.12 Contributions Plan 2024. A monetary contribution will be required for the provision of new and augmented public infrastructure. The contribution is calculated as 1% of the total development cost. Council will impose a condition of consent requiring payment of the relevant contribution amount prior to the issue of any Construction Certificate (CC).

3.2 RELEVANT ENVIRONMENTAL PLANNING INSTRUMENT (S4.15(1)(A)(I))

The following Environmental Planning Instruments (EPI's) are applicable to the site and proposed development.

3.2.1 State Environmental Planning Policy (Sustainable Buildings) 2022

The proposed dwelling is subject to the provisions and requirements contained within this SEPP. A BASIX Assessment has been undertaken and a BASIX Certificate issued, Certificate No. 1790904S, dated 8 April 2025. A NatHERS Thermal Comfort Assessment has also been prepared and Certificate Number 0011846904, dated 8 April 2025 is included at **Appendix 4** together with a copy of the BASIX Certificate.

If Development Consent is granted, Council will impose relevant conditions to ensure BASIX commitments are incorporated as part of the approved development.

3.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

▪ Chapter 2 – Coastal Management

This chapter aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone that is consistent with the objects of the *Coastal Management Act 2016*. Objectives include managing development in the coastal zone and protecting the environmental assets of the coast. The Chapter also established a framework for land use planning to guide decision making in the coastal zone.

The land is identified within the Coastal Use Area (Section 2.11). Development consent must not be granted to development on land that is within this area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact; and is satisfied the proponent has taken all reasonable measures to avoid, minimise and/or mitigate that impact.

The proposed development is unlikely to have an adverse impact on the matters referred to in Clause 2.11. The development would not cause an increased risk of coastal hazard on the subject land or adjoining land. The site is not subject to the coastal management program for the purposes of Division 5.

The proposal is consistent with relevant zone objectives including applicable development standards and controls as contained in *PLEP 2014* and *Pittwater 21 DCP*. While potential impacts are considered unlikely, existing local planning and environmental controls are adequate for assessment purposes of small-scale infill development proposals.

The proposal is consistent with surrounding land uses and would not result in any adverse cumulative impacts to the built or natural environment.

During all construction works associated with the proposed development, ameliorative soil erosion and nutrient control measures would be implemented on site to reduce the potential of polluting downstream drainage systems and local waterways.

As is demonstrated throughout this SEE Report and supporting documentation attached, the proposed development would not compromise or depart from the Aims and Objectives or other relevant matters within this SEPP.

▪ Chapter 4 – Remediation of Land

This chapter aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. The SEPP requires that Council consider whether the land is suitable for the purpose it is intended before it determines a DA.

Section 4.6(1) of this chapter requires that Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if so, that the land is suitable in its contaminated state (or will be suitable after remediation) for the development as proposed to be carried out.

The current and ongoing use of the site is for domestic residential purposes. There are no known previous uses that would lead to the site being contaminated or unsuitable for the continued residential use. Further assessment of this matter is not considered necessary.

The proposed development will uphold the objectives of this SEPP.

There are no other SEPP's relevant to the site or proposed development.

3.2.3 Pittwater Local Environmental Plan (PLEP) 2014

Zoning

The subject site is zoned C4 – Environmental Living as shown at **Figure 3** above. The objectives of the zone are:

- *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.*

The proposed development is consistent with the objectives of the C4 zone and is permissible with Council consent. The development proposes the construction of a new residence, being a low scale and low impact form of development that:

- preserves the existing residential amenity together with the aesthetic and scenic values of the land.
- is compatible with the desired future character of the locality.
- incorporates best practice design outcomes in a low-density residential setting.
- seeks to locate the proposed residence within an area of the site considered to be most suitable for development purposes and which will result in the least environmental impact.
- proposes a form of development considered to be ecologically, socially, and economically sustainable.

An assessment of the proposal against relevant provisions of *PLEP 2014* is included in the compliance table at **Appendix 11**.

To address the non-compliant building height, a written request under Clause 4.6 accompanies this submission at **Appendix 12** and sets out the grounds on which the Applicant seeks to vary the height of building development standard.

3.2.4 Draft Environmental Planning Instruments (S4.15(1)(a)(II))

There are no draft EPI's applicable to the subject site or development type.

3.3 PITTWATER 21 DEVELOPMENT CONTROL PLAN (S4.15(1)(A)(III))

The purpose of this DCP is to provide best practice standards for development.

An assessment of the proposal against relevant provisions of Pittwater 21 DCP is provided in the compliance table at **Appendix 11**.

4.0 Environmental Assessment

4.1 THE LIKELY IMPACTS OF DEVELOPMENT (S4.15(1)(B))

In accordance with Section 4.15(1)(b) of the EP&A Act 1979, likely impacts have been considered and addressed in the preceding sections of this SEE Report and compliance tables at **Appendix 11**. It is noted that all development will create some form of social, economic and/or environmental change, however the impacts associated with the construction of a new dwelling on an existing residential lot are considered minimal and overcome by way of appropriate mitigation and management measures.

Likely impacts not specifically addressed above or in the compliance tables (**Appendix 11**) are addressed below.

4.1.1 Social Impact in the Locality

The proposed development involves the construction of a contemporary dwelling on an existing residential lot in a well sought after, picturesque locality that is close to community services and amenities. The proposal is in accordance with the intentions/objectives of the zone and is complimentary to surrounding low density residential development. The proposed dwelling has been designed and orientated to ensure the layout provides for good internal amenity having due consideration to privacy, solar access and passive recreational opportunities.

The proposed dwelling would provide renewed housing stock in the local area with minimal impacts to the built and natural environment.

Based on the scale of development proposed, it is considered that social impacts would be negligible.

4.1.2 Economic Impact in the Locality

Economic benefits would result from employment opportunities generated during dwelling construction and subsequent flow on effects.

The site's main value lies in its location and aspect. The proposed dwelling would allow the site to achieve its maximum value with limited environmental impact.

The design preserves the essential character of the locality while providing for contemporary housing needs in keeping with the community expectations.

The proposal may increase the market value of surrounding property due to the improvement and embellishment of the site.

The size and design of new residential housing in the Newport locality are generally reflective of the area's coastal setting, land value and desirable aspect.

4.1.3 Public Domain

The proposed development would have no impact on the public domain.

4.1.4 Cumulative Impacts

The implementation of best practice management and mitigation measures together with effective
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erosion and sedimentation controls during the construction phase, limited tree removal, landscape replenishment, controlled earthworks, stormwater management and reuse and waste minimisation methods would reduce the likelihood of synergistic effects arising from the proposed development.

Whilst it is acknowledged that all development will create some level of environmental change, it is considered potential future impacts associated with the proposed dwelling development would be minimal.

4.2 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT (S4.15(1)(C))

The proposed development involves the construction of a new dwelling consistent with local planning instruments and policies and is permissible with Council consent. The proposed development is in accordance with the principles of ecologically sustainable development and would provide a balanced approach with respect to biophysical, economic, and social considerations and outcomes.

The proposal achieves the social and economic aims, objectives, and intent of *PLEP 2014* and *Pittwater 21 DCP*.

The proposed development is unlikely to result in any significant impacts on the surrounding environment and would sit comfortably among its neighbours. The proposed development is unlikely to increase vulnerability of the site or neighbouring areas to any hazards in a manner that cannot be adequately managed.

Potential impacts are acceptable and will be managed through the implementation of appropriate mitigation measures as documented in the attached supporting information that will form part of a consent.

Specialist consultants have investigated relevant disciplines and, in all cases, support the proposal. For these reasons, the subject site is suitable for the proposed development.

4.3 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT (S4.15(1)(D))

Public participation is addressed under Schedule 1 of the EP&A Act 1979 for advertised development and other notifiable development. The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant environmental planning instrument and/or development control plan. The proposal will be notified/advertised in accordance with Council requirements.

4.4 THE PUBLIC INTEREST (S4.15(1)(E))

The public's interest is best upheld when a proposed development aligns with relevant legislation and policies, as demonstrated by this application. It is understood the application will be notified/advertised in accordance with Council requirements.

Although the proposed dwelling includes a non-compliant front building setback and minor height breach, sufficient justification is provided to support these variations. The proposal remains consistent with the objectives of the C4 Environmental Living zone and satisfies the intent of relevant local planning controls.

The dwelling design responds to the desired future character of the area and is in context with surrounding built form and the coastal locality.

5.0 Conclusion

This SEE Report has been prepared to support a DA for the demolition of an existing dwelling and construction of a new two-storey dwelling including tree removal and ancillary earthworks at 39 Calvert Parade, Newport (Lot A DP 395094).

The proposed development is permissible on the land, consistent with C4 – Environmental Living zone objectives and will provide a quality residence consistent with the scale and form of existing residential development in this locality.

The proposed dwelling design aptly responds to environmental issues and aims to embellish an existing allotment through renewed housing within a well sought after locality that is close to community services and public transport.

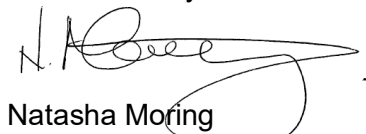
The concept of sustainable development recognises the link and importance of social, economic and environmental factors. The proposal has been planned in a manner to recognise and incorporate ecologically sustainable development principles as is demonstrated under relevant sections of this SEE Report and compliance tables at **Appendix 11**. The proposed development is unlikely to have any significant adverse impacts on the environment and will not decrease environmental quality for future generations.

The proposal is in the public interest and provides positive social and economic benefits to the local community through the provision of site redevelopment/embellishment and employment opportunities during the construction stage.

There are no land constraints or issues that would impact the approval of this DA for the proposed dwelling.

The SEE concludes that the proposed development is acceptable, generally consistent with relevant planning controls, and is expected to have minimal environmental impact, which can be appropriately managed and mitigated. On this basis, the proposal warrants Council's support and the issue of a favourable determination.

Yours faithfully



Natasha Moring
Senior Registered Planner (RPIA)
Interface Planning