



STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

**Demolition, construction of a new two storey dwelling
with swimming pool**

-No. 13 De Chair Road, Narraweena

November 2023

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1.0 INTRODUCTION

Metro Planning Services has been engaged by GJ Gardener Homes (Sydney North) to prepare a Statement of Environmental Effects Report (SEE) in support of a Development Application that seeks consent for demolition of on-site structures and the construction of a new two storey dwelling with a rear yard pool at No. 13 De Chair Road, Narraweena.

The site is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and the proposal is permissible with consent.

The proposal is generally consistent with the relevant controls of Warringah Development Control Plan 2011 (WDCP 2011) with exception to the wall height and building envelope controls which is justified later in this report.

The report is intended to assist Northern Beaches Council in its assessment of the Development Application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects; and
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Demolition Plan prepared by KJR Drafting;
- Architectural Plans prepared by KJR Drafting;
- Erosion & Sediment Control Plan prepared by KJR Drafting;
- Landscaping Plans prepared by Contour Landscape Architecture;
- Concept Stormwater plans prepared by Nastasi & Associates;
- Preliminary Geotechnical Report prepared by Nastasi & Associates;
- BASIX Certificate prepared by Chapman Environmental Services;
- NATHERS Certificate prepared by G.J Gardner;
- Survey Plan prepared by Total Surveying Solutions.

2.0 SITE DETAILS

The following details of the site's locational and physical characteristics are provided to assist Council in the assessment of the development application.

2.1 Site Location

The subject land is located at No. 13 De Chair Road, Narraweena as identified in **Figure 1**.



Figure 1-Site Locality Plan.

2.2 Site Description

The subject land is described as Lot A within DP342493.

The site is a rectangular shaped allotment with an area of approximately 723.7m² with a frontage of 18.41m to De Chair Road. The site has a descending topography to the rear, with a frontage of approximately RL75.00 and a rear boundary level of RL70.58, resulting in a difference of approximately 4.42m over a site length of 40.9m.

A sewer line traverses the rear of the site, with various on-site tree plantings. A Council street tree currently exists in the road reserve adjacent to De Chair Road. The site currently contains a part two storey dwelling with a detached outbuilding garage. Vehicle access is currently possible from two (2)

crossovers connecting to De Chair Road.



Figure 2-Aerial view of site.

2.3 Site Context

This site is located within a low-density residential area of Narraweena comprising a mixture of single and two storey dwellings on similar sized lots to the subject site. More recent developments in the general vicinity of the site comprise modern two-storey designs with a blend of construction and façade materials, such as is being proposed.

As per the general locality the site is constrained under both Landslip Risk Land 'Area A - Flanking Slope <5' and 'Area B - Flanking Slopes 5 to 25' (located to the rear of the site). As such the proposal has been designed to correspond to these topographical constraints.

3.0 PROPOSED DEVELOPMENT

The Development Application seeks consent for the demolition of on-site structures and construction of a new two storey dwelling with a rear yard swimming pool at No. 13 De Chair Road, Narraweena.

The proposed works are described as follows:

Demolition Works:

- Removal of two (2) vehicle access crossovers from De Chair Road.
- Removal of detached garage.
- Removal of on-site hard paved concrete.
- Removal of existing part two storey dwelling.
- Removal of three (3) on-site tree plantings.

Ground Floor:

- New concrete driveway with associated vehicle access crossover.
- Double garage.
- Front porch area.
- Entry with associated hallway and ground floor staircase.
- Guest room with tea station and ensuite.
- Ground floor toilet.
- Laundry room.
- Open plan living, dining and kitchen area with associated butlers pantry.
- Rear facing alfresco deck area.
- New external rear yard swimming pool with associated ancillary pool features.

First Floor:

- Master bedroom with WIR and attached ensuite;
- Two (2) additional bedrooms. .
- First floor bathroom.
- First floor staircase.
- Rumpus room.
- Rear facing balcony.

The maximum height of the new dwelling will be approximately 8.422m, whereas 8.5m is allowable. The proposed Floor Space Ratio (FSR) for the development is 0.58:1, although the site is not listed as having an FSR control. The dwelling will be setback 6.5m from the front setback, with side setbacks of 2m (west) and 2.07m (east) and a rear setback of approximately 11.389m.

The proposed dwelling is a conventionally designed that is proposed to be constructed of rendered and painted brick veneers, with colorbond window framing, glass balustrading and colorbond roofing.

A new driveway with associated vehicle crossover is proposed from De Chair Road to a new double garage. The nearby Council street tree is not anticipated to be impacted by the proposed works.

The proposal also provides for stormwater disposal in accordance with the Stormwater Concept Plan prepared by Nastasi & Associates which provides for all collected roof water feeding to an OSD tank and level spreader arrangement at the rear of the site.

The above works are demonstrated in **Figures 3 - 7** below.

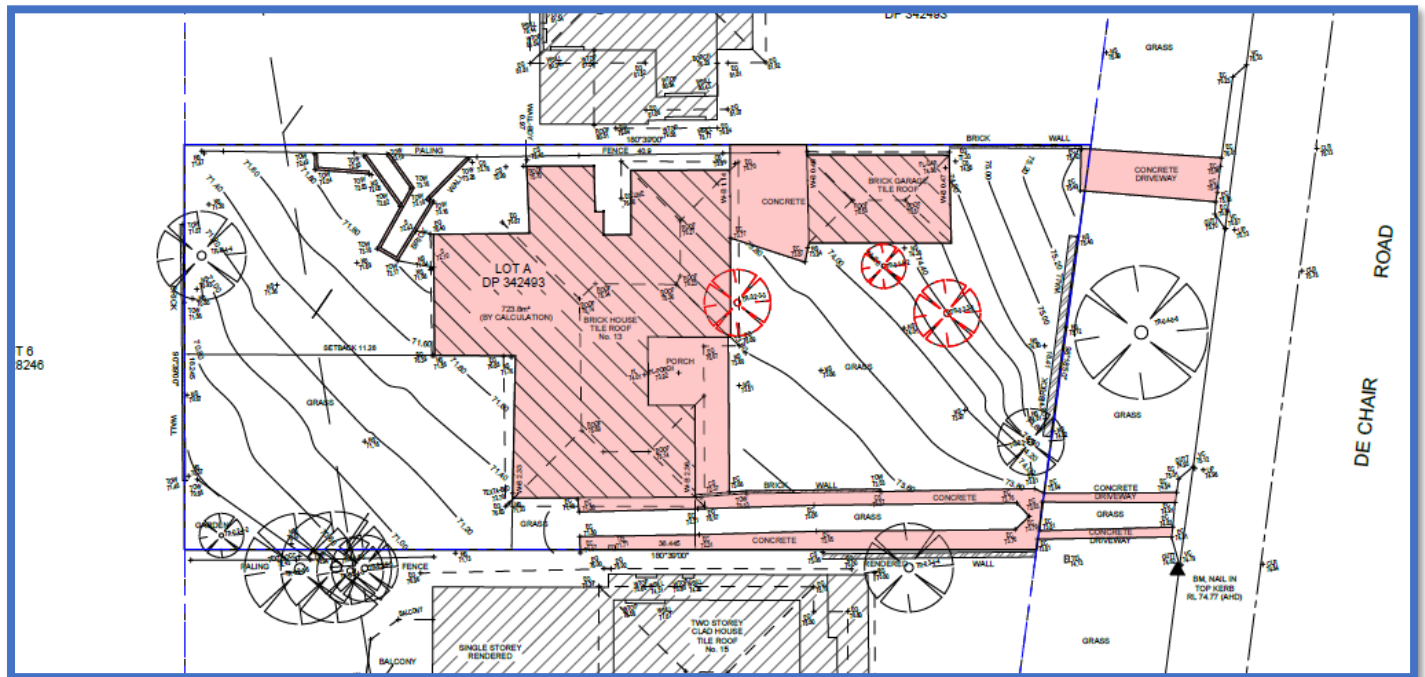


Figure 3 – Proposed demolition plan.

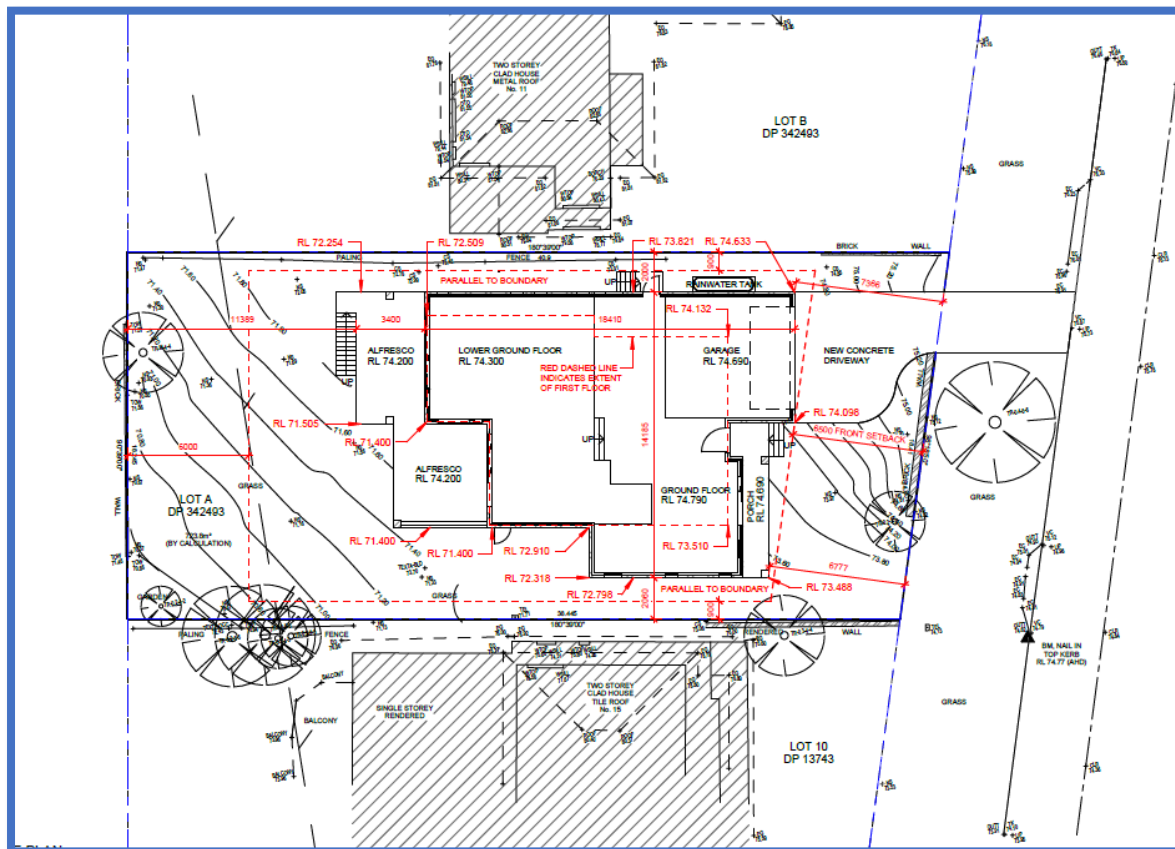


Figure 4 – Proposed site plan.

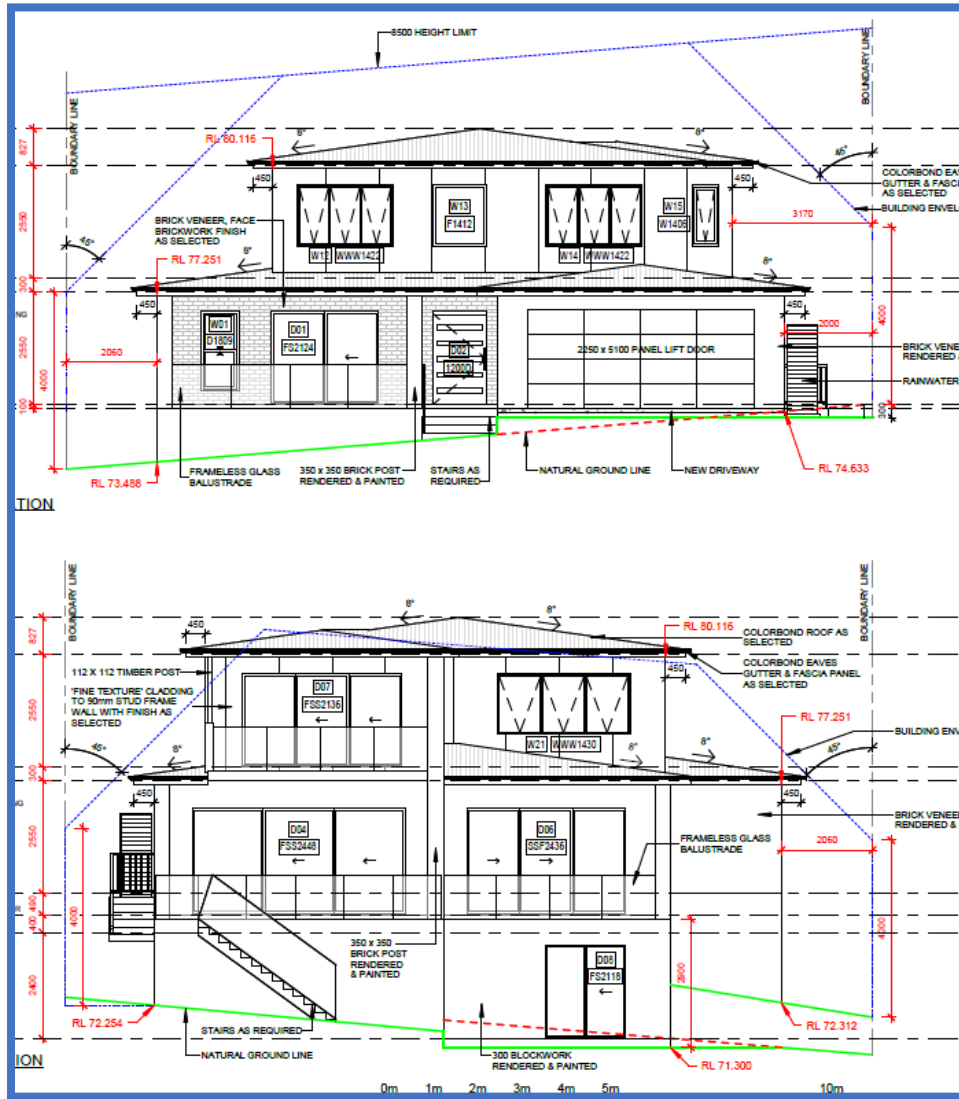


Figure 5 – Proposed front and rear elevational plans.

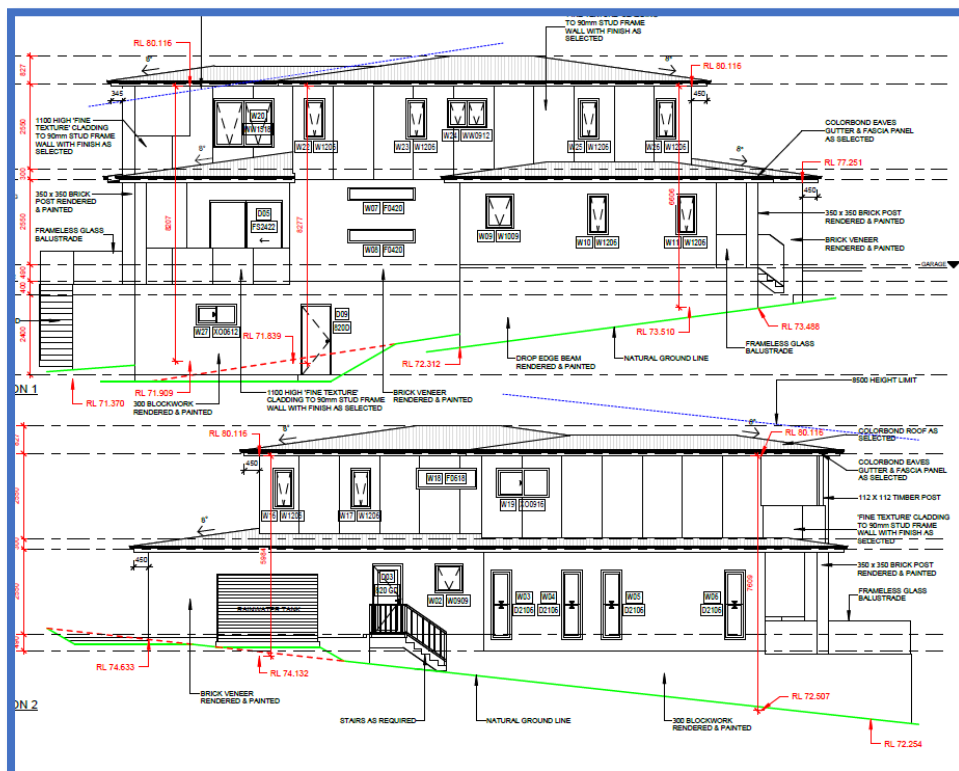


Figure 6 – Proposed side elevational plans.

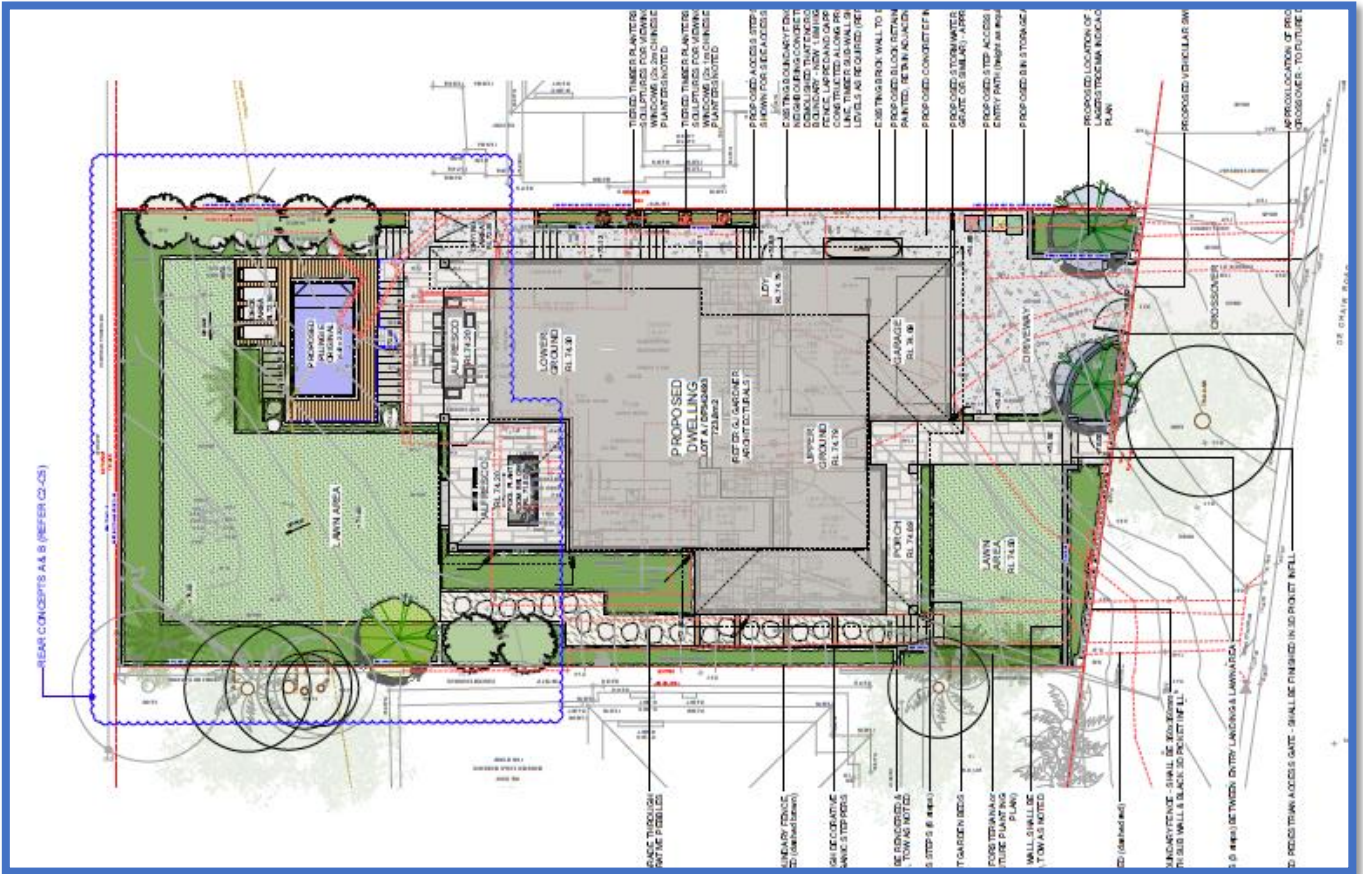


Figure 7 – Proposed landscaping plan with rear yard swimming pool.

4.0 PLANNING CONSIDERATIONS

4.1 State Environmental Planning Policy (Resilience & Hazards – Remediation of Land) 2021

Pursuant to the above SEPP, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and is suitable for its continued residential use. On this basis, the proposal is consistent with relevant objectives and matters for consideration under the above SEPP and is suitable for its proposed residential use.

4.2 State Environmental Planning Policy (Biodiversity & Conservation - Vegetation in Non-Rural Areas) 2021

State Environmental Planning Policy (Biodiversity & Conservation - Vegetation in Non-Rural Areas) seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The proposal seeks removal of three (3) on-site tree plantings that are of no significant biodiversity importance. The proposed landscaping will allow for three (3) replacement tree plantings with various other hedge and vegetation plantings. On this basis, the proposal is consistent with the above SEPP.

4.3 State Environmental Planning Policy – (Building Sustainability Index) 2022

A BASIX Certificate accompanies this application. The Basix Certificate makes a number of energy and resource commitments which have been shown on the architectural plans and satisfy the requirements of the SEPP.

4.4 Warringah Local Environmental Plan 2011 (WLEP 2011)

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal is permissible with the consent of Council. An assessment of the proposal with the relevant clauses of WLEP 2011 is addressed below in **Table 2**.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
1.0-PRELIMINARY		
1.2 Aims of Plan	Proposal consistent with aims of the plan.	Yes
2.0-PERMITTED OR PROHIBITED DEVELOPMENT		
2.1 Land use Zones	The site is zoned R2 Low Density Residential.	Yes

2.3 Zone Objectives R2 Low Density Residential zone	The proposal represents a dwelling which is a permissible use that is consistent with the objectives of the R2 Low Density Residential zone. It is considered that the proposed development achieves these objectives by: -Ensuring the proposal compliments the existing streetscape and the existing surrounding properties. -Retaining the existing amenity to the surrounding residences. -Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Height of Building 8.5m	8.422m	Yes
4.4 Floor Space Ratio	Site not mapped with an FSR requirement.	N/A
5.0-MISCELLANEOUS PROVISIONS		
5.10 Heritage Conservation	The site does not contain any European heritage items and not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
5.11 Bushfire hazard reduction	The site is not listed as bush fire prone.	Yes
5.21 Flood planning	The site is not mapped as flood prone land.	Yes
6.0-ADDITIONAL LOCAL PROVISIONS		
6.1 Acid Sulfate Soils	The site is not mapped with high acid sulfate soils.	Yes
6.2 Earthworks	The development proposes excavation to a depth of approximately 730mm in the rear pool plant room as a result of the natural descending topography of the site. It is considered that the earthworks be considered acceptable as it meets the following objectives: <i>(a) the development will not result in the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i> <i>(b) the development will not negatively impact the likely future use or redevelopment of the land,</i> <i>(d) the development will not result significantly impact the existing and likely amenity of adjoining properties,</i> <i>(e) the resulting soil will be disposed of as per Council recommendations and Australian Regulations,</i> <i>(f) the development will not disturb any heritage relics,</i> <i>(g) the development will not adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</i>	Yes

6.4 Development on sloping land	The site is mapped with part Area A - Slope <5 and part Area B - Flanking Slopes 5 to 25. Accordingly, the proposal is supported by a Preliminary Geotechnical Report which prepared by Nastasi & Associates. The development is considered satisfactory as it will not result in any significant detrimental impact to stormwater discharge, nor will it affect the existing subsurface flow conditions.	Yes
6.5 Coastline hazards	The site is not mapped in an area of coastline hazard.	Yes

Table 1-Warringah LEP 2011

4.5 Warringah Development Control Plan 2011 (WDCP 2011).

The proposed dwelling has been designed in accordance with Warringah Development Control Plan 2011 (WDCP 2011). A compliance table of relevant controls under Warringah DCP 2011 is contained in **Table 2** below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	8.277m	No Variation Requested –
B2 No of Stories	N/A	N/A	N/A
B3 Side Boundary envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment.	The proposed first floor has encroachments into the building envelope located outside the building envelope zone as shown on the rear elevation.	No Variation Requested –
B4 Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area	Not applicable to the site.	N/A
B5 Side Boundary setbacks	0.9m	Eastern = 2.06m Western= 2m	Yes Yes
B6 Merit assessment of side boundary setbacks	N/A	N/A	N/A
B7 Front Boundary setbacks	Primary-6.5m	6.5m	Yes
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A
B9 Rear boundary setback	6.0m	11.389m	Yes

B10 Merit assessment of rear setbacks	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A
B15 Minimum floor to ceiling height	N/A	N/A	N/A
PART C-SITING FACTORS			
C2 Traffic, access & safety	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	Vehicle crossover from De Chair Road will be provided in accordance with Council's vehicle crossing policy.	Yes
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	Garage is sufficiently setback and will not dominate façade. Parking is in accordance with AS/NZS 2890.1.	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	The proposal is supported by a detailed stormwater design plan prepared by Nastasi & Associates which provides for all collected stormwater to discharge to a rear OSD system and spreader in accordance with Council requirements.	Yes
C6 Building over or adjacent to constructed Council drainage easements	N/A	N/A	N/A
C7 Excavation & landfill	Site stability to be maintained	The proposal seeks excavation to a depth of approximately 730mm with filling (in the form of building slab) of approximately 2m due to the sloping nature of the site. The proposed development will result in all excavated materials being taken off site and disposed of	Yes

		as per Council conditions. The excavation will likewise not result in adverse impacts to adjoining land, nor will it create instability of land or impact any waterways.	
C8 Demolition & construction	Waste Management Plan required.	Waste Management Plan provided.	Yes
C9 Waste Management	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
PART D-DESIGN			
D1 Landscaped open space & bushland	Minimum 40% landscaped area required.	Proposal provides for a landscaped area totalling 414m ² which results in a 57% landscaped area.	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Proposed dwelling provides for greater than 60m ² of private open space in the rear yard. The open space is directly accessible from the rear outdoor deck.	Yes
D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements.	N/A	N/A
D4 Electromagnetic radiation	N/A	N/A	N/A
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	The proposed dwelling will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.	Yes
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than	The proposal will result in at least 50% of the POS of both the subject and adjoining properties receiving at least 3 hours of sunlight	Yes

	three hours sunlight between 9am – 3pm on 21 June winter solstice.	between 9am and 3pm on 21 June.	
D7 Views	View Sharing to be maintained	The proposed dwelling will not result in any obstruction of views that surrounding properties benefit from.	Yes
D8 Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The living room areas are located towards the rear of the dwelling, with all living room windows and doors of substantial size orientated towards the rear boundary and away from adjoining premises living room windows or PPOS. The rear alfresco is elevated above the adjoining natural ground level, given the natural topography of the site. However given the sufficient side boundary setbacks from the ground floor alfresco to adjoining properties, as well as existing screened vegetation and building footprint location, the ensuing overlooking from this external living space has been mitigated. The first floor balcony is orientated towards the rear boundary and is minimal in size.	Yes
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The proposal provides for a new dwelling that is compatible with the existing surrounding development. The dwelling is well articulated through the use of varied roof design	Yes

		and minimal bulk and scale imposed on De Chair Road.	
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes
D11 Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a conventional pitch roof form which is compatible with the variety of roof forms in the locality.	Yes
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	No fencing is proposed.	Yes
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	No adverse visual impacts.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	N/A no side and rear fencing proposed	Yes
D16 Swimming Pools and Spa Pools	Pool not be located in front setback and setback from any trees.	The proposed rear yard swimming pool is located behind the dwelling and will not be viewable from De Chair Road. Further, the swimming pool is suitably setback from adjacent retained trees to not impact adjoining neighbours trees.	Yes
D17 Tennis Courts	N/A	N/A	N/A
D18 Accessibility	Safe and secure access for persons with a disability to	Safe and secure access for persons with a	Yes

	be provided where required.	disability to be provided where required.	
D19 – Site Consolidation in the R3 and IN1 Zone	N/A	N/A	N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The dwelling will provide a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Basix Certificate submitted.	Yes
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	N/A	N/A
E1 Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any significant vegetation or trees. Three (3) trees are required for removal however these are small residential plantings that shall be replaced with new plantings as per the submitted landscaping plan.	Yes
E3 Threatened species, populations, ecological communities	Not identified on map.	N/A	N/A
E4 – Wildlife Corridors	Not identified on map.	N/A	N/A
E5 – Native Vegetation	Not identified on map.	N/A	N/A
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	There are no distinctive environmental features on site.	Yes
E7 Development on land adjoining public open space	No adjoining open space.	N/A	N/A

E8 Waterways and Riparian Lands	N/A	N/A	N/A
E9 – Coastline Hazard	Not identified on map.	N/A	N/A
E10 Landslip Risk	Identified as landslip risk A & B.	The proposal is supported by a Preliminary Geotechnical Report prepared by Nastasi & Associates. The development is considered satisfactory as it will not result in any significant detrimental impact to stormwater discharge, nor will it effect the existing subsurface flow conditions. Other nearby developments within landslip risk A and B areas have been approved and developed as per what is being proposed.	Yes
E11 Flood Prone Land	Site is not affected by Flooding	N/A	N/A

Table 2-Warringah DCP 2011

Request for Variation to Warringah Development Control Plan – B1 'Wall Height'

The proposal seeks a variation to the maximum wall height control of 7.2m on the basis that the western and eastern side façade has a maximum wall height of 8.277m.

The exceedance is a result of the site's topography which slopes significantly to the rear and is a constraint indicative of many dwellings within the locality. The exceedance is not foreseen to contribute any additional overshadowing or adverse amenity impacts to adjoining properties, as demonstrated with the compliant overshadowing plans.

In order to reduce bulk and scale imposed, effort has been made to articulate the side facades of the dwelling by recessing the upper levels and use of balconies which has assisted to remove the bulk and scale impacts of the dwelling so that it has a positive address to the adjoining properties.

We note that similar, newer developments in the immediate locality similarly have descending topographies which results in exceedance of the wall height control.

Request for Variation to Warringah Development Control Plan – B3 'Side Boundary Envelope'

The proposed dwelling marginally exceeds the 45-degree building envelope control under the above control of the WDCP 2011 as identified on the elevational plans prepared by G.J Gardner Homes. The

partial exceedance occurs on the first floor/roofline of the dwelling. The exceedance occurs not due to non-compliant setbacks, but rather the descending topography of the site.

A variation to the control is considered appropriate in the circumstances on the basis that the encroachment does not contribute any significant additional bulk and scale to the dwelling as viewed from De Chair Road, given the encroachment is not viewable from the streetscape and occurs on the rear and side elevations. Further to this, there is significant existing precedent for non-compliant building envelopes within the immediate locality.

5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(a)(i) – The Provisions of any Environmental Planning Instrument

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation

There are no applicable Draft Planning instruments subject to public consultation.

(a)(iii) – The Provisions of any Development Control Plan

As discussed earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011. The proposal complies with relevant objectives and controls of WDCP 2011, with the exception of the wall height and building envelope controls which is justified in Section 4.6 of this report.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The proposal is consistent with relevant Regulations.

(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

The proposal is not inconsistent with any coastal zone management plan.

(b) – The likely impacts of that Development

It is considered that the development will provide for alterations and additions without any detrimental impact on the environment, social and economic status of the locality.

- **Context and Setting.** This site is located within a low-density residentially occupied area of Narrabeena. The surrounding area comprises low-density residential dwellings. On this basis, the proposed dwelling is not out of context with the existing and envisaged low density character of the surrounding area.
- **Overshadowing.** The proposed dwelling will comply with Council's requirements for daylight and sunlight access between 9am and 3pm on 21 June, to both the subject and adjoining properties.
- **Visual and Acoustic Privacy.** The proposal will not cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties. The development is provided with appropriate boundary setbacks with ample separation to living areas of surrounding properties and also raised sill heights of windows thereby maintaining existing levels of acoustic and visual privacy.

- **Building Bulk and Scale.** The proposed dwelling is compatible with surrounding low-density development in regard to bulk and scale and will make a positive contribution to the De Chair Road streetscape. The dwelling's visual bulk and architectural scale is consistent with other dwellings on nearby properties & does not visually dominate the street. The development is well articulated through the use of front and side setbacks, façade design and material selection.
- **Vehicular access.** The newly proposed vehicular crossover from De Chair Road to the dwelling will be built to Council's specifications and Australian Standards.
- **Car Parking.** The proposed new double garage is compliant with both Council's specifications and Australian Standards.
- **Social & Economic Impacts.** The social and economic impacts of the development are a positive outcome for the local area with respect to facilitating additional housing supply.
- **Stormwater management.** Stormwater is proposed to drain to a rear OSD system and spreader in accordance with Council requirements as previously addressed in this report.
- **Sediment and erosion controls.** Appropriate soil erosion and sediment mitigation controls in accordance with Council requirements will be implemented at the construction stage to ensure no adverse impacts upon the natural environment.
- **Utility Services.** Electricity, sewer, water and telecommunication services will be provided to the development. These services will be designed to cater for the demand of the proposed development in accordance with the relevant service provider requirements.

(c) – Suitability of the Site for Development

The site is of a suitable size and configuration to accommodate the proposed works. The subject site is zoned R2 Low Density Residential and the new dwelling is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. On this basis, the site is considered suitable for the proposed development.

(d) – Any submissions made in accordance with this Act or Regulations.

Any submissions received will be considered by Council.

(e) – Public Interest

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential and the proposal is consistent with the relevant controls of the WLEP 2011.

The proposal is furthermore consistent with relevant matters for consideration under Warringah Development Control Plan 2011, with the exception of the wall plate and building envelope controls as addressed earlier in this report.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The development is in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.