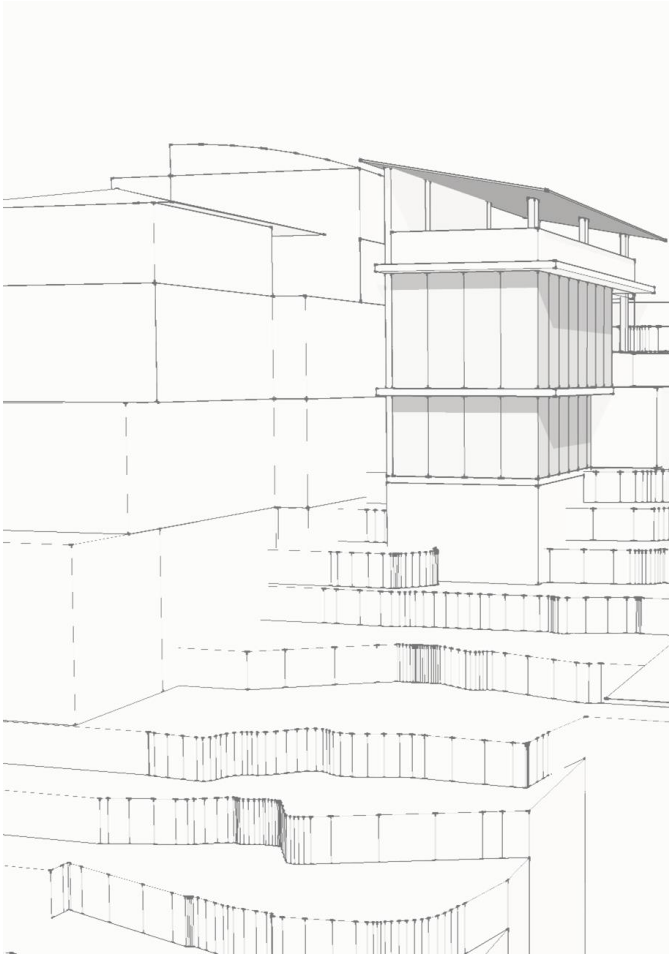


STATEMENT OF ENVIRONMENTAL EFFECTS



Property Details
6 Bushrangers Hill,
Newport, NSW 2106

Dupe&Stutchbury
5/364 Barrenjoey Road,
Newport, NSW 2106

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1. INTRODUCTION

a. Background

The subject site is known as Lot 6 Bushrangers Hill, D.P 263921. The site has an area of 1417m² and currently contains a principal dwelling, situated at the northern portion of the lot.

Pittwater Council has zoned this site as follows:

- Zone No E4 Environmental Living

Secondary dwellings are permitted under this zoning category with the consent of council.

A thorough investigation of the site has been undertaken to identify all constraints and opportunities, which are detailed in this Statement of Environmental Effects.

b. Overview of the Proposed Development

It is proposed to construct a secondary dwelling on the southern portion of the lot, consisting of a carport platform at street level, with a two storey, one-bedroom dwelling stepping down the site, placed with consideration and sensitivity on the site. The proposal is being submitted as local development.

c. Objectives of the Development

The objective of this development is to build a new sustainable secondary dwelling and carport/storage space that suits the needs of the owners while respecting the site and neighborhood in which it sits.

d. Scope of the report

An investigation of the site and surrounds has been undertaken, and environmental and social interactions of the proposed development examined. All relevant matters to be considered by Northern Beaches Council have been addressed throughout this report.

Specifically, the report contains:

- Site details and description
- Description, identification, and zoning of the proposed development
- Analysis of proposed development (bulk & scale, heights, setbacks, and retaining structures)
- Statutory considerations
- Careful consideration of applicable section of the Pittwater LEP & DCP
- Summary of SEPPs.

Supporting documents referred to in this report include:

- Architectural drawings

- Landscape drawings
- Geotechnical report and applicable forms
- Arboricultural Impact Report
- Hydraulic Drawings

2. THE SITE AND ITS CONTEXT

a. Site Location

The Site, 6 Bushrangers Hill is situated on a private suburban lot in Newport. It is approximately 1417m² and is rectangular with an elongated slender north easterly aspect. Siting below the peak of Bushrangers hill, the site slopes from south to north. The site enjoys the intimacy and privacy of a well vegetated sloping block, with dense landscaping providing screening to neighbors on all sides. Site vegetation consists of terraced grounds, managed native and non-native shrubs, trees and other flora.

The lot is bounded on one side by a vacant bushland lot, and by two residential developments on the east and west. The remaining site is bounded by Bungan Head Road, which winds down the hill, sloping toward Betty Morison Reserve and Bungan beach.



Site Location

b. Existing Development/Principal Dwelling

Whilst the middle section of the block is primarily bushland, the principal dwelling and carport are situated in a clearing in the northern portion of the lot. The proposed location for the secondary dwelling is a steep slope at the southern portion of the lot, of approximately 21 degrees, with natural banks and five keystone retaining walls that provide some terraced

localized flat ground. The site is naturally landscaped with a prominent eucalypt tree, other minor trees of low landscaping significance, native and exotic shrubbery; the significant tree will be maintained within the proposed development. Please see attached Arboricultural Impact Report for further detail. The site is accessible from both north and south – the proposed secondary dwelling will be accessed by Bungan Head Road.



South Elevation – Bungan Head Road Access

c. Surrounding Development

Surrounding land uses are as follows:

- Low Density Residential Property
- Bushland Reserve (Public Recreation)
- Public Beach (Public Recreation)

Surrounding Points of Interest:

- Betty Morison Reserve
- Bungan Head
- Bungan Beach
- Commercial Centre of Newport

3. THE DEVELOPMENT PROPOSAL

a. Proposal Description/Architects Directive for Design

It is proposed to construct a new environmentally sensitive secondary dwelling at the southern portion of the block, that utilizes the natural aspects of the site. The proposed dwelling consists of a one bedroom, two storey building with an upper carport platform and native landscaping which integrates indoor/outdoor spaces. The open carport platform situated just off street level accommodates for storage toward the north and covered off street parking toward the south. The inhabitable spaces step downward following the natural slope of the site.

The proposed dwelling has been designed to connect with the landscape in which it sits – with indoor to outdoor connection, and a structure that follows the natural fall of the site.

The design is considerate of views, solar access, and privacy to both the occupants and the neighbors.

For the occupant, the primary views are directed outwards to the north, capturing the bushland aspect of the site. For the neighbors, the new dwelling is a slender and aesthetically considered object that sits well back from the neighbours front building line, directing its views away from neighboring properties, and is nestled within the landscaping, encouraging vistas towards the vegetation and the north. The siting, design and material selection of the proposed dwelling will deliver environmental performance, establish synthesis with contextual character, and provide a durable, cost-efficient, lasting building for future occupation.

The access to the dwelling will be a small, unobtrusive driveway that enters from Bungan Head Road. The first point of entry will be the initial carport platform, which extends just off street level to connect the driveway. The entrance to the dwelling arrives on the second floor, from the terraced stair passage that traces down the eastern border of the site. This level houses the key open plan living spaces and bathroom/laundry space, with connection to the western outdoor natural terrace. The first floor serves as an undercroft space, and master bedroom to the north. Architectural drawings are included with the development application.

b. Future Character of Pittwater

The proposed development is aligned with the characteristics of Pittwater. It is respectful and mindful of the existing microclimates and ecosystems, and their hazards, whilst paying homage to the natural beauty that surrounds it.

4. GUIDING PRINCIPLES

a. Environmental Performance

The proposed dwelling will achieve excellent thermal comfort through siting, design consideration, and material selection. Passive cooling in the summer will be achieved through extended eaves and natural cross ventilation. The thermal comfort of the building is enhanced with management of thermal mass in the concrete elements.

In addition, the operable northern and western facades allow for maximum solar flexibility according to the season, no artificial heating or cooling will be required.

b. Construction

On a steeply sloping site, the secondary dwelling is designed, and will be constructed for longevity, durability and minimal maintenance. The safety of the occupants is of the highest priority, and all construction will be in accordance with Australian Standards.

c. Demolition

Minimal excavation will occur, and measures will be taken to reduce erosion and control sediment. No significant native trees will be removed as a result of this proposal. Please see attached Arboricultural Impact Report for further detail. Several less prominent trees will be removed; native low water species will be integrated in the landscape plan to reestablish the natural environment of the site.

d. Bulk & Scale

The proposed secondary dwelling will have a floor space area of 74m². Figured below 25% of Principal Dwelling – the longitudinally sited dwelling considers the long narrow nature of the site to achieve minimal visual impact and uphold desired character of the area.

5. ADDRESSING THE PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

complies	1.9 Suspension of Covenants, agreements and instruments
complies	2.1 Land Use Zones Zone E4 Environmental Living Comment: The proposed secondary residential development is permissible with the consent of council.
complies	4.3 Height of Buildings Comment: The proposed secondary dwelling complies with the maximum height restrictions, in accordance with sub clause 4.3 (2D): Despite sub clause (2) development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if: (c) The building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and (d) The buildings are sited and designed to take into account the slope of the land to minimize the need for cut and fill by designs that allow the building to step down the slope.
not applicable	4.6 Exceptions of Development Standards Comment: N/A
complies	5.4 Controls Relating to Miscellaneous Permissible Uses Comment: The proposed secondary dwelling is permissible with council consent, as it does not exceed 25% of the total floor area of the Principal Dwelling.
complies	5.10 Heritage Conservation Comment: According to the Heritage Map – Sheet HER_017, the site is not listed as a place of heritage significance. Nor will the proposed development disturb any nearby heritage-listed items.
complies	7.1 Acid Sulfate Soils Comment: Class 5 The site of the proposed development does not reside within 500m of any adjacent Class 1, 2, 3, or 4 Land.
complies	7.2 Earthworks Comment: Please refer to Geotechnical Report + Architectural drawing set for scope of works.
complies	7.7 Geotechnical Hazards Comment: Please refer to attached Geotechnical
Report complies	7.10 Essential Services Comment: Site is connected to existing Mains infrastructure. Suitable Vehicle access will be provided

on the southern boundary, in addition to the existing access on the northern boundary.

6. ADDRESSING THE PITTWATER 21 DCP AMENDMENT 10

Preliminary Advice

3.0 Administrative Controls

complies	3.1 Submission of a DA and payment of appropriate fee Comment: Compliant.
complies	3.2 Submission of a Statement of Environmental Effects Comment: Compliant
complies	3.3 Submission of supporting documentation (Site Plan/Survey Plan/Development Drawings) Comment: Compliant.
complies	3.4 Notification Comment: Compliant.
complies	3.5 Building Code of Australia Comment: The proposed works have been designed to be constructed in accordance with the Building Code of Australia.
complies	3.6 SEPPs and SREPs Comment: Refer Section 7 of this document.
not applicable	3.7 Designated Development Comment: Not applicable to this development.

not applicable

4 Integrated Development

Comment: Not applicable to this development

not applicable

5 Referrals

5.3 Referral to NSW Office of Environment and Heritage.
Comment: The proposed development is not on land that is critical habitat. It is not likely to significantly affect a threatened species, population, or ecological community or its habitat.

PART A - SHAPING DEVELOPMENT IN PITTWATER

A4 Localities

complies	A4.10 Newport Locality Comment: "...A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land..." Pittwater LEP 2014...
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The proposed development is consistent with the desired future character of the Newport Locality, which is characterized by a predominantly low-density urban residential area, with dwellings built along the plateaus and slopes.

In keeping with the low-density urban residential area, the proposed dwelling is two storeys. This is sympathetic to the surrounding properties and the existing dwelling. It will be positioned within the landscape, and steps down, in order to increase the integration with the surrounding landforms.

As a secondary dwelling on a large well-vegetated block, it seeks to maintain low site coverage and generous spatial separation of the two built forms. The local native tree canopy and vegetation will be retained and enhanced to assist blending into the natural environment. Wildlife corridors will be maintained and enhanced, minimizing the impact on native fauna achieved through the longitudinal positioning of the dwelling toward the eastern boundary. The building colours and features have been designed to harmonise with the natural environment, with earthy tones and locally recognizable textures and colours chosen, celebrating the natural bushland integral to the area.

PART B - GENERAL CONTROLS

not applicable	B1 Heritage Controls
	B1.3 Heritage Conservation - General Comment: This property is not heritage listed.
not applicable	B1.4 Aboriginal Heritage Significance Comment: The property is not identified as meeting the criteria for being a potential Aboriginal place or containing an Aboriginal object.
	B3 Hazard Controls
complies	B3.1 Landslip Hazard Comment: Please see attached Geotechnical Report.
complies	B3.5 Acid Sulphate Soils Comment: The Pittwater Council Acid Sulphate Soils Map identifies the site to be Class 5, and the proposed works will not be within 500m of adjacent Class 1,2,3 or 4 lands. The proposed development is in accordance with the Acid Sulfate Soil Manual.
not applicable	B3.6 Contaminated Land and Potentially Contaminated Comment: N/A

B4 Controls Relating to the Natural Environment

complies B4.2 Flora and Fauna Habitat Enhancement Category 2 Land
Comment: The proposal does not include any removal of native trees or bushland vegetation that will endanger the habitat for locally native plant and animal species, threatened species population, or endangered ecological communities.

B5 Water Management

complies B5.3 Greywater Reuse
Comment: There is no treatment for re-use of dwelling wastewater proposed at this time. If wastewater was proposed to be re-used an approved treatment device would be installed with treated water used to flush toilets and for sub surface irrigation of landscape plants. All waste from treatment system would be discharged to Sydney Waters' sewer system based on their approval.

complies B5.4 Stormwater Harvesting

Comment: A water storage tank of 10,000L is proposed to be installed, located below the driveway and to the south west of the site. The water storage tank is to provide storage of rainwater for re-use in the dwelling. Rainwater is to be re-used for toilet flushing, laundry and external hose taps.

complies B5.7 Stormwater Management – On site detention
Comment: Please see drawing DA H01

complies B5.8 Stormwater Management – Water Quality
Comment: Water quality discharge from site is to the on site management through soaker trenches, noted on Stormwater Management drawing DA H02.

1. Rainwater tank will be provided with a first flush device and pre-screening for removal of all organic matter.

complies B5.10 Stormwater Discharge into Public Drainage System
Comment: Please see attached Stormwater Management Plan and DA drawing H01 & H02

complies B5.12 Stormwater Drainage & Natural Water Course
Comment: As there is no existing natural water course or overland flow drainage elements located on the

subject lot there will be nil effect resulting from the development.

complies	B6 Access and Parking B6.2 Internal Driveways – Dwelling Houses
complies	B6.3 Off Street Parking Requirements Comment: Please refer to drawing DA 200 Level 1 Floor Plan for proposed off street parking
complies	B8 Site Works Management B8.1 Construction and Demolition–Excavation & Landfill Comment: The proposed development is seeking to minimize excavation by siting itself on the steep slope, and stepping down with the land. This will result in a small amount of excavation that will not have an adverse impact on any structures, bushland or significant trees. It will not adversely impact any adjoining properties. Any excess material excavated from land identified as subject to possible landslide hazard or other geotechnical constraints will be removed from site. Any excavation will comply with the requirements of the Geotechnical Risk Management Policy for Pittwater as outlined in White Geotechnical Group's geotechnical report. At this point, there is no landfill required for the proposed development, however, if landfill is required, all imported landfill will consist of Virgin Excavated Natural Material (VENM) and will not contain any materials that are contaminated and will comply with relevant legislation.
complies	B8.2 Construction and Demolition - Erosion and Sediment Management Comment: Erosion and sedimentation prevention measures will be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands during construction.
complies	B8.3 Construction and Demolition – Waste Minimisation Comment: Site waste will be recycled where possible, both reused within the new dwelling as well as sent to recycling facilities. Non-recyclable waste will be disposed of responsibly.
complies	B8.4 Construction and Demolition – Site Fencing & Security Comment: The site will be protected by site fencing where applicable for the duration of the works.

complies	B8.5 Construction and Demolition – Works in the Public Domain Comment: No works will occur in the public road reserve.
complies	B8.6 Construction and Demolition – Traffic Management Plan Comment: The proposed development will not require transportation of excavation or fill material. Any excavated material will be recycled as fill.

PART C – DEVELOPMENT TYPE CONTROLS

	C1 Design Criteria for Residential Development
complies	C1.1 Landscaping Comment: Refer Landscaping Drawings undertaken by Dupe-Stutchbury. The proposed development is aligned with the Landscaping controls set out by Pittwater Council DCP, the landscaping strategy involves a very high presence of native low water use plants avoiding formal landscaping in favor of a natural and self-sustained landscape approach requiring minimal maintenance and water use. A bush regeneration strategy is implemented to enhance and protect the existing flora and fauna. Only undesirable plants are to be removed, the proposed development is designed to incorporate and celebrate the significant tree as outlined in the attached Arboricultural Report.
complies	C1.2 Safety and Security Comment: The building design: <ul style="list-style-type: none">• Allow visitors who approach the front door to be seen without the need to open the door.• Due to the nature of the sloping site, the building is not within a reasonable distance of public places in order to increase casual surveillance.• Minimises opportunities for concealment and avoids blind corners.• Incorporates adequate lighting to minimize the possibility of vandalism or damage, yet is designed to minimise electricity consumption and annoyance to neighbors. In addition: <ul style="list-style-type: none">• The driveway and street number is clearly visible from the street.• The entrance to the building is clearly visible from the driveway.

complies

C1.3 View Sharing

Comment: Please see attached Architectural Drawing Set for an outline of the secondary dwellings scale and presence within the neighbouring view lines.

No 18 Bungan Head Road

Views from this property are concentrated north down the steep slope. There are minimal openings on the eastern face, and as the proposed dwelling sits 4.5 metres back from this properties frontline there is little to no view overlap.

No. 22 Bungan Head Road

Views from this property are concentrated north, down the steep slope. There are minimal openings on the western façade that borders the proposed development, and as the secondary dwelling sits 11 metres back from this buildings frontline there is little to no view overlap.

complies

C1.4 Solar Access

Comment: Please refer to DA 100 for solar access diagrams.

The proposed development is designed to maximize solar access during winter and control solar access during summer through the awnings and shading devices.

The private outdoor areas and windows to the principle living area will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

complies

C1.5 Visual Privacy

Comment: The nature of the slender, sloping section of the site leads to all views being directed down the slope to the north. As the building sits well to the south of the neighboring buildings frontline, the dwelling does not impinge on the neighbours northern aspects. The landscaping plan will seek to re-vegetate the edges of the site, and provide visual privacy.

complies

C1.6 Acoustic Privacy

Comment:

The proposed development is designed to minimize noise transmission between dwellings and from public spaces (in this instance, the road). Set backs are adhered to on all boundaries, providing adequate separation in terms of noise transfer. In addition, the incorporation of soft surfaces and the layering of spaces assist in this.

complies	<p>C1.7 Private Open Space</p> <p>Comment: The proposed secondary dwelling occupies 5.22% of the full block, with the inclusion of the primary dwelling, the total built form will occupy approximately 34.15% of the full block, leaving 65.85% as private open space for the occupants.</p> <p>The middle section of the block is bush land, and sections of naturally flat terraced ground. The proposed secondary dwelling contains a landscape plan that caters for soft landscaped outdoor areas, mostly comprised of naturally banked flat grass terraces surrounding the dwelling.</p>
complies	<p>C1.9 Adaptable Housing and Accessibility</p> <p>Comment: N/A</p>
complies	<p>C1.11 Secondary Dwelling</p>
complies	<p>C1.12 Waste and Recycling Facilities.</p> <p>Comment: Refer to Erosion and Sediment Control Plan drawing DA 510.</p> <p>Waste and recycling receptacles will be stored in the proposed storage structure to the south of the main dwelling.</p>
complies	<p>C1.13 Pollution Control</p> <p>Comment: The proposed development is designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise, and/or land pollution. Inclusion of natural building materials such as timber + stone and modern techniques of prefabrication and durability have been considered.</p>
complies	<p>C1.19 Incline Lifts and Stairways</p> <p>Comment: No incline lifts have been provided.</p>
complies	<p>C1.23 Eaves</p> <p>The proposed dwelling has eaves on the northern, eastern, and western elevations of the building in order to provide optimum summertime shading and winter passive heating.</p>

PART D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D10 Newport Locality

complies	<p>D10.1 Character as Viewed from a Public Place Comment: The dwelling is visible from the Bungan Head road entrance, with the carport presenting at human scale to the streetscape and minimized by landscaping and vegetation. As prescribed within the character of Newport Locality, the visual impact of the built form is second to the landscaping and vegetation, positioned into and becoming a part of the landscape. The dwelling is of high design quality, designed to enhance and encourage views into the surrounding landscaping. The material selection encourages the building to integrate into the scenery.</p>
complies	<p>D10.3 Scenic Protection – General Comment: The proposed development enhances and encourages the regrowth of vegetation, and through landscaping and maintenance of existing vegetation minimizes the visual impact on the natural environment when viewed from the road whilst maintaining a public view corridor down the western boundary.</p>
complies	<p>D10.4 Building Colours and Materials Comment: Please refer to the material sample board submitted with this application. Building colours and materials will be in muted tones that harmonise with the natural environment. Concrete, Metal and Australian Hardwood are the primary materials. All finishes are of a low reflectivity.</p>
complies	<p>Height Comment: Please refer drawing DA 400 Section B. The height limit of 8.5m has been primarily adhered to. It follows the natural slope of the site, and sits below the tree canopy, and is designed to enhance the bush land surrounding it, and captures solar aspect and views.</p> <p>Variation – There is a minor section of the northern eave that sits within the 10m-height variation. The building is located on a slope of approximately 21 degrees, and is situated to minimize the amount of cut and fill required. The variation is justified as per the DCP:</p>
complies	<p>D10.7 Front Building Line Comment: Please refer to DA 120 Site Plan.</p>

The proposed Secondary dwelling sits back from Bungan Head Road, adhering to the prescribed setback for Land Zoned E4 Environmental Living, as outlined in DCP.

The carport level sits partially within this setback, due to the steep grade and narrowness of the site and the careful placement of the structure around the prominent grey ironbark tree. This section of carport is read as a transparent framed structure, upholding the contextual nature of street frontage along Bungan head road.

complies

D10.8 Side and Rear Building Line

Comment: Please refer to drawing DA 210 Site Plan
As per DCP, the Secondary dwelling sits 2.5m from the western site boundary, and 1m from the eastern boundary.

complies

D10.11 Building Envelope

Comment: Please refer to drawings DA 120 Site Plan, DA 330 North Elevation and Section A and DA 400 Section B. The proposed dwelling sits inside of the designated building envelope in accordance with sloping site variations.

complies

D10.13 Landscaped Area- Environmentally Sensitive Land

Comment: Please refer to DA 120 Site Plan and DA 500 Landscape Plan undertaken by PSA.

The proposed development, in conjunction with the principal dwelling only occupies 34.15% of the overall site as outlined below in the Area Schedule. The rest of the site consists of an existing natural ecology (vegetation, bushland etc.) cleared native grass areas, and some landscaped areas. The proposed development is within the allocated maximum site coverage of 566sqm or 40% of the site

Area Schedule	m ²
Main Dwelling	409.96
Secondary Dwelling	74
Total	483.96
Overall Site Area	1,417
Proposed site coverage	34.15%

Strategies have been implemented in order to increase the use of porous materials and finishes. The proposed development enhances and encourages the native vegetation to prevail.

complies D10.15 Fences- Flora and Fauna in Conservation Areas

The proposed secondary dwelling does not require any fencing, leaving the streetscape open and safe in addition to allowing the unhindered passage of native animals through the site.

complies D10.16 Construction, Retaining Walls, Terracing, and Undercroft Areas

Comment: In the proposed development, some excavation will be required in order to encourage the building design to respond to the landscape and environmental sensitivity. The building design uses the natural topography and existing terracing to minimize the amount of excavation required, and therefore minimizing the need for further retaining walls and terracing. Any retaining walls, and terracing will be constructed in accordance with the geotechnical report from White Geotechnical Group and to the engineer's details to remove risk to an acceptable level.

None of the retaining walls or terracing will be able to be viewed from a public place. The proposed dwelling does not create any undercroft areas, which exceed 3.5m in height.

**Appendix 5 – GEOTECHNICAL RISK MANAGEMENT
POLICY FOR PITTWATER**

Refer to Geotechnical Report undertaken by White Geotechnical Group.

**Appendix 9 - LANDSCAPE AND VEGETATION
MANAGEMENT**

Refer DA 500 Landscape Drawing undertaken by PSA.

7. ADDRESSING THE PITTWATER SEPPs AND PROPOSED SEPPs

complies **a. SEPP**
(BUILDING SUSTAINABILITY INDEX: BASIX) 2004
Comment: A BASIX Certificate has been submitted as part of this development application.

8. CONCLUSION

The proposed secondary dwelling, and carport platform has been designed to manage views, maximize solar access and to provide privacy to the occupants and the surrounds.

The proposed dwelling is naturally ventilated and the design of facades and orientation of windows, promote efficient controllable cross ventilation, producing effective building comfort. Eaves and shading devices are designed to protect the building in summer but to allow maximum solar penetration in winter. There are no privacy, acoustic, or overshadowing issues to adjacent buildings as a result of this proposal.

The position of the secondary dwelling encourages a deliberate connection to the landscape, and a celebration of the streetscape identity that surrounds it. Materials and colours are selected to fit with the landscape.

The proposal represents excellence in responsive architectural design, and is consistent with the character of the area, and will not cause any damage to the amenity of the area or to the environment.

The proposed development, as described in this SEE, has been demonstrated to be consistent with all planning objectives and provisions set out for the use of the land.

The application is permissible under the Pittwater Local Environmental Plan 2014.

Council's consent to the proposed construction of a new secondary dwelling, at Lot 7 DP 263921, 6 Bushrangers Hill, Newport, is requested.