



**2 – 6 PALM ROAD,
NEWPORT
Newport Bowling Club Kiosk**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE
CHANGE OF USE TO A KIOSK**



Report prepared for
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1.0 Introduction

- 1.1 This is a statement of environmental effects for the change of use of an existing storage shed within the grounds of the Newport Bowling Club to a takeaway kiosk offering light refreshments, and the construction of a new pergola extending from the shed.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 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
 - Architectural drawings prepared by Alanna Smit Structural Interiors
 - BCA Report prepared by GRS Building Reports
- 1.4 The proposed development is fully compliant with the objectives of Council controls, considerate of neighbouring residents and streetscape and results in improved facilities for the Newport area. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the eastern side of Barrenjoey Road in Newport, in the grounds of the Newport Bowling Club. The carpark is a public carpark and not owned by the Bowling Club.
- 2.2 The site is a triangular shaped lot which forms a portion of the lot associated with the Newport Bowling Club. The site runs parallel to the main road with the carpark as a buffer between the road and subject site. The site is currently occupied by three small single-storey storage sheds and an open grassed area, which backs on to the bowling greens.
- 2.3 The site is surrounded by similar commercial activities, with the main road being host to numerous small cafés as well as open parks and the beach offering spaces for recreational activities.
- 2.4 The site is in close proximity to the Newport Town Centre.

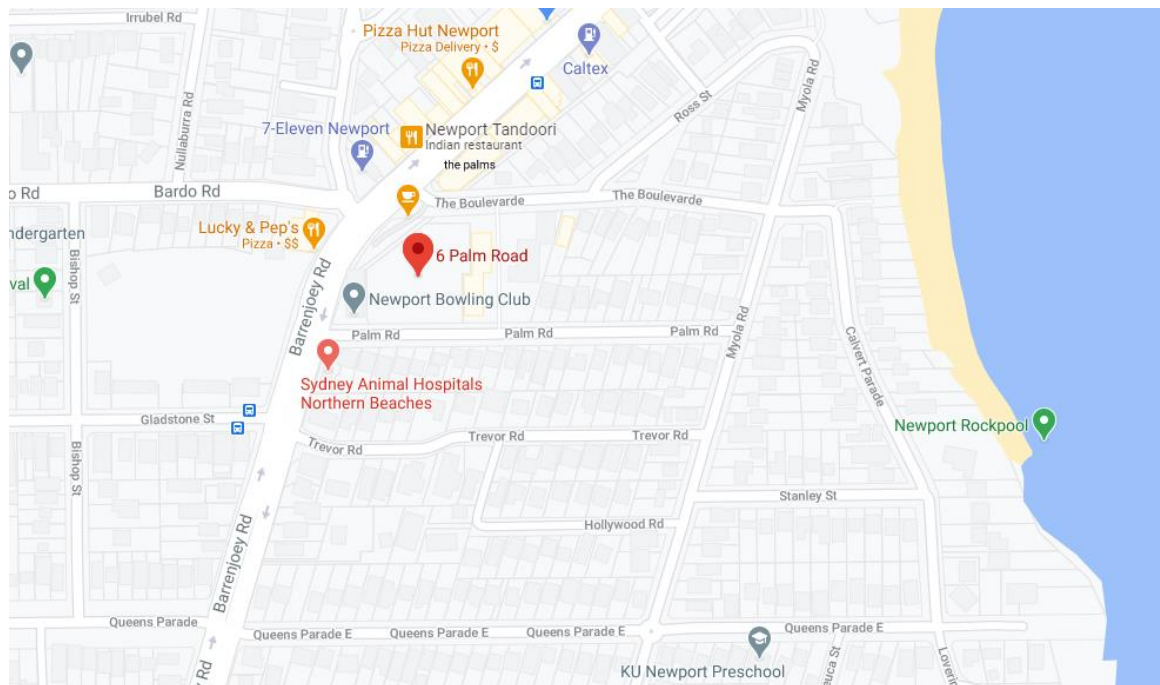


Figure 1. Location of the subject site



Figure 2 Aerial photograph of subject site (SIX maps)

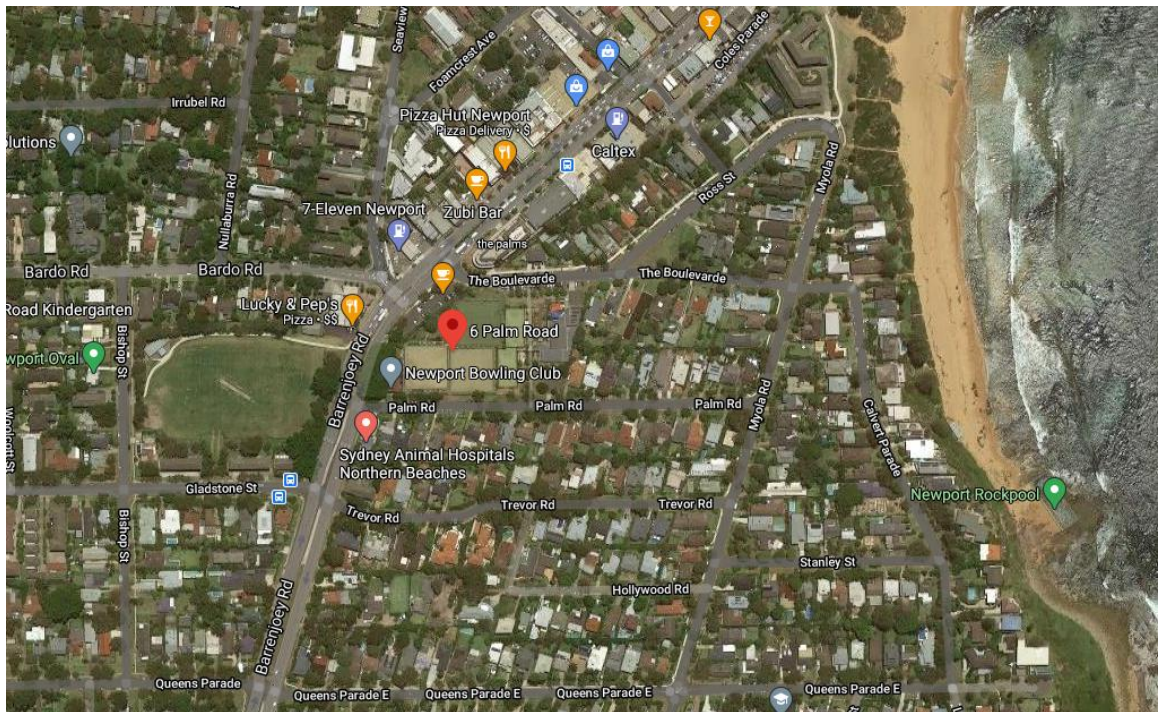


Figure 3 The site within the locality



Figure 4 The site looking South-East



Figure 5 The proposed kiosk



Figure 6 Area of the proposed Pergola



Figure 7 Open space looking south of the kiosk area and shows proximity to bowling greens



Figure 8 Open space looking north showing adjacent bowling greens



Figure 9 Adjacent Bowling greens to the south of proposed kiosk site

3. Proposed Development

3.1 The proposed development is change of use for the existing shed into a kiosk with the construction of a new wooden pergola to provide an outdoor seating area.

3.2 The works proposed include the internal fitout of the shed to facilitate the making of snacks/light meals and drinks.
The internal fitout will include:

- Food display
- Benches
- Coffee machine
- Toaster
- Dish washer
- Fridge

The works will also include the addition of two new windows, one on either side of the shed and a new door located on the eastern side of the shed. A wooden pergola is proposed to extend over the paved area adjacent to the service window offering a covered area to patrons, surrounded by associated landscaping.

3.3 Hours of operation:

	Café operational hours
Monday	6am – 6pm
Tuesday	6am – 6pm
Wednesday	6am – 6pm
Thursday	6am – 6pm
Friday	6am – 6pm
Saturday	6am – 6pm
Sunday	6am – 6pm

The proposed hours of operation are typical to that of a kiosk and is appropriate with minimal impact to neighbouring uses. The users of the kiosk would be diverse but mainly the members of the Newport Bowling Club.
The Club provides separate male and female toilets.

3.4 Number of Staff:

The café is proposed to be staffed by 2-3 persons.

3.5 Proposed number of tables

The pergola area will accommodate 18 people seated. There will be no seating in the shed area.

3.6 Operation of the Kiosk:

The kiosk is anticipated to have:

- up to 2 regular deliveries per day
- irregular deliveries which may occur once per week or once per fortnight (e.g. beverages, dry, packaged goods and the like), and
- 3 garage collection services per week.

3.7 Bathroom Facilities

Kiosk users will be able to use the adjoining bathroom facilities of the Newport Bowling Club which includes one male and one female toilet.

4. Zoning

4.1 The zoning under the provisions of the Pittwater LEP 2014 is RE1 Public Recreation.



Figure 10 Extract from PLEP2014 zoning map

Restaurants and cafes are permissible uses with development consent in the RE1 zone.

5. Statutory Framework

5.1 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned RE1 Public Recreation pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed kiosk is permissible with development consent under this zoning.

The objectives of the RE1 zone are addressed below; and demonstrated to be achieved by the proposed development.

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To allow development that does not substantially diminish public use of, or access to, public open space resources.*
- *To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.*

The proposed development is a compliant and compatible use providing services which will meet the day to day needs of the workers, residents, and visitors to the immediate area. There will be minimal impacts on the environment, with only minor physical works proposed.

Height of buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The existing and proposed structure is compliant with this council control, with the height of the new pergola being compliant at 3.27 metres.

Heritage Conservation

The site is located within a site nominated as containing a heritage item in Schedule 5 of the LEP. No. 6 palm Road, Newport being the Newport Bowling Club and its grounds are a nominated heritage item. The Newport Bowling Club is socially significant to the Newport community with more than 80 years as a

recreational facility. It will hold some significance as a gathering place and its provision of recreational facilities for the community.

The change of use of the shed in the grounds to a kiosk will not be to the detriment of retaining the heritage significance of the site. The kiosk use is complementary to the Bowling club use and allows for its continuation. The only works proposed are very minimal with the pergola an easily removable structure which has been designed to have minimal impact on the view to the heritage item.

Acid Sulphate soils

The site is located in an area nominated as Acid Sulphate soils Class 4. No additional information is required for the proposed development as the works will not disrupt the soil.

Earthworks

No significant earthworks are proposed.

Flood Planning

The site is identified as being in a high risk precinct for flooding. The existing park land area is already used for social gatherings. The continued use will result in no change. The change of use to a kiosk is reasonable with no new built works of significance and no additional works impeding flood waters.

Essential Services

All essential services are already provided with the existing shed having electricity and water installed.

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 proposed development proposes minor physical works with the development of the pergola. Overall, the

proposal retains the character of the area with the change of use of the shed to a kiosk appropriate to the Newport character.

Part B General Controls

Heritage Conservation

The site is a heritage item, with the change of use being appropriate and the minor works including a pergola considerate of the character and significance of the Newport Bowling Club.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. No significant works are proposed and accordingly no issues will arise.

Hazard Controls

The site is flood prone. The change of use does not require any significant building works and accordingly will not result in any impediment to the flow of flood waters.

Persons visiting the kiosk may sit in the lawn area which is already open to the public and no greater risk will result.

Landscape and Flora and Fauna Enhancement Category 3

The surrounding open space remains landscaped and unchanged.

Water management

The site is connected to the sewer system.

No significant construction works are proposed. Any additional waste is to be collected by private contractors.

Access and parking

No additional parking is proposed or required with the kiosk use being ancillary to the existing Bowling Club services.

Site works and management

The waste from the proposed works will be minimised and managed in accordance to Council controls and regulations.

Part C Design Criteria for Other development

Safety and Security

The conversion of the shed to a kiosk will have a minimal impact with safety and security being retained.

View Sharing

No views will be impacted by the proposed development.

Building Facades

The existing shed will retain its character, with the addition of a pergola providing some protection from environmental elements.

The pergola will not be visually intrusive and will sit well within the surrounding site.

Energy and Water Conservation

Energy efficient compliances

Waste and Recycling Facilities

These will be implemented to match Council requirements.

Signage

No sign is proposed for the site.

Protection of residential amenity

Residences are not immediately neighbouring. However, the small change of use will not be to the detriment of residential amenity for neighbours on the Boulevard or Palm Road with limited hours of operation and the use being of far lesser impact than the Bowling Club and other services along Barrenjoey Road.

Undergrounding of Utility Services

There will be no impact.

Public Road Reserve – Landscaping and Infrastructure

There will be no impact.

Food Premises Design Standards

If Council were to require any upgrades to the kitchen facilities these will be undertaken as required by conditions of consent.

Take-away Food Premises

The proposal does not have drive through services.

Part D – Newport Locality

Minimal physical works are proposed, and the development is appropriate retaining the same physical form as existing and approved.

Character as viewed from a public space

There will be no impact.

Scenic Protection

There will be no impact.

Building colours and Materials

Existing colours of the shed will be maintained to complement the existing facility and bowling club.

Front Building Line

There will be no impact.

Side and Rear Building Line

There will be no impact.

Fences

No fences 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 RE1 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.

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 development is a change of use and will not cause any negative impacts to the 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. Parking will be unchanged.

Public domain

The proposed development includes only the pergola and internal fit out and accordingly the public domain will be only minimally and positively impacted.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is flood affected but with no physical works, there will be no detrimental impact.

Economic impact in the locality

The inclusion of the ancillary kiosk on the bowling club grounds is to the benefit of the entire Newport Bowling Club facility and the local community.

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 includes the construction of a pergola extending from the service area. The structure is designed to suit the surrounding design of building and will not be detrimental to the surroundings.

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.

Construction

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

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

The proposed development includes minimal works.

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?

The adjacent development does not impose any unusual development constraints. This kiosk is in a favourable location with it sharing land with the already existing bowling club, which hosts groups of people regularly.

Are the site attributes conducive to development?

The site is appropriate for the use of a kiosk.

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 providing a kiosk in a positive location for outdoor groups to meet or locals to pick up takeaway.

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. Conclusion

- 7.1 The proposed development application for the change of use of an existing shed to a kiosk 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 fully compliant development is considered worthy of Council's consent.