
To; **GENERAL MANAGER**
Northern Beaches Council

Date: 7th June 2019
Re: Proposed demolition of existing outbuildings
at 376 Barrenjoey Road, Newport

STATEMENT OF ENVIRONMENTAL EFFECTS

1. INTRODUCTION

The statement of environmental effects accompanies documentation prepared by Spaceplus ref: 19122 sheets1-5 dated 13.05.2019 for submission to Northern Beaches Council as a development application for proposed demolition of existing outbuildings at 376 Barrenjoey Road, Newport (Lot 1 / DP 221072).

The proposal is for the demolition of outbuildings includes toilet and storage.

In this document, the scheme is presented and assessed having regard to the relevant planning controls of Northern Beaches Council, i.e. Pittwater Local Environment Plan 2014' and Pittwater 21 Development Control Plan'.

2. THE SITE

The subject site is identified as Lot 1 in DP 221072, 376 Barrenjoey Road, Newport. The subject site area is 232.4m².

There are no site conditions, which represent any constraints on the proposed development as summarised below:

- The site does not contain any significant topographical features;
- Heritage items are not located on the site or in its immediate locality;
- The surroundings do not possess any significant views;
- There is no evidence of any filling being placed on the site, nor there is evidence of any land contamination; and

3. DESCRIPTION OF THE PROPOSAL

The proposal consists of the following works:

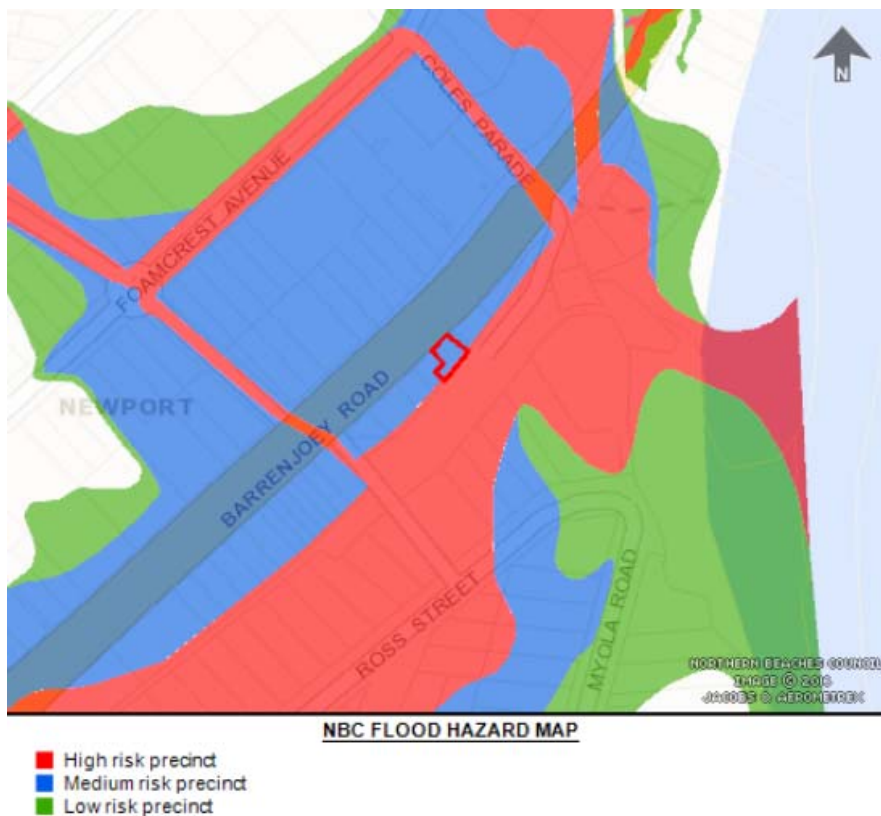
- i. Demolish existing outbuilding 1 (Toilet).
- ii. Demolish existing outbuilding 2 (Storage).

Existing toilet & storage was used for existing restaurant (Ground floor), however, storage & toilet in not in use at the moment. After removing existing storage & toilet, concrete slab will be proposed.
Existing door & window will be replaced with new door & window at lower ground level.

4. COMPLIANCE WITH 'Pittwater Local Environment Plan 2014'

LEP 2011	Requirements	Compliance
Land Zone	B2 (Local Centre)	N/A Existing Commercial & residential use is permissible and proposal does not include any change of use.
Maximum Building height	11.5m	N/A Proposal does not include any change of Building height.
Flood Risk	Medium Risk	N/A Proposal does not change any level or use of the building.

[Flood Risk Management Policy 2017 - Medium Risk](#)



The site is within Medium risk precinct of Flood.

5. COMPLIANCE WITH 'Pittwater 21 Development Control Plan'

DCP 2015	Requirements	Compliance
<i>Section A – Shaping Development in Pittwater</i>		
A4.10 Newport Locality	<p>The desired future character for the commercial centre</p> <ul style="list-style-type: none"> • A range of small scale commercial, professional and residential uses on Seaview Parade, Foamcrest Avenue and the western portion of Coles Parade, distinct from the primary retail 'main street' focus on Barrenjoey Road and Robertson Road. • Retention and enhancement of the clusters of cafe/dining uses on Barrenjoey Road and Robertson Road. • Active land uses on highly visible sites at the northern and southern ends of the commercial centre, with a high degree of interaction with the public domain. • The retention and enhancement of special character sites and uses that contribute to Newport's identity including beachfront areas, the openness of the Bramley Avenue car park, the church and the community facilities at the southern end of the villa • Consolidation of the community focus of the Bowling Club / Croquet Club site with new, diverse community and recreational uses. 	<p>(Yes)</p> <p>The proposal is largely consistent with the desired character of the Newport Commercial Centre as:</p> <p>The proposal will not change any existing building features, activity or land use.</p> <p>The proposal will enhance the use of the site.</p>
<i>Section B – General Controls</i>		
B2 Density Controls		

<p>B2.3 Subdivision - Business Zoned Land</p>	<p>Any lot (or lots) to be created by a subdivision of an existing lot (or lots) shall be accessible from a public road or street.</p> <p>Any lot (or lots) are to be capable of providing for the construction of a building which is safe from hazards, does not unreasonably impact on the natural environment, does not adversely affect heritage, and can be provided with adequate and safe access and services.</p> <p>The re-subdivision of individual or groups of shops or office units subsequent to development consent may be carried out by any method of subdivision including Strata Subdivision, Community Title Subdivision, or Torrens Title Subdivision. Parking spaces, loading bays, and space for any other purpose forming a part of a sole occupancy unit are to be allocated to the unit. Landscaped areas, access areas and signage not forming part of an individual unit must be included as common proper</p>	<p>(NA)</p>
<p><u>B3.11 Flood Prone Land</u></p>	<p>1.1 Performance Criteria</p> <ul style="list-style-type: none"> (a) SITE LAYOUT AND BUILT FORM: The site layout and ultimate built form of the proposed development should be compatible with the flood risk. Site analysis and layout should incorporate flood risk as a critical element in site planning. (b) PUBLIC INTEREST: The proposed development should not result in increased risk—to human life or damage to property or infrastructure—beyond acceptable limits. (c) PRIVATE AND PUBLIC COSTS: The economic and social costs, which may arise from damage to property from flooding, should not be exacerbated by proposed development. (d) FLOOD EFFECTS CAUSED BY DEVELOPMENT ACTIVITY: Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain. (e) DRAINAGE INFRASTRUCTURE AND CREEK WORKS: Any proposed works on drainage infrastructure or natural creeks, whether or not carried out as flood modification measures, shall: <ul style="list-style-type: none"> a. Not cause adverse flooding impacts; b. Not result in a loss of flood storage; c. Increase protection of existing and proposed development; and d. Not have a detrimental impact on the environment. (f) BUILDING COMPONENTS: Building components and materials likely to be affected by flood waters should be designed, built and installed so as not to be damaged by those floodwaters. (g) STRUCTURAL SOUNDNESS: The proposed development shall be designed and constructed so that it remains structurally sound for its intended life taking into account all the likely flood events during that lifetime. (h) STORAGE OF GOODS: Goods that are likely to amplify the damages arising from flood events—including but not limited to pollutants and toxic chemicals—shall be stored so as not to find their way into floodwaters. (i) FLOOD EMERGENCY RESPONSE: Proposed developments should only be permitted where effective warning time and reliable access is available for evacuation from an area potentially affected by floods to an area free of risk from flooding. Such an area may be within the same building where a shelter-in-place option is appropriate and achievable. The emergency response should be consistent with the 	<p>(NA)</p> <p>Proposal is only for demolition of existing outbuildings and will not change any site built form, public interest, Building component, Structural soundness of existing.</p>

	<p>Flood Emergency Response Planning for Development in Pittwater Policy where it applies to the land. The proposed development should have procedures in place (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate goods and motor vehicles during a flood and are capable of identifying an appropriate evacuation route.</p> <p>(j) FLOOR LEVELS: All floor levels within a proposed development shall be set at the required prescriptive level with additional consideration for the following:</p> <ul style="list-style-type: none"> a. The passage of flood waters; b. The purpose for which that floor area is to used; c. The relationship with the surrounding roadways; d. The relationship with the existing building if the proposal is an extension; and e. Surrounding built form and streetscape. <p>(k) FENCING: Fencing shall be designed and constructed so that it does not impede and/or direct the flow of floodwaters, add debris to floodwaters or increase flood affectation on surrounding land.</p>	
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Pittwater DCP & LEP contains a set of performance criteria of dwellings in terms of site coverage, landscaping, building height, building setbacks, roof design and features, solar access and overshadowing and fences and each performance criteria has corresponding design solutions and controls. The proposal will not change any existing condition relation to controls outlined in the DCP & LEP.

6. SEDIMENTATION AND EROSION CONTROL

Sedimentation and erosion control plan is depicted on the architectural plans showing:

- Sediment and erosion control fence and detail to lower part of the site
- Details showing temporary construction exit/entrance.

7. CONCLUSION

The proposal will have negligible adverse environmental effects and will be a positive asset to the adjoining properties.

The proposal satisfies the objectives of Pittwater council DCP & LEP is therefore worthy of support to grant Council's consent.

Kind Regards,
Shin Young, Joung / Director



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 Member of BDAA 2878-19