



9B BEACH ROAD NEWPORT

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



Report prepared for
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March 2019

Contents

Introduction

The site and its locality

Proposed Development

Zoning

Statutory Framework

Section 4.15

Conclusion

1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 9B Beach Road, Newport.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Survey
- Architectural drawings and BASIX Certificate prepared by Action Plans
- Bushfire Report
- Geotechnical report
- Waste Management Plan

1.4 The proposed development is compliant with the objectives of Council controls, considerate of neighbouring residents and the topography of the site and results in improved amenity for the residents. It is an appropriate development worthy of Council consent.

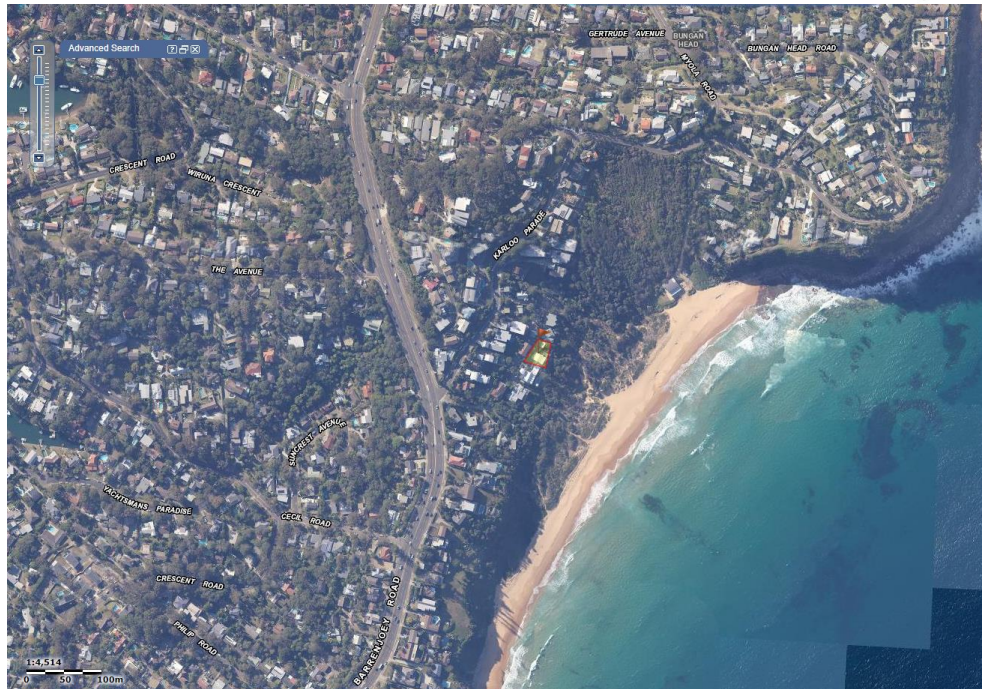


Figure 2. Aerial Image of the site within its locality

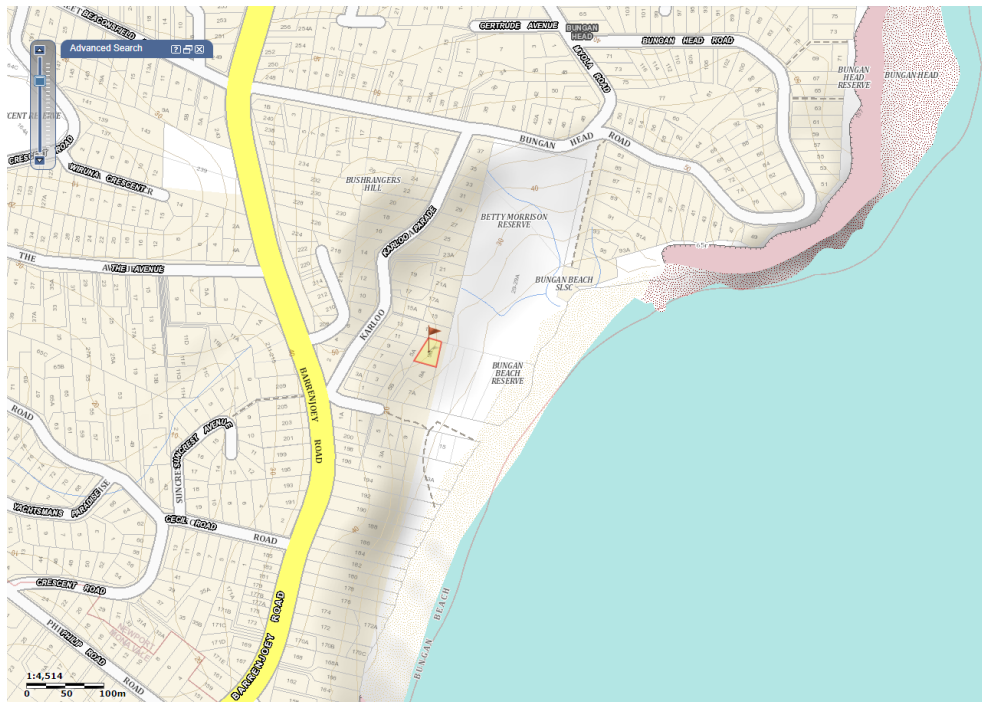


Figure 3. The site and it's immediate surrounds



Figure 4: The site looking south



Figure 5: The garage and workshop, looking north west



Figure 6: The site and vehicular access looking north east



Figure 7: Access Driveway looking east

3. Proposed Development

- 3.1** The proposed development is for minor demolition works and the addition of a new 6.89 metre by 6.1 metre kitchen / living room to the existing dwelling.

Proposed works are as follows:

3.2 Lower Ground Floor

- Demolition of the external staircase and construction of a new staircase and landings. No internal changes are proposed on this level.

3.3 Ground Floor

- Demolition of the external staircase, balustrade and bay window to the bedroom.
- Demolition of the existing kitchen window and a small portion of the wall in this location to create a wider access.
- The construction of a new kitchen and living room on the north western side of the existing deck. The proposed extension has dimensions of 6.89 metres by 6.1 metres and comprises an area of 42.029m².
- The construction of a new staircase and landings.
- A new window on the northern elevation of the bedroom.
- New bifold doors from the proposed kitchen / living room to the existing deck and new windows on the northern elevation.
- New internal door to the existing living / dining room and kitchen fitout.

3.4 Garage

No changes are proposed to the existing garage and workshop.

3.6 Site

No changes are proposed in the grounds of the site.

4. Zoning

- 4.1** The zoning under the provisions of the Pittwater LEP 2014 is E4 Environmental Living.

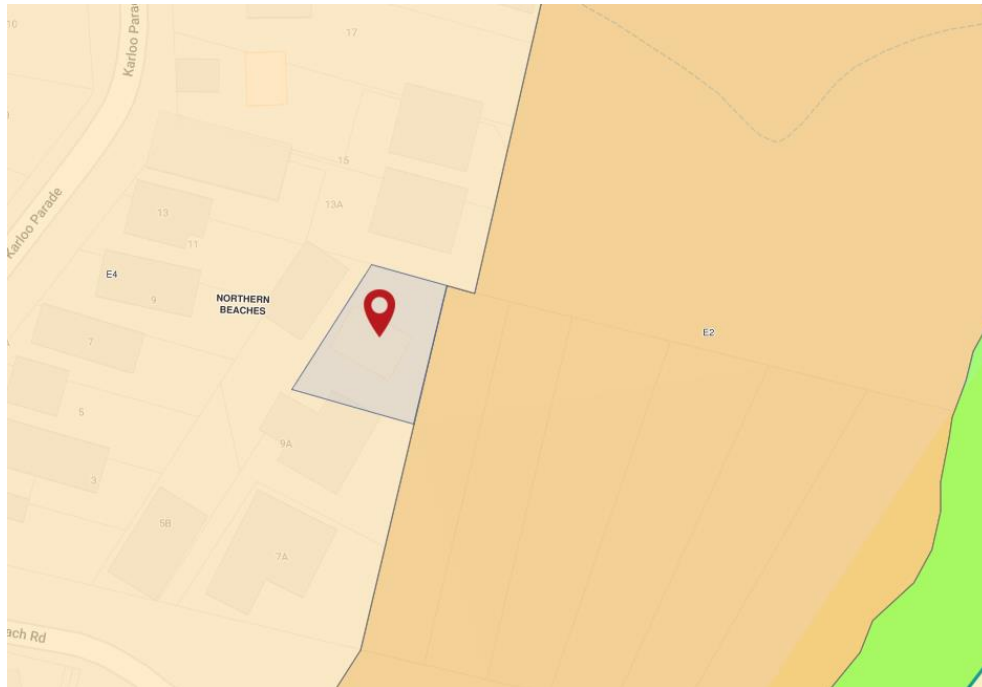


Figure 8 Extract – PLEP (2014) Zoning Map

- 4.2** A dwelling house (including alterations and additions to a dwelling house) is a permissible use with Development Consent.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Coastal Management) 2018

The site is mapped as 'Coastal Use Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 14 of the SEPP.

14 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

The proposed development does not increase overshadowing or wind funnelling. There will be no loss of views from public places to foreshores.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

The minor nature of the proposal ensures scenic quality of the coast is maintained, with the scale, materials and colours consistent with existing development.

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

The location of the proposed addition is highly disturbed, there will be no impacts on heritage.

(b) is satisfied that:

- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*

As described above the proposed development is located on a highly disturbed area of the site and is of a minimal scale. It is concluded that there will be no adverse impacts as referred to in (a).

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The appearance of the proposed extension is consistent with the surrounding coastal and built environment and is of a smaller scale than both the existing dwelling and surrounding properties.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
SEPP BASIX applies to the proposal and a compliant BASIX certificate is attached.

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 E4 pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed alterations and additions to the existing dwelling house are a permissible use, with development consent, in the E4 – Environmental Living zone.

Minimum Lot Size

A minimum lot size of 700m² applies to the site. No subdivision is proposed as a part of this development.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed alterations and additions comply with the maximum 8.5 metre height limit from the existing ground level on all elevations.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Acid Sulfate soils

The site is located in an area nominated as Acid Sulfate soils Class 5. Works are proposed within 500m of adjacent Class 3 Acid Sulfate soils, however the watertable is not likely to be lowered below 1 metres AHD, thus clause 7.1 of PLEP is satisfied.



Figure 9 Extract – PLEP (2014) Acid Sulfate Soils Map

Earthworks

Minor, compliant earthworks will be required to prepare the site for construction.

Biodiversity

The site is mapped as 'Biodiversity', accordingly clause 7.6 of Councils LEP must be considered with regard to the site.

(3) Before determining a development application for development on land to which this clause applies, 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.*

(4) Development consent must not be granted to development on land to which this clause applies 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.*

The location of the proposed extension is on a highly disturbed location on the site with no ecological value (see image below). It is considered that no mitigation measures are necessary, as there will be no ecological impact.



Figure 10: The location of the proposed extension

Geotechnical Hazard

The site is located within the geotechnical hazard Class W, mapped by Council's LEP. Accordingly, clause 7.7 of Council's LEP must be considered with regard to the site:

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks:

- (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.*

(4) Development consent must not be granted to development on land to which this clause applies unless:

- (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 demonstrating compliance with this clause accompanies the application.

Foreshore Area

The site is mapped as foreshore building line mapped by Council's LEP.

Accordingly, clause 7.8 of Councils LEP must be considered with regard to the site:

- (2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:*
 - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,*

The proposed extension is located on the portion of land behind the foreshore building line on the subject site, thus is compliant with this clause.

- (b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

Not relevant.

- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that:*
 - (a) the development will contribute to achieving the objectives for the zone in which the land is located, and*

The objectives of Zone E4 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 zone, as it is proposed on a highly disturbed area of the site and is an appropriate low

density scale. The proposal will not impact upon ecological, scientific or aesthetic values.

(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and

The appearance of the proposed extension from both the waterway and foreshore area is of a scale consistent with the existing dwelling and of a smaller scale than surrounding properties.

(c) the development will not cause environmental harm such as:

- (i) pollution or siltation of the waterway, or*
- (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
- (iii) an adverse effect on drainage patterns, or*
- (iv) the removal or disturbance of remnant riparian vegetation, and*

As described above the proposed development is located on a highly disturbed area of the site and will have no environmental impact.

(d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and

There will be no impact.

(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and

The proposed development will not alter existing public access along the foreshore or to the waterway.

(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and

There will be no impact.

(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and

The appearance of the proposed extension from both the waterway and foreshore area is of a scale consistent with the existing dwelling and of a smaller scale than surrounding properties.

(h) sea level rise, coastal erosion and recession, or change of flooding patterns as a result of climate change, have been considered.

There will be no impact.

(4) In deciding whether to grant consent for development in the foreshore area, the consent authority must consider whether and to what extent the development would encourage the following:

- (a) continuous public access to and along the foreshore through or adjacent to the proposed development,*
- (b) public access to link with existing or proposed open space,*
- (c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,*
- (d) public access to be located above mean high water mark,*
- (e) the reinforcing of the foreshore character and respect for existing environmental conditions.*

The proposed development will not alter existing public access along the foreshore or to the waterway. The proposal is consistent with the character of the foreshore and respectful of environmental conditions by being located behind the foreshore building line.

Bushfire Prone Land

The site is mapped as Bushfire Prone Land 'Vegetation Buffer'. A Bushfire Risk Assessment is provided.

Proposed construction standards recommended in the assessment are adopted in the proposed design.

Essential services

The dwelling is existing and is already serviced. We note that these services will be retained.

5.2 Pittwater Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

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

Part A Localities

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 proposed development has been designed taking into consideration the desired character of the location. The small scale of the proposal is well designed to ensure retention of the character sought by Council and enhance amenity for the site, whilst being mindful of the foreshore and topography.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent 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.

Landslip Hazard

The subject site is located in a geotechnical hazard zone. A geotechnical report demonstrating compliance with the Geotechnical Risk Management Policy for Pittwater accompanies the application.

Bushfire Hazard

The site is mapped as Bushfire Prone Land 'Vegetation Buffer'. A Bushfire Risk Assessment is provided.

Coastline (Beach) Hazard

The site is not mapped as Coastline (Beach) Hazard

Contaminated and potentially contaminated lands

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

Flood Hazard

The site is not located within a flood prone zone.

The Natural Environment

The proposal will have no impact on the natural environment in the locality as the proposed development is located entirely within a highly disturbed portion of the site.

Water management

The site is connected to the sewer system.

The architectural plans prepared by Action Plans demonstrate that the proposed development increases the impervious area by 42.029m², less than the 50sqm which triggers OSD in the Pittwater21 DCP.

Stormwater from the proposed extension will be connected to the existing stormwater drainage network.

Access and parking

No changes are proposed to the existing access and carparking arrangements.

As described above the site has no direct street frontage and is accessed via a right of way over Lot 26 DP 12994, Lot 302 DP 718134 and Lot 1 DP605798, from Karloo Parade, approximately 60 metres north of its intersection with Beach Road and Barrenjoey Road. Carparking is available onsite in the existing single garage and hardstand area.

Site works and management

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

Part C Design Criteria for Residential**Landscaping**

A landscaped area of 60% is required for new development in Zone E4. The existing landscaped area is non-compliant at 37.66%, the proposed landscaped area is 33.97%.

The landscaped setting of the north eastern portion of the site (adjoining the beach reserve) is maintained, while the necessary vehicular access is maintained on the western portion of the site. The overall appearance of the grounds remains substantially unchanged, with no impacts to the adjoining foreshore

area. The design has been arrived at to ensure views are maintained and the balance of issues results in this being the best option. While some paving areas could be removed, it is considered unnecessary for the small additional variation.

Safety and Security

The proposed alterations and additions do not alter the existing, adequate safety and security of the site.

View Sharing

The subject site enjoys views across the Bungan Beach Reserve and Bungan Beach. The proposed development will not result in any view loss of adjoining properties due to the low scale and the sloping nature of the land. The proposed development is of a significantly lesser scale than the existing roof form on the western elevation, to ensure the adjoining properties maintain their existing views.



Figure 11: The adjoining, elevated properties to the west



Figure 12: Existing view form property to the rear over the top of the subject site.

Solar Access

Pre and post development shadow diagrams are provided in the attached plan set, illustrating that the proposed development does not result in any new shadows.

Visual Privacy

The proposal will have no impact for neighbour's visual privacy. No new windows are proposed on the western elevation and the siting of dwellings and site topography results in no immediate impacts of concern for neighbours. There is ample separation, screening and distance from the neighbouring sites to ensure no acoustic or visual intrusions.

Acoustic Privacy

The proposal will have a negligible impact for neighbour's acoustic privacy, with the development typical of the residential environment.

Private Open Space

The minimum private open space requirement of 80sqm, directly accessible from a living area is easily accommodated on the site. No changes are proposed to the existing, compliant private open space.

Waste and Recycling Facilities

Details of demolition, construction and ongoing waste management are provided in the attached waste management plan.

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. The proposed alterations and additions to the dwelling are appropriate within the landscaped streetscape setting.

Character

The proposed development is an appropriate architectural design for the locality. The materials and colours complement the locality and present a pleasing façade when viewed from the public domain. The alterations and additions are consistent with the site, while sitting comfortably in the coastal locality.

Scenic Protection

The site is visible from the Bungan Beach Reserve and Bungan Beach. The proposed addition is consistent with this clause, in that it is setback behind the existing deck when viewed from the reserve and beach. The proposal is of a minimal scale and no vegetation is proposed for removal.

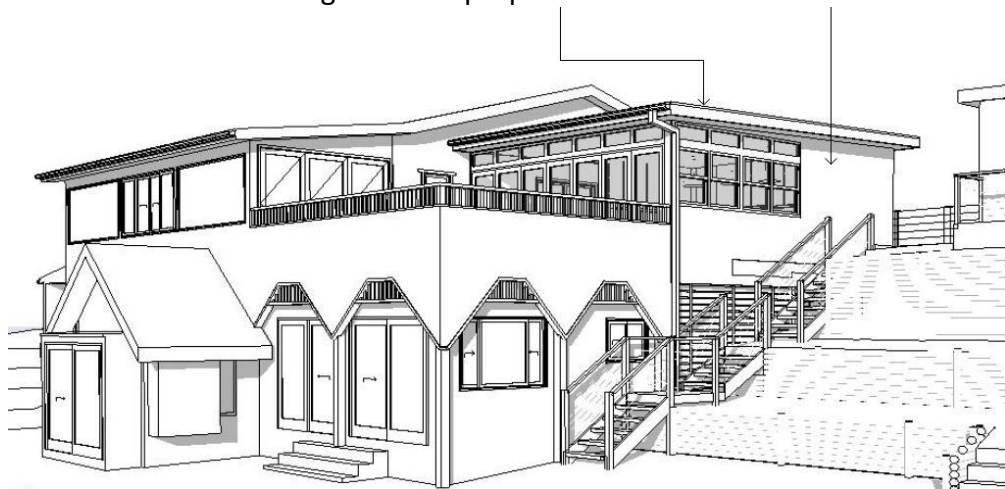


Figure 13: Image of proposed additions

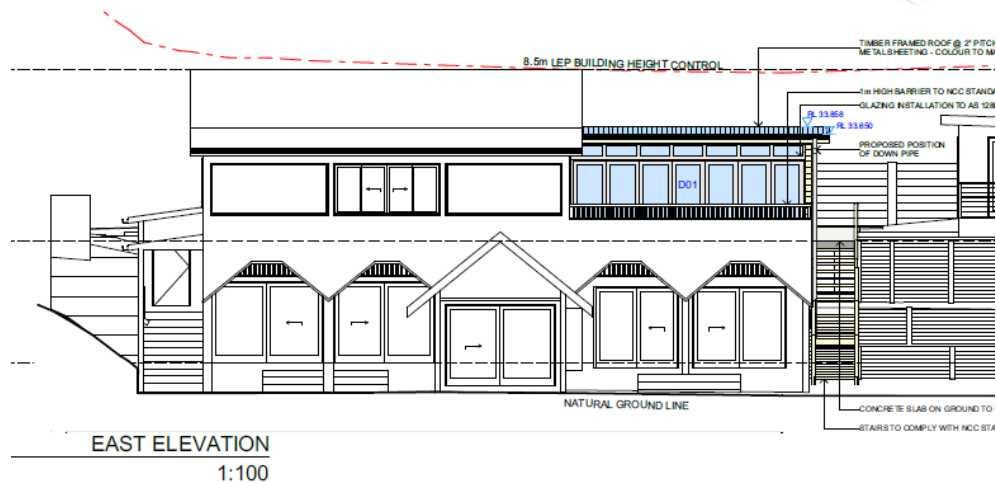


Figure 14: East elevation – view from the reserve and beach

Building colours, materials and construction

The proposed materials include weatherboard cladding and metal roofing, in colours consistent with the existing dwelling. The materials and colours have been selected to fit within the coastal environment while maintaining compliance with the bushfire zone requirements.

Front Building Line

The subject site has no direct street frontage, therefore there is no front setback applicable.

Side and Rear setbacks

Side setbacks of 2.5 m on 1 side and 1 m for the other side are required. The proposed extension is located centrally on the site, with setbacks that far exceed this requirement.

The foreshore building line applies and is mapped on the architectural plans. The proposed development is located behind the foreshore building line which takes precedence in accordance with Councils controls.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. This is easily achieved for the proposed dwelling.

Landscaped Area – Environmentally Sensitive Land

A landscaped area of 60% is required for new development in Zone E4. The existing landscaped area is non-compliant at 37.66%, the proposed landscaped area is 33.97%.

The landscaped setting of the north eastern portion of the site (adjoining the beach reserve) is maintained, while the necessary vehicular access is maintained on the western portion of the site. The overall appearance of the grounds remains substantially unchanged, with no impacts to the adjoining foreshore area.

Fences - Flora and Fauna Conservation Areas

No new fencing is proposed.

Construction of Retaining walls, terracing and undercroft areas

No new retaining walls, terracing or undercroft areas are proposed.

6. 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:

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

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

The development is permissible in the E4 zone.

6.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?
- the character and amenity of the locality and streetscape?
- the scale, bulk, height, mass, form, character, density and design of development in the locality?
- the previous and existing land uses and activities in the locality?

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

What are the potential impacts on adjacent properties in terms of:

- relationship and compatibility of adjacent land uses?
- sunlight access (overshadowing)?
- visual and acoustic privacy?

- views and vistas?
- edge conditions such as boundary treatments and fencing?

The proposed alterations and additions have been designed to complement the site and its surrounds. The development is appropriate and will have appropriate and complementary impacts for 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?

Traffic will be unaffected by the proposed development.

Public domain

The proposed development will have positive impacts on the public domain with appropriate and attractive alterations proposed.

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

A geotechnical report and bushfire hazard assessment have been provided in support of the proposed development.

Economic impact in the locality

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

Site design and internal design

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

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

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

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

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

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- the environmental planning issues listed above?
- site safety?

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

6.3 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?

There are no constraints presented by adjacent developments. The proposed development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

6.4 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 proposed development.

6.5 The public interest

It is considered that the proposal is in the public interest as it allows for alterations and additions to the existing residential dwelling in an established neighbourhood.

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.

7. Conclusions

- 7.1** The proposed development for alterations and additions to the existing dwelling house at 9B Beach Road Newport is appropriate considering all State and Council controls.
- 7.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3** Considering all the issues, the development is considered worthy of Council's consent.