

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Alterations and  
additions to dwelling  
house**

**30 Herbert Avenue,  
Newport**

Suite 1, 9 Narabang Way Belrose NSW 2085

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**RESPONSIBLE FOR THIS REPORT:**

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**March 2023**

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# 1 Introduction

## 1.1 Description of the proposed development

This report is a Statement of Environmental Effects (SEE), pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979.

The development application seeks consent for alterations and additions to the existing dwelling house at 30 Herbert Avenue, Newport.

The proposal is depicted in the accompanying architectural plans by Ian Bennett Design Studio. A summary of the key aspects of the proposal are noted as follows:

### Roof Level

- New 'flat' metal skillion roof to replace pitched tile roof
- New clerestory glazing

### Ground floor Level

Alterations to existing spaces as shown to provide:

- Open plan kitchen, dining, lounge- extend to rear and west
- Bedroom and study, workshop - extend to rear and west
- Deck – extend middle section to rear
- Changes to walls as marked on the architectural plans
- Changes to window and door openings as marked on the architectural plans

### Lower Ground floor Level

Alterations to existing spaces as shown to provide:

- 2 new ensuite bathrooms to bedrooms 3 and 4
- Bedroom 2 – extend to west (side)
- Alterations to covered outdoor area on western side
- Changes to walls as marked on the architectural plans
- Changes to window and door openings as marked on the architectural plans

## 1.2 Statement of Environmental Effects

This Statement of Environmental Effects (SEE) is prepared in response to Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

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

- Environmental Planning and Assessment Act, 1979
- Local Environmental Plan
- Relevant State Environmental Planning Policies

- Development Control Plan

The proposal is permissible and conforms with the relevant provisions of the above planning considerations.

Overall, it is assessed that the proposed development is satisfactory, and the development application may be approved by Council.

## 2 Site Analysis

### 2.1 Site and location description

The site is located at 30 Herbert Avenue, Newport and legally described as Lot 1 in Deposited Plan 214956. The site has an area of 1,350m<sup>2</sup>.

The site is located on the northern side of Herbert Avenue. The property is within a north eastern facing hillside that enjoys views over Pittwater.

The site contains a 1 and 2 storey clad and render house with a tiled roof, a driveway, triple carport, various tiled terraces, a pool cabana, an inground swimming pool with tiling surrounding and stone paved areas around the rear of the site.

The allotment is of irregular shape, with a south west combined street frontage of 34.62m. The rear north east boundary measures 28.76m with the south east side boundary 39.765m and north west boundary 39.99m

The topography slopes steeply from the street to the rear of the site. There is a level difference of approximately 14.1m between the front and rear boundaries of the site (RL 49.05 to RL 34.91).

Substantial vegetation is established at the property's street frontage and is maintained by the proposal. The dwelling house is obscured from the streetscape due to vegetation and the hillside level change.

There is established screening vegetation to the northern, western, and southern edges of the site.

The figures on the following pages depict the character of the property and its existing development.

### 2.2 Recent planning approvals

DA2022/1516 - Alterations and additions to residential development involving retaining walls, decking, associated landscape works and tree removal.

This consent relates to a range of improvements to the rear of the property and is complimentary and compatible with the subject DA.



**Figure 1 – Alignment, orientation, and spatial layout of the subject site and development within the local area (source: Northern Beaches Council)**



**Figure 2 – the configuration and orientation of the subject site (source: NSW Planning Portal)**



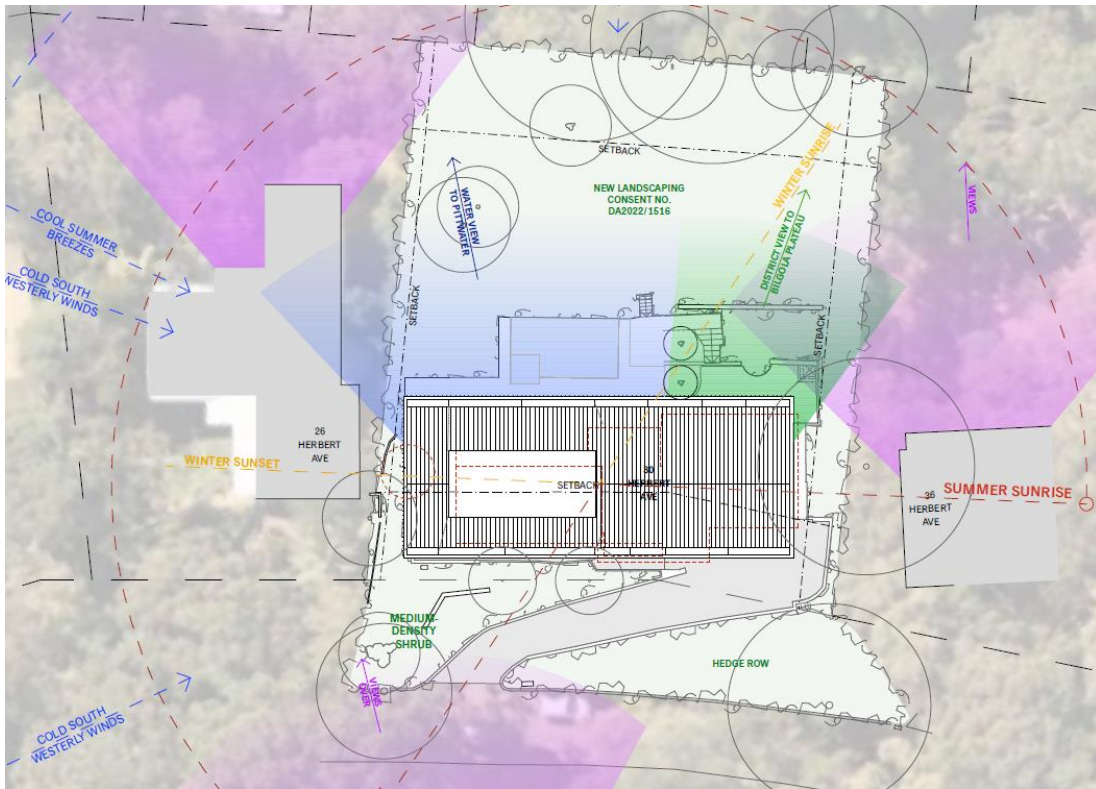


Figure 3 – excerpt of the site analysis plan from the architectural plan set showing the footprint of the existing dwelling house, vehicular access, and respective locations of adjacent dwelling houses



Figure 4 – existing streetscape character of the site



**Figure 5 – existing driveway entry and streetscape character of the site**

## 3 Environmental Assessment

### 3.1 Section 4.15 of the Environmental Planning & Assessment Act, 1979

The following section of the report assesses the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning considerations, relevant to the assessment of the application are:

- Pittwater Local Environmental Plan
- State Environmental Planning Policies – as relevant
- Pittwater Development Control Plan

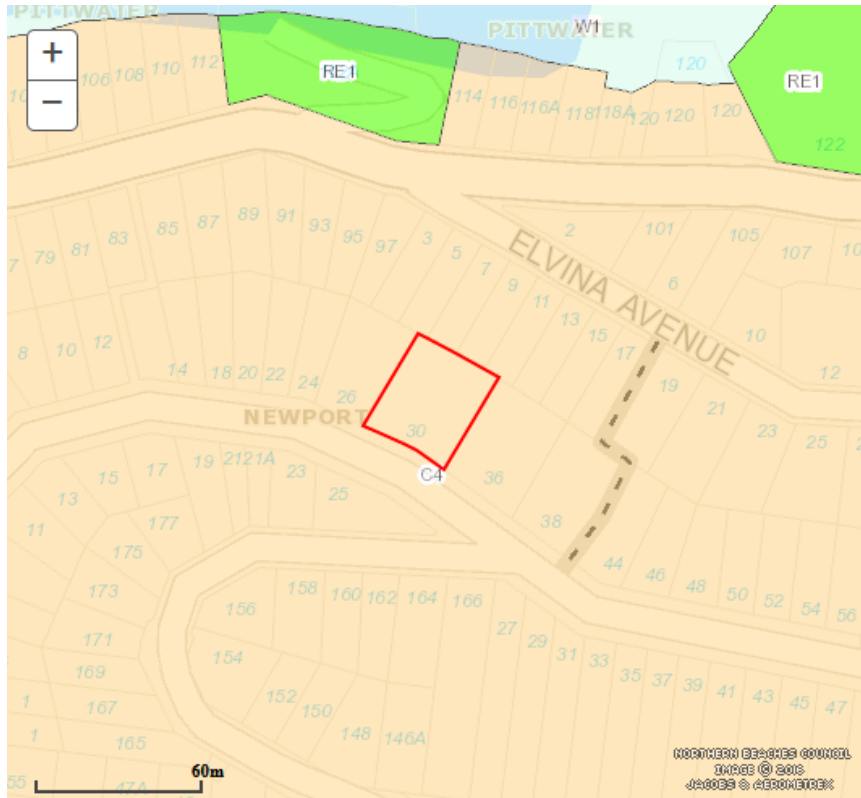
The application of the above plans and policies is discussed in the following section of this report.

The application has been assessed against the relevant heads of consideration under Section 4.15 of the Act; a summary of these matters are addressed within Section 7 of this report, and the town planning justifications are discussed below.

## 4 Section 4.15 (1)(i) the provisions of any environmental planning instrument

### 4.1 Pittwater Local Environmental Plan 2014 – Zoning

The property is zoned C4 Environmental Living under the Pittwater Local Environmental Plan 2014 (LEP) as is most of the surrounding land.



**Figure 6 – zone excerpt (Northern Beaches Council)**

The proposal constitutes alterations and additions to the existing dwelling house and are permitted with Development Consent.

Clause 2.3(2) of the LEP requires the consent authority to ‘have regard to the objectives for development in a zone’ in relation to the proposal. The objectives of the zone are stated as follows:

*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 assessed that the proposed development is consistent with the zone objectives as it:

- will maintain a low-impact development compatible with the other developments within the visual catchment.
- is located appropriately upon the site in terms of the topography.
- will maintain its position within a landscaped setting, compatible with the surrounding development.
- retains a low impact residential use on the site which, based on the information accompanying this DA, does not give rise to any unacceptable ecological, scientific or aesthetic impacts.

Accordingly, the proposal has had sufficient regard to the zone objectives and there is no statutory impediment to the granting of consent.

## 4.2 Other relevant provisions of the LEP

Other provisions of the LEP that are relevant to the assessment of the proposal are noted and responded to as follows:

LEP Provision	Response	Complies
<b>Part 4 of LEP – Principal Development Standards</b>		
LEP Clause 4.1 Minimum subdivision lot size	700m <sup>2</sup>	NA
LEP Clause 4.3 – Height of Buildings 8.5m	Under 8.5m as documented on the architectural plans.	Yes
LEP Clause 4.4 – Floor space ratio	NA	NA
LEP Clause 4.6 – Exceptions to development standards	NA	NA
<b>Part 5 of LEP – Miscellaneous Provisions</b>		
LEP Clause 5.4 Controls relating to miscellaneous permissible uses	NA	NA
LEP Clause 5.10 Heritage Conservation	NA	NA
LEP Clause 5.21 Flood planning	Based on the Council's flood maps the property is not identified as being affected by flood hazard.	NA
<b>Part 7 of LEP – Additional Local Provisions</b>		
LEP Clause 7.1 Acid sulfate soils	The site is identified as being within class 5 acid sulfate soils. Modest excavation for footings is proposed below the existing site levels which are at approximately RL 42 in relation to the proposed lower ground floor level.  Based on the above the proposed	Yes

SECTION 4.15 (1)(I) THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

LEP Provision	Response	Complies
	development satisfies the considerations within clause 7.1 and the site is suitable for the development proposed.	
LEP Clause 7.2 Earthworks	<p>Modest excavation for footings is proposed below the existing site levels.</p> <p>The application is accompanied by a geotechnical assessment and stormwater management plans that conclude that the proposal is appropriate for the site.</p> <p>A stormwater management plan accompanies the application and makes appropriate provision for the management of stormwater. Drainage patterns and soil stability are not adversely impacted, and stormwater will be managed in accordance with the stormwater management plan.</p> <p>Appropriate measures are proposed to avoid, minimise, or mitigate the impacts of the proposed development of the land including appropriate stormwater management, siltation control, geotechnical input, and structural engineering.</p> <p>Minimal external ground / landscaping works are proposed by the DA.</p> <p>No inappropriate amenity impacts on neighbouring properties relating to earthworks upon the site are anticipated from the proposed development.</p> <p>No excavated material is proposed by the DA.</p> <p>Heritage is not relevant to the proposed development. Not being in a heritage conservation area, it is unlikely relics will be disturbed.</p> <p>There are no drinking water catchments or environmentally sensitive areas proximate to the site.</p> <p>The siting and design of the proposed development has considered the matters within clause 7.2(3) of the LEP and results in appropriate outcomes against these criteria.</p> <p>Based on the above the proposed development satisfies the considerations within clause 7.2 and the site is suitable for</p>	Yes

SECTION 4.15 (1)(I) THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

LEP Provision	Response	Complies
	the development proposed.	
LEP Clause 7.5 Coastal risk planning	NA	NA
LEP Clause 7.6 Biodiversity	<p>Pursuant to Clause 7.6, the site is identified on the biodiversity map.</p> <p>Residential use is long established upon the site and it is fully developed to accommodate a dwelling house and associated structures.</p> <p>The biodiversity mapping generally relates to the ecological community of the Pittwater Spotted Gum. There are no such trees located on the property that are within proximity to the works proposed by the DA.</p> <p>The proposed works are located on an area with no significant vegetation. No designated trees are proposed to be removed by the proposed works.</p> <p>Except for the modest extensions, the proposed works utilise a comparable footprint of the existing development located upon the property.</p> <p>The development retains landscaped areas which will incorporate appropriate landscaping and plants.</p> <p>It is considered that the works will not give rise to any inappropriate adverse impacts to the biodiversity value of the area nor any endangered spotted gum trees.</p> <p>Based on the above, it is unlikely that the proposal would have an adverse impact on any threatened ecological community and the provisions of clause 7.6 are assessed as being satisfied by the proposal.</p>	Yes
LEP Clause 7.7 - Geotechnical hazards	<p>The site is identified as being subject to geotechnical hazard H1.</p> <p>The proposal is accompanied by a geotechnical assessment that concludes that the proposal is appropriate for the site.</p> <p>The siting and design of the proposed development has considered the matters within clause 7.7(3) of the LEP and results in appropriate outcomes against these criteria.</p> <p>Based on the above the proposed development satisfies the considerations within clause 7.7 and the site is suitable for</p>	Yes

LEP Provision	Response	Complies
	the development proposed.	
LEP Clause 7.10 - Infrastructure	The dwelling is established on the property and is serviced by the appropriate infrastructure.	Yes

### 4.3 State Environmental Planning Policy

#### 4.3.1 State Environmental Planning Policy - BASIX

The proposed development is BASIX affected development as prescribed. A BASIX assessment report accompanies the application and satisfies the SEPP in terms of the DA assessment.

#### 4.3.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The following aspect of State Environmental Planning Policy (Biodiversity and Conservation) 2021 is applicable are applicable to the land and the proposed development:

- Chapter 2 - Vegetation in Non-Rural Areas

This matter is addressed below.

##### Chapter 2 - Vegetation in Non-Rural Areas

Vegetation is prescribed under Pittwater DCP for the purposes of the SEPP. The proposal does not involve the removal of any designated trees and therefore the provisions of this policy are satisfied by the proposal.

#### 4.3.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The following aspect of State Environmental Planning Policy (Resilience and Hazards) 2021 is applicable to the land and the proposed development:

- Chapter 4 - Remediation of Land

This matter is addressed below.

##### Chapter 4 – Remediation of Land

Chapter 4 – Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land. Council is required to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the likelihood of encountering contaminated soils on the subject site is low given the following:

- Council's records indicate that site has only been used for residential uses.



- The subject site and surrounding land are not currently zoned to allow for any uses or activities listed in Table 1 of the contaminated land planning guidelines of SEPP 55.
- The subject site does not constitute land declared to be an investigation area by a declaration of force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of the SEPP, Council can consent to the carrying out of development on the land.

## 5 Development Control Plan

### 5.1 Overview

In response to Section 4.15 (1)(iii) of the Act, the Pittwater Development Control Plan (DCP) is applicable to the property. Relevant provisions of the DCP are addressed below.

### 5.2 Newport Locality

The property is within the Newport Locality.

The architect has responded to the client brief to provide a development of visual interest which harmonises with the locality, natural slope, and landscaped character of the site.

The accompanying plans and this report demonstrate that the proposal has been designed to meet the desired future character through its form, setbacks, height, maintenance of landscaped areas, quality of design, and materials.

The proposed alterations and additions involve relatively modest changes to the existing dwelling house's form, configuration, and extent. The existing building levels are maintained with additions of appropriate bulk, form, location, and scale noting:

- The site's limited visual catchment due to the slope of the land and the existing dwelling houses' position below the street level.
- The proposal maintains the existing setback pattern noting the generous site width, irregular configuration of the block and the significant rear setback.
- The substantial vegetation at the property's street frontage and boundary interfaces is maintained.
- External materials and finishes will be compatible with the surrounding environment and the site's hillside setting.

### 5.3 Key DCP built form controls

A table demonstrating compliance with the relevant provisions of the DCP is detailed as follows.

Control	Requirement	Proposed	Complies
<b>Part D: Locality Specific Development Controls</b>			
Front setback	6.5m or established building line, whichever is the greater	Existing: less than 6.5, compatible with street as shown on the site analysis plan.  The existing front setback is maintained by the proposal.	Yes
Side and rear setbacks	Side: 2.5m one side 1m to other side	Side setbacks East – no change	Yes
		West –  ▪ 4.4m to 5m ground floor level	Yes

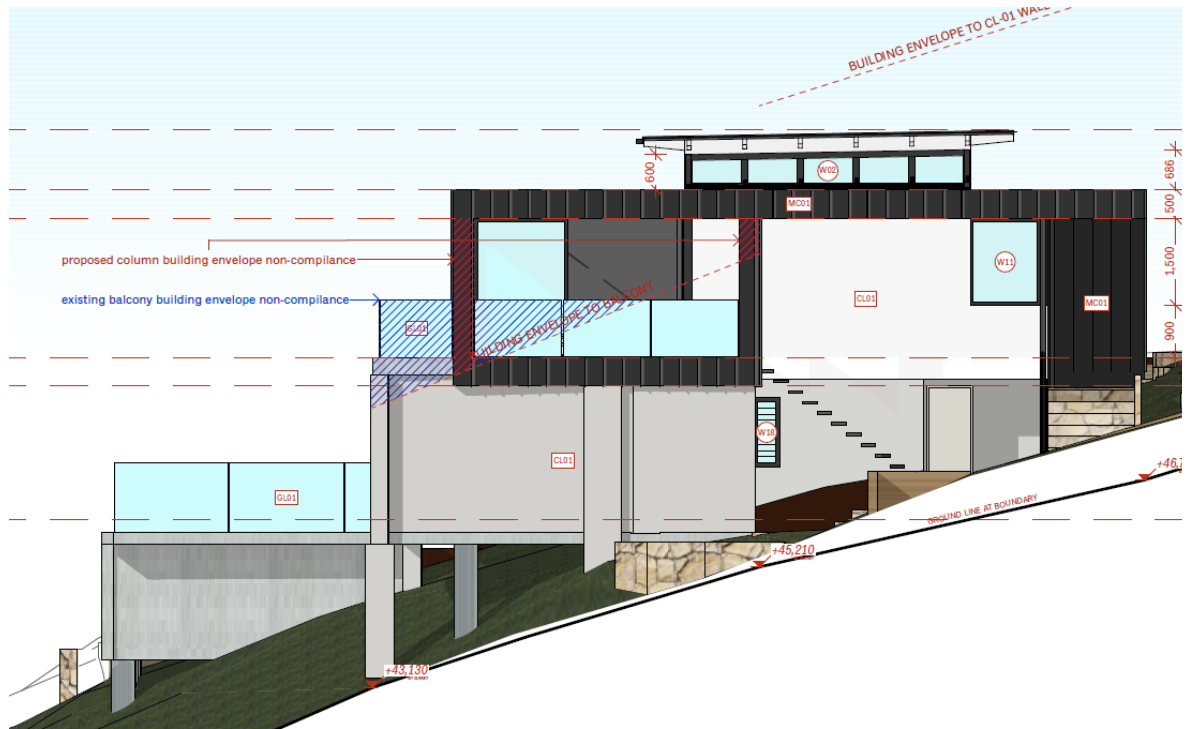
Control	Requirement	Proposed	Complies
		<ul style="list-style-type: none"> <li>▪ 1.4m to 1.9m to the proposed columns of the terrace</li> <li>▪ 4.5m to 4.8m to lower ground floor dwelling extension.</li> </ul>	<p>Yes</p> <p>Yes</p>
	Rear: 6.5 m	Dwelling house – more than 20m	Yes
Building Envelope	3.5m at 45 degrees plane to maximum building height boundary	<p>East side – complies</p> <p>West side - exception existing and proposed relating to the western side balcony (see figure 7 below).</p> <p>Minor elements relate to the existing elevated balcony and the proposed columns on its western edge which are designed to provide increased sense of enclosure to the balcony.</p> <p>The numerical variation is acknowledged, and justification is provided in response to the planning control objectives, the circumstances of the site, and the merits of the proposal, as noted below.</p>	<p>Yes</p> <p>No</p>
<p>Objectives</p> <p><i>‘To achieve the desired future character of the Locality.</i></p> <p><i>To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</i></p> <p><i>To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</i></p> <p><i>The bulk and scale of the built form is minimised.</i></p> <p><i>Equitable preservation of views and vistas to and/or from public/private places.</i></p> <p><i>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.</i></p> <p><i>Vegetation is retained and enhanced to visually reduce the built form’.</i></p>		<ul style="list-style-type: none"> <li>▪ The proposal is consistent with the desired future character of the locality as previously addressed within section 5.2 of this report.</li> <li>▪ The proposal maintains the property’s positive, treed streetscape presentation noting the proposed alterations and additions are located below street level and screened by vegetation.</li> <li>▪ The proposal appropriately responds to, reinforces, and relates to spatial characteristics of the site’s setting noting that the proposed alterations and additions represent modest changes to the existing building form. The proposed development maintains a modest form and significant setbacks / separation to adjacent development.</li> <li>▪ The bulk and scale of the proposed alterations and additions is minimised through: <ul style="list-style-type: none"> <li>- the proposed balcony elements being minor, relating to the balustrade and the proposed columns. They are open, do not involve gross floor area, and will not add inappropriately to the bulk of the dwelling house.</li> <li>- the proposal maintains the existing setback pattern;</li> <li>- the substantial vegetation at the property’s</li> </ul> </li> </ul>	

Control	Requirement	Proposed	Complies
		<p>street frontage and boundary interfaces being maintained;</p> <ul style="list-style-type: none"> <li>- the limited visual catchment due to the slope of the land and the existing dwelling houses' position below the street level;</li> <li>- the existing pitched roof being replaced with a flat skillion roof.</li> <li>- Furthermore, it is noted that the western interface with the property at 26 Herbert Ave is not sensitive in that it contains a garage and no openings within its eastern elevation (that is adjacent to the subject property). Depicted below in figures 8 to 12.</li> </ul> <ul style="list-style-type: none"> <li>▪ The proposal involves modernising the existing building form, roof, and materials which will enhance the built form quality of the property to the benefit of adjacent land.</li> <li>▪ As noted within the table below the proposed development outcome is assessed as satisfying the DCP's privacy and solar access requirements and will provide appropriate amenity to the adjoining properties. There will be no inappropriate amenity impacts arising from the building envelope exceedance.</li> <li>▪ View impact is not anticipated from the proposed building envelope exceedance. Further addressed below.</li> <li>▪ No vegetation will be impacted by the proposed boundary envelope exception.</li> </ul> <p>Based on the above it is assessed that the exception is minor, and the objectives of the control are satisfied. Therefore, there are appropriate circumstances for the flexible application of the numerical aspect of the control.</p>	
Landscaped Area – C4	Required 60% / 810m <sup>2</sup>	Proposed – 838.4m <sup>2</sup> / 62%	Yes
<b>Part C: Development Type Controls</b>			
Private Open Space (PoS) (C1.7 DCP)	80 m <sup>2</sup> at ground floor  16 m <sup>2</sup> (out of the 80m <sup>2</sup> ) must be provided off a principal living area of the dwelling. 4m x 4m min dimension and grade no steeper than 1 in 20 (5%)	Compliance maintained and enhanced by proposed deck extension to the rear.	Yes
Solar Access	Min 3 hours to the dwelling within the site.	The proposal is accompanied by shadow diagrams demonstrating the	Yes

Control	Requirement	Proposed	Complies
(C1.4 DCP)	<p>Min 3 hours to neighbouring dwellings PoS areas.</p> <p>In accordance with Clause C1.4 the main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living areas of the proposal and the adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st to at least 50% of the glazed area.</p>	<p>extent of proposed shading.</p> <p>They show that minor additional shade from the proposal will be cast over the adjacent land. This represents an even distribution of shade similar to the existing circumstance.</p> <p>The shade will be cast over a modest area, for a compliant period of time, and compliant solar access is maintained to the adjoining properties.</p> <p>The provisions of the control are satisfied.</p>	
Views (C1.3 DCP)	<p>New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p>	<p>The property is within a northwest facing hillside that enjoys significant views over Pittwater and its surrounds.</p> <p>The proposed changes to the existing building envelope are minor in terms of their potential to effect existing views.</p> <p>The properties opposite are positioned high above the roof level of the subject dwelling house and setback from the Herbert Avenue.</p> <p>Noting these characteristics, the proposal is not anticipated to unreasonably impede any established views from surrounding residential properties or public vantage points. The provisions of the control are satisfied by the proposal.</p>	Yes
Privacy	DCP objectives.	<p>Privacy has been considered in the proposed design. The following key aspects are noted:</p> <ul style="list-style-type: none"> <li>▪ Appropriate side building setbacks are maintained / exhibited by the proposal.</li> <li>▪ The undulating topography and</li> </ul>	Yes

Control	Requirement	Proposed	Complies
		<p>irregular subdivision pattern results in dwelling houses being sited at different levels within the hillside. Neighbouring properties to the south and north are significantly separated, elevated and screened by vegetation.</p> <ul style="list-style-type: none"> <li>▪ Established landscaped screens at the northern, eastern and southern boundary interfaces enhance existing privacy levels and are not impacted by the proposal.</li> <li>▪ The property contains an existing 2 storey dwelling house, with elevated balcony / terraces to the rear. These are characteristic of the hillside location that enjoys views over Pittwater. They are existing and no significant changes are proposed to the upper level balcony near the site boundaries.</li> <li>▪ The terraces' interface with the adjacent property at 26 Herbert Ave is depicted in figures 8 to 12 below. There is no inappropriate privacy impact at this interface.</li> <li>▪ Side boundary facing window openings are limited and appropriate in terms of their separation, function (the rooms that they serve).</li> <li>▪ The proposal will maintain the existing pattern of land use established on the subject site which is compatible with the location of private open spaces on the adjacent properties.</li> </ul> <p>It is concluded that the proposal will not significantly or unreasonably affect the visual privacy of the neighbouring properties.</p>	
<b>Part B: General Controls</b>			
B5.10 Stormwater Discharge into Public Drainage System.	Connected by gravity means to street or established piped system.	The development application is accompanied and supported by stormwater management plans that address the provisions of the DCP and Councils' requirements.	Yes
<b>RESIDENTIAL DEVELOPMENT CONTROLS</b>			

Control	Requirement	Proposed	Complies
Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.	<p>The proposed development will present appropriately to the site's street frontage.</p> <p>The bulk and scale is appropriate in its context and compatible with the scale of development within the local area.</p>	Yes
Scenic Protection - General	<p>Achieve the desired future character of the Locality.</p> <p>Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.</p>	<p>The proposed development will be within a landscaped setting and will be compatible with similar structures that are characteristic of the foreshore.</p>	Yes
Building Colours and Materials	<p>The development enhances the visual quality and identity of the streetscape.</p> <p>To provide attractive building facades which establish identity and contribute to the streetscape.</p> <p>To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.</p> <p>The colours and materials of the development harmonise with the natural environment.</p> <p>The visual prominence of the development is minimised.</p>	<p>The proposed development will present appropriately to the public spaces and adjoining land.</p> <p>The proposed materials and finishes will employ earthy tones, compatible with the location and context.</p>	Yes



**Figure 7 - proposed building envelope exceedance relates to the existing terrace balustrade, extension of the balustrade 2 proposed columns and a roof over the deck (excerpt from the architectural plans)**





**Figure 8 – existing dwelling’s western setback (Interface) and upper-level deck**



**Figure 9 – existing dwelling’s elevated balcony and western setback (Interface)**



**Figure 10 – western interface with dwelling house at 26 Herbert Street. There are no openings within the eastern side of the dwelling house**



**Figure 11 – the existing development as viewed from the rear of the site**



**Figure 12 – the established vegetated screen near the rear boundary**



**Figure 13 – the existing garage, driveway, and eastern boundary interface**

## 6 Section 4.15 the Environmental Planning and Assessment Act 1979 – Summary

The proposal has been assessed having regard to the matters for consideration pursuant to S.4.15 of the Act and to that extent Council can be satisfied of the following:

- There will be no significant or unreasonable adverse built environment impacts arising from the proposed physical works on the site.
  
- The site is appropriate for accommodating the proposed development. The proposal has sufficiently addressed environmental considerations. There will be no significant or unreasonable adverse environmental Impacts arising from the proposal.
  
- The proposal will result in positive social and economic impacts, noting:
  - Employment during the construction phase of the works;
  - Economic benefits, arising from the investment in improvements to the land;
  - Social (and environmental) benefits arising from the improvements to the dwelling house and BASIXs compliance.
  
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP. The proposal satisfies the provisions of the relevant provisions of the council’s DCP.
  
- It is compatible with the current and likely future character of development within the local context.
  
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
  
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.
  
- Given the site’s location and established function, the site is assessed as being entirely suitable for the proposed development.
  
- The public interest is best served through the approval of the application.

## 7 Conclusion

The application seeks development consent for alterations and additions to the existing dwelling house at 30 Herbert Crescent, Newport.

The proposed development is permissible and consistent with the provisions of the planning controls as they are reasonably applied to the site.

This report demonstrates that the proposal is appropriately located and configured to complement the property's established hillside character.

The proposed development will not give rise to any unacceptable residential amenity or streetscape consequences.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 and should be granted development consent.

### **BBF Town Planners**



**Michael Haynes**  
**Director**