



**21 WALLUMATTA ROAD
NEWPORT**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS TO
A DWELLING HOUSE**



Report prepared for
Glenda and Adam Hanks
November 2024

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1. Introduction

- 1.1** This is a statement of environmental effects for alterations and additions to a dwelling house at 21 Wallumatta Road, Newport, reconfiguring the floor plan 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,
 - Site Survey prepared by CMS Surveyors,
 - Architectural drawings prepared by Action Plans,
 - BASIX Certificate prepared by Action Plans,
 - Geotechnical Report prepared by Ascent Geotechnical Consulting,
 - Waste Management Plan,
 - Cost Summary Report.
- 1.4** The development is compliant with the objectives of Council controls, considerate of neighbouring residents and results in improved amenity for the residents. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The site is located on the southern side of Wallumatta Road, approx. 140 metres west of its intersection with Nullaburra Road. It is legally described as Lot 8 DP 8184 and is known as 21 Wallumatta Road.
- 2.2 It is a generally rectangular shaped lot with boundaries of 15.24 metres (north - Wallumatta Road frontage), 15.275 metres (south – rear boundary), 47.24 metres (west side boundary) and 45.805 metres (east side boundary). The site comprises an area of 708.8m².
- 2.3 The subject site is occupied by a one and two storey clad, brick and rendered dwelling house with a metal roof and an inground swimming pool, set within landscaped grounds. A sewer main traverses the rear of the site, running from east to west. The lot slopes to the south, towards the rear of the lot.
- 2.4 The site is surrounded by detached residential dwellings in all directions. It is located in close proximity to shops and services in Newport to the east.

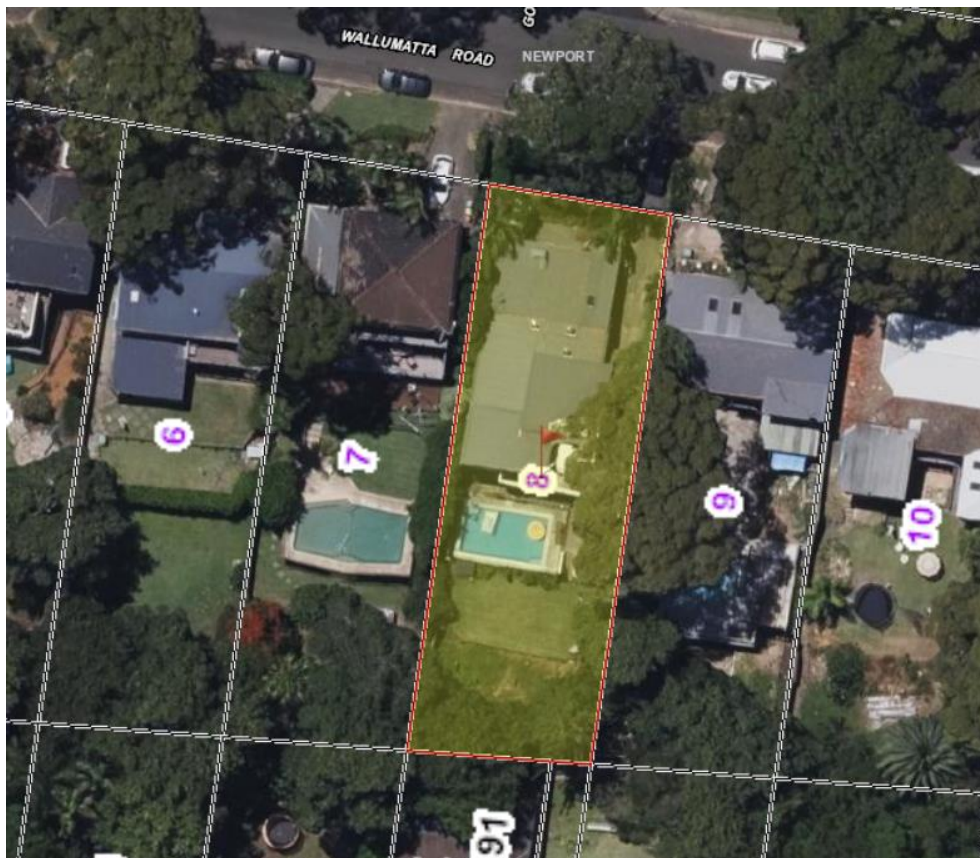


Figure 1. Aerial Image of the subject site

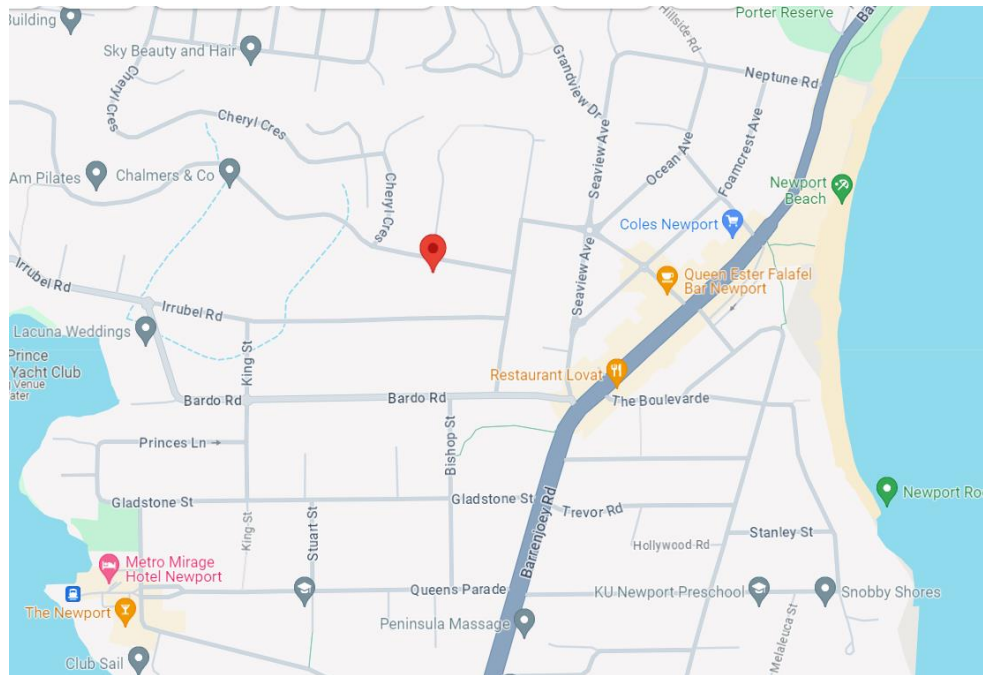


Figure 2. The site within the locality

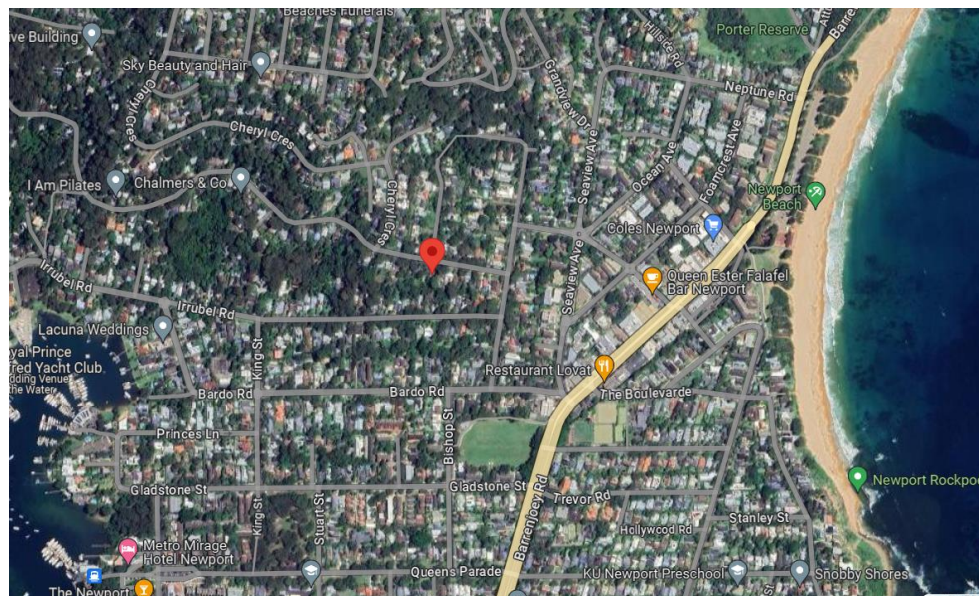


Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4: The subject site, looking south from Wallumatta Road.



Figure 5: The dwelling façade, looking east.



Figure 6: The driveway and front yard, looking south.

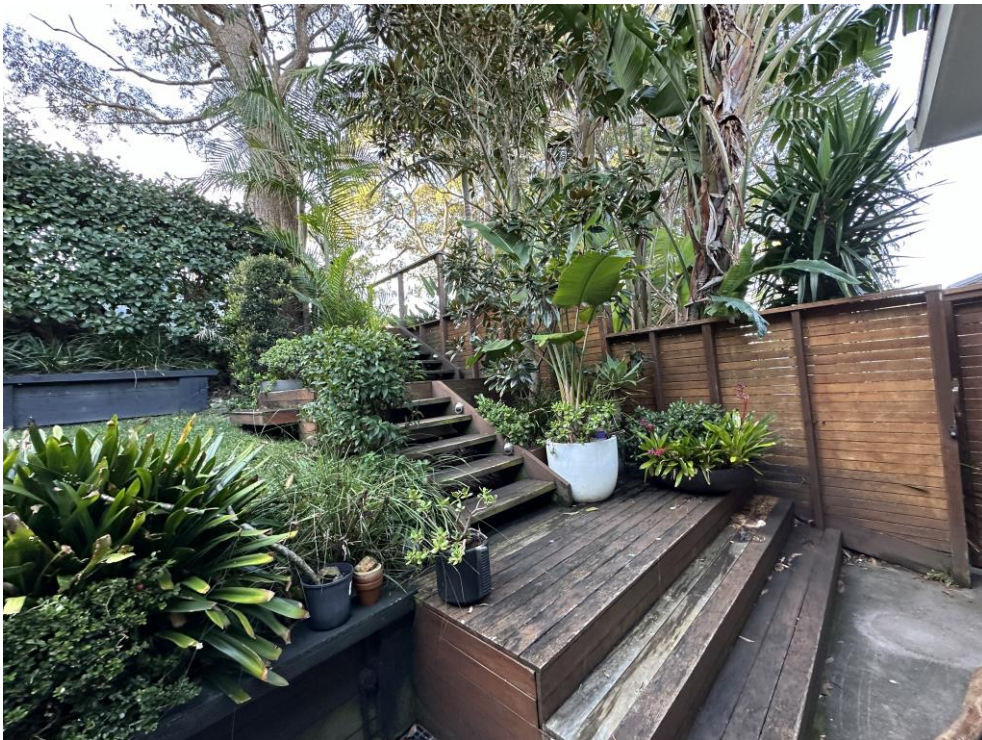


Figure 7: The front yard, looking north-east.



Figure 8: The rear of the dwelling, looking north-west.



Figure 9: The swimming pool and rear of the dwelling, looking west.



Figure 10: The rear of the swimming pool and dwelling, looking north.



Figure 11: The rear yard and neighbouring property, looking east.

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling house to reconfigure the floor plan, creating a four bedroom dwelling house on the subject site.

4.2 The alterations and additions have been designed to ensure that the appearance of the dwelling is improved and remains consistent with the existing streetscape. The proposed additions maintain a scale consistent with the existing dwelling and compatible with the streetscape.

4.3 The proposed alterations and additions will be made up as follows:

Lower Ground Floor

- Retain the existing storage rooms, internal staircase to access the ground floor and bathroom / laundry,
- Convert the existing rumpus room to a hallway with linen cupboard and bedroom 4 with BIR,
- New doors and windows as indicated.

Ground Floor

- Remove 3 trees,
- Replace the external entry stairs and construct new garden beds,
- Convert the existing kitchen and lounge room to an entry with hallway and master bedroom with WIR and ensuite,
- Retain the existing living room, bathroom, staircase to access the lower ground floor, bedrooms 2 & 3 and rear deck,
- Convert the existing master bedroom and bedroom 4 to a kitchen with walk in pantry and dining room,
- New doors and windows as indicated.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 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 significant native trees. Three trees are proposed for removal these trees have been identified by an arborist as exempt species.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 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.

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

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 C4 – Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to a dwelling house and dwelling houses are permitted with consent in the C4 Zone.



Figure 12: Extract from Pittwater LEP 2014 Zoning Map

Demolition

Minor demolitions works are proposed, as described above and illustrated in the DA plan set.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 700m². The subject site comprises a compliant area of 708.8m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres and the dwelling retains a compliant building height of 7.21 metres.

Floor Space Ratio

The site is not identified on the floor space ratio map.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to any heritage items.

Flood Planning

The site is not identified on the NBC flood planning map.

Acid Sulfate soils

The site is mapped with class 5 acid sulfate soils. The minor development is not likely to lower the watertable below 1 metre AHD on adjacent class 1, 2, 3 or 4 land.

Earthworks

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Biodiversity

The subject site is mapped as Terrestrial Biodiversity, as such, the consent authority must consider:

- (a) whether the development is likely to have—*
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

In addition, development consent must not be granted, unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

It is considered the development is compliant with clause 7.6, as works are located within the disturbed portion of the lot and there will be no detrimental impact on any significant native vegetation. Three trees are proposed for removal. These trees have been identified by an arborist as exempt species.

Geotechnical Hazard

The subject site is mapped as geotechnical hazard, as such, the consent authority must consider:

(a) site layout, including access,

(b) the development's design and construction methods,

(c) the amount of cut and fill that will be required for the development,

(d) waste water management, stormwater and drainage across the land,

(e) the geotechnical constraints of the site,

(f) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

In addition, development consent must not be granted unless the consent authority is satisfied that:

(a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and

(b) the consent authority is satisfied that—

- (i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
- (ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*
- (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

A Geotechnical Report is provided with this application, demonstrating compliance with this clause.

Essential Services

All essential services are existing on the site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The 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

Newport Locality

The site is located within the Newport Locality.

The desired character statement for Newport is:

The Newport locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early

settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Newport's coastal setting is what contributes most to the distinctive character of the commercial centre. Responsive, energy efficient buildings will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to a unique sense of place. Contemporary design solutions within the commercial centre will respond to Newport's climate and setting, including providing shade and shelter to streets and entries, generous private outdoor spaces, openings that capture ocean breezes, and shade elements.

The development has been designed taking into consideration the desired character of the location. The single residential dwelling density is retained and the one and two storey dwelling scale is well designed to ensure retention of the character sought by Council, whilst being mindful of the natural environment and topography.

Section B General Controls

B1 Heritage Controls

As described above the site is not a heritage item, is not located in a heritage conservation area and is not located in close proximity to any heritage items.

Aboriginal heritage Significance

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

As described above the subject site is located in a geotechnical hazard zone H1. A Geotechnical Report is provided with this application, demonstrating compliance with this clause.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been used for low density residential purposes.

Flood Prone Land

The site is not identified on the NBC Flood Hazard Map.

B4 Controls Relating to the Natural Environment

The proposal will have no impact on the natural environment in the locality as the development is located within a disturbed portion of the site. The development does not propose to remove any significant native trees. Three trees are proposed for removal. These trees have been identified by an arborist as exempt species.

B5 Water Management

The development will not result additional impervious area greater than 50m² (an additional 47.7m² is proposed), as such a rainwater tank is not required.

Stormwater from the dwelling will be connected to the existing drainage infrastructure on the site.

B6 Access and Parking

The DCP requires a minimum of 2 car parking spaces, with minimum garage dimensions of 3 metres by 6 metres or minimum carport dimensions of 2.4 metres by 5.5 metres.

No changes are proposed to the existing driveway from Wallumatta Road or hardstand parking area on the site.

B8 Site works and management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. 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

A landscaped area of 60% is required by the DCP in the C4 zone, which equates to 425.28m² for the site area of 708.8m².

The site has an existing non-compliant landscaped area of 332.44m² or 46.9% and the development will increase the soft landscaping, resulting in a landscaped area of 380.14m² or 53.63%. A merit assessment is provided under the locality specific controls below.

Safety and Security

The proposed works will not affect existing opportunities for surveillance or access control.

View Sharing

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

Solar Access

The DCP requires 3 hours solar access is maintained to 50% of the required private open space and 50% of glazing to the principle living area, to both the subject site and adjoining properties on 21 June. In addition, 6 hours sunlight is required to solar collectors between 8am and 4pm on 21 June.

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

9am – The development will result in a very minor increase in shadowing to the front yard of the subject site and no increase to neighbouring properties at 9am.

12pm – The development will result in a very minor increase in shadowing to the front yard and a minor increase in shadowing to the rear yard of the subject site at 12pm. There will be no increase in shadowing to neighbouring properties at 12pm.

3pm – The development will result in a very minor increase in shadowing to the front yard and rear yard of the subject site and a very minor increase in shadowing to the rear yard of No. 19 Wallumatta Road at 3pm.

It is concluded that the development will not alter existing solar access to adjoining properties at 9am and 12pm and will result in a very minor increase in shadowing to the rear yard of No.19 at 3pm on 21 June.

There will be no increase in shadowing to living room windows or solar collectors.

The rear yard of the subject site will experience a minor increase in shadowing, with the most impact at 12pm, however existing solar access is largely retained at 9am and 3pm.

A variation to the current solar access control is considered appropriate, as the site has a south to rear aspect and slopes to the south, meaning there are limited opportunities to increase solar access to the rear yard. An alternative, north facing area of private open space is available in the front yard, providing an area with excellent solar access at 9am and 12pm that can be utilised by the residents.

In addition, the development remains consistent with the outcomes of the control, as addressed below:

Outcomes

1. *Residential development is sited and designed to maximise solar access during mid-winter.*

Comment

Consistent. As described above the site has limited opportunities to increase solar access during mid winter, due to the south to rear orientation and the south facing slope. The alterations and additions proposed are located within the footprint of the existing dwelling and will only result in a very minor increase in shadowing.

2. *A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.*

Comment

Consistent. The site limitations described above and the shadow diagrams provided with this application, demonstrate that the proposal has sought to minimise solar access impacts for adjoining properties, largely maintain existing solar access. The minor increase in shadowing to the rear yard of the subject site at 12pm, is considered reasonable, as an alternative area of private open space area with full solar access, is provided in the front yard at this time.

3. *Reduce usage and/dependence for artificial lighting.*

Comment

Consistent. The development will not increase dependence on artificial lighting.

Visual Privacy

Privacy will be retained for neighbours with no increased overlooking into any key living areas or private open space. The slope of the site means there is some existing overlooking between properties.

The lower-ground floor and single storey portion of the ground floor, are visually separated from neighbouring properties by existing boundary fencing and landscaping. In addition, existing privacy screening to the rear deck will be retained.

The new works will not create any visual privacy issues and the design incorporates a number of privacy measures including the use of skylights, orienting larger glazing to the rear of the site and privacy glazing.

Acoustic Privacy

The development will not result in noise levels inappropriate to the residential area and the site is not located in close proximity to a noise generating activity.

Private Open Space

A minimum private open space area of 80m² is required by the DCP. A compliant private open space area, in excess of 80m² is provided in the rear yard, for the enjoyment of the residents.

Waste and Recycling Facilities

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

The existing dwelling has appropriate waste storage areas which will be retained with the proposed works.

Part D – Newport Locality

The site is located in the Newport Locality and will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP.

Character

The development is an appropriate architectural design for the locality. Materials and colours complement the location and remain consistent with the existing dwelling on the site, while sitting comfortably in the locality.

Scenic Protection

The site is visible from Wallumatta Road and the proposed alterations and additions remains consistent with this clause, as there will be no negative visual impacts from the public road, as a result of the development.

Building colours, materials and construction

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

Front Building Line

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

The existing dwelling has a front setback of 5.435 metres and no change is proposed.

Side and Rear setbacks

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

The development proposes side setbacks of 0.99 metres (west) and 3.545 metres (east) and is illustrated below. The minor side setback variation of 0.01 metres (west) is considered appropriate, as it allows for the existing building line to be retained and is the result of the irregular side boundaries. The setback proposed will be visually insignificant and is appropriate for the site.

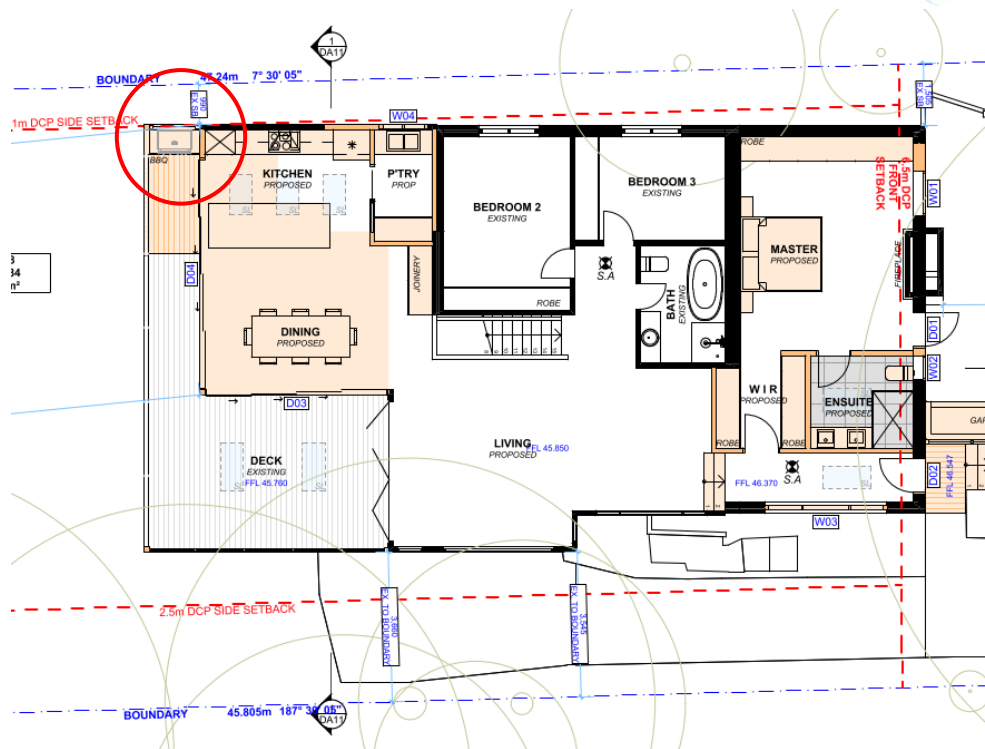


Figure 13: Plan Extract:

A rear setback of 6.5 metres is required by the DCP and the development proposes a compliant rear setback of 22.803 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres when viewed from the street frontage, applies to the site.

The dwelling is located within the permitted building envelope, as illustrated on the DA plans.

Landscaped Area – Environmentally Sensitive Land

A landscaped area of 60% is required by the DCP in the C4 zone, which equates to 425.28m² for the site area of 708.8m².

The site has an existing non-compliant landscaped area of 332.44m² or 46.9% and the development will increase the soft landscaping, resulting in a landscaped area of 380.14m² or 53.63%.

A variation to the landscaped area control is appropriate, as 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 minor alterations and additions proposed will result in an increase to the landscaped area on the site. The dwelling remains 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 the existing dwelling, retaining the 1 and 2 storey scale, with a compliant building height and building envelope.

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

Comment

Consistent. Privacy and amenity is retained for neighbours and the subject site, with existing privacy measures retained. Additional privacy measures are incorporated into the design including the use of skylights, orienting larger glazing to the rear of the site and privacy glazing.

As assessed above, existing solar access is largely retained for the subject site and adjoining properties.

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

Comment

Consistent. The minor alterations and additions largely retain the existing built form and landscaped area. Three trees are proposed for removal and an Arborist Report is provided in support of this application.

Conservation of natural vegetation and biodiversity.

Comment

Consistent. No significant 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 minor alterations and additions retain the existing character of the dwelling and proposes a minor increase to the landscaped area, ensuring the character of the locality is retained.

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 development retains a substantial soft landscaped area on the site, assisting in the infiltration of water and stormwater management.

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			
Zone	C4 – Environmental Living	Alterations and additions to a dwelling house	Dwelling houses are permitted with consent in the zone
Lot Size	700m ²	708.8m ²	Yes – no change
Building Height	8.5m	7.21m	Yes
Floor Space Ratio	Not identified	-	-
Heritage Conservation	Not identified	-	-
Flood Planning	Not identified	-	-
Acid Sulfate Soils	Class 5		Yes
Biodiversity	Minimise impacts		Yes
Geotechnical Hazard	Mapped as area H1		Geotechnical report provided.
Pittwater DCP 2014			
Water Management	Additional impervious area <50m ²	47.7m ² additional impervious area	No rainwater tank required
Car Parking	2 spaces (2 or more bedrooms)	Existing hardstand parking areas retained	No change
View Sharing			No impact
Solar Access	<p>3 hours sunlight to the following areas of the subject site and adjoining properties between 9am and 3pm on June 21:</p> <ul style="list-style-type: none"> • 50% (40sqm) of POS and • 50% of glazing to principle living area <p>6 hours sunlight to solar collectors between 8am and 4pm on 21 June.</p>	<p>South to rear orientation – site has an existing non-compliance.</p> <p>Minor increase to neighbouring property at 3pm only.</p>	Merit assessment

	Standard	Proposed	Compliance
Private Open Space	80m ² (min. dimension 3m, max. 75% in front yard)	>80m ²	Yes
Newport Locality			
Front setback	6.5m (or the established building line, whichever is greater)	Existing front setback 5.435m	No change to existing
Side Boundary Setbacks	2.5m on one side and 1m on the other side	<u>West</u> 0.99m <u>East</u> 3.545m	Merit assessment (small corner of rear deck) Yes
Rear Boundary Setbacks	6.5m	22.803m	Yes
Building Envelope (street frontage)	3.5m/45 degrees	Complies	Yes
Landscaped Open Space and Bushland Setting	60% of lot area = 425.28m ²	<u>Existing</u> 332.44m ² or 46.9% <u>Proposed</u> 380.14m ² or 53.63%	No Merit assessment – improves existing non-compliance.

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 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 C4 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 this statement and in the attached reports and plans.

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 development has 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 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 in its current form.

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 development is appropriate to the site with regards to all of the above factors. It fits well within the context of the site and 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 development is compliant 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.

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.

Are the site attributes conducive to development?

The site is appropriate for the development.

7.4 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 development.

7.5 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. Conclusions

- 8.1** The proposed development for alterations and additions to a dwelling house at 21 Wallumatta Road Newport, 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 development is meritorious and should be granted consent.

- 8.3** Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose	Statement of Environmental Effects	
Date	Prepared by	Approved by
20/11/2024	Naomi Lyons Senior Planner	Sarah McNeilly Director

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