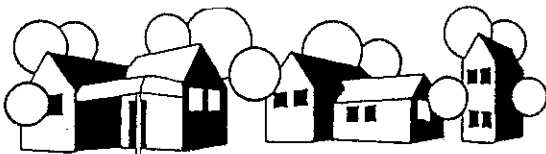


## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**101 BUNGAN HEAD ROAD, NEWPORT**

**LOT 25 DP 10423**

**PITTWATER COUNCIL**



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## **GENERAL**

### **Site**

The property is Lot No. 25 in DP 10423 known as 101 Bungan Head Road, Newport.

The site is located at Newport within the Pittwater Council area. Newport is an established residential locality incorporating mainly single free standing houses and low density developments. The site enjoys good accessibility to a wide range of goods & services within the local government area.

Currently, the site comprises a two storey timber clad residence. The site is basically rectangular with a street frontage of 18.290m and sides of 51.370m with a total site area of 939.4m<sup>2</sup> (refer to Survey Plan No. 19945, prepared by Bee & Lethbridge Surveyors).

The building stands wholly within the boundaries of the property and does not encroach upon any adjoining property or road.

### **Proposal**

The existing property has a garage attached to the house with a driveway from Bungan Head Road that is inaccessible due to its excessive gradient. The garage cannot be used.

The proposal is to build a new carport with a vehicle access bridge from Bungan Head Road and associated store room under to allow parking for one vehicle on the site.

## **DESIGN, DENSITY & STREETScape**

### **General**

The proposal takes into consideration the neighbouring properties and has been designed to minimize impact to their amenity. The transition levels for the proposed driveway have been designed to maximise the level of the carport below the street line.

### **Setbacks**

The proposal is set on the front boundary and is set back 1.795m from the side boundary.

### **Landscaped Area**

The post development landscape area is 630.2m<sup>2</sup> which is 67.08% of the site area – complying with Pittwater Council's LEP and DCP controls.

## **Building Envelope**

The front of the carport complies with Pittwater Council's building envelope but due to the slope of the land the rear of the carport breeches the envelope due to the steep nature of the site.

- The carport is partially below the street line. Its scale and density is below the height of the trees of the natural environment.
- The carport sensitively relates to the spatial characteristics of the existing natural environment.
- The bulk and scale of the proposal has been minimized.
- Views and vistas are not compromised from public or private places.
- Solar access is not compromised to neighbouring properties.
- Vegetation is maintained to visually reduce the built form.

## **Siting and Scale**

The bulk and scale of the proposed carport as viewed from the public domain is minimal due to its location. The garage design is typical of traditional building types in Pittwater with a pitched roof form.

The proposed carport will sit comfortably in the existing context without being visually dominant or overly prominent due to its location below the street level.

The proposed garage will have no impact on any views enjoyed by surrounding properties.

## **Solar Access**

The proposal is single storey. The impact of additional overshadowing from the proposal to adjoining properties is nil due to its location being south of the neighbouring residence. Refer to Shadow Diagrams.

## **Privacy and Overlooking**

No neighbouring properties will be affected by privacy and overlooking.

## **Building Lines**

Due to the nature of the site, complying with Council's building line is not practicable.

## **Fencing**

The current fences will be preserved.

**Storm water**

Storm water from the proposed carport will be directed to Council's storm water line located on the western side of the property.

**Landscaping**

Good landscaping exists to the entire site. The proposal only requires the removal of 4.4m<sup>2</sup> of existing landscaped area.

**Social and Economic Effect**

It is considered that the proposal will have no adverse social and/or economic effects on the locality.

**Size and Shape and Property**

The subject property is a rectangular shaped block with a predominant northern orientation. The proposed carport is considered to reflect the nature and density of the immediate locality.

**Environmental Constraints to Development**

The subject site generally is not known to experience any form of environmental constraint, be it tidal inundation, flood prone or bushfire risk, but is affected by potential subsidence and slip.

The property is zoned E4 – Environmental Living area as shown on Pittwater Council's LEP map. The proposal cannot be seen from the waterway and will maintain existing natural landscaping and land form.

**Relationship to Adjoining Lands**

It is felt that this development proposal is in keeping with surrounding residential developments in the suburb of Newport and immediate adjoining suburbs.

**Traffic and Carparking**

It is anticipated that the development of this proposal will have no adverse effect on traffic movements in the locality. It is anticipated that this proposal will not contribute any significant traffic numbers to the local road system and/or surrounding collector roads.

## **Public Transport**

The subject property enjoys good proximity to public transport networks and it is considered that this development proposal will have no significant impact on the existing public transport system servicing the locality.

## **Availability of Utility Services**

Access to essential services such as water, sewer and electricity are readily available.

## **SUMMARY**

To conclude, a summary of the main points of this proposal are listed below:

1. The development does not adversely affect the natural or built environment;
2. The development does not adversely affect the landscape or scenic quality of the locality;
3. The development will not generate any adverse social and/or economic effects on the locality;
4. The existing development is considered compatible to that of the locality by way of character, location, siting, bulk, scale, shape, size, height, density, design or external appearance;
5. The subject property is not constrained by reason of its being subject to tidal inundation, flood prone or bushfire risk, but is potentially affected by subsidence and slip;
6. Is compatible to development on adjoining lands;
7. The development does not generate exceptional traffic, nor adversely affect the movement of traffic in the immediate and surrounding neighbourhood;
8. The development does not place undue demand on existing public transport services;
9. Utility services are available and adequate for the proposed development;
10. The development does not adversely affect the existing or likely future amenity of the immediate and surrounding neighbourhood.

*The following section of this report details an assessment of this development proposal under the relevant Heads of Consideration outlined in Section 79C(1) of the Environmental Planning and Assessment Act, 1979.*

**The provision of any environmental planning instrument**

The proposal is subject to the provisions of Pittwater Council's Local Environmental Plan and the relevant supporting council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

The subject property is zoned E4 Environmental Living under Pittwater Local Environmental Plan and the proposed development is a permissible use within this zone.

**Any draft environmental planning instrument**

There are no draft LEP or DCP affecting the land.

**Any development control plan**

The development has been designed to comply with the requirements of the Pittwater Council's Residential DCP.

It is considered that the proposed design respects the aims and objectives of the DCP.

**Any planning agreement under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F**

No matters of relevance are raised in regard to the proposed development.

**Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance are raised in regard to the proposed development.

**The likely impacts of that development including environmental impacts of the natural and built environments, and the social and economic impacts in the locality**

For the reasons discussed in this statement, it is considered the proposal will not result in an unreasonable environmental impact upon the adjoining properties or the Sydney Harbour catchment and foreshore.

**Suitability of the Site - Section 79C (1) (c)**

It is considered the subject site is suitable for the proposed development as it is zoned E4 Environmental Living and is surrounded by developments of a similar character, scale and use. The site is of a sufficient area and dimensions to accommodate the development.

**Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

**CONCLUSION**

The proposal has been assessed against the requirements of 79C(1) of the Act, Pittwater Council's Local Environmental Plan and Pittwater Council's DCP.

It is our opinion that this application for the carport and associated works as described in the application is supportable and may be approved by Council under delegated authority.

**Ken Yardley**  
**5 May, 2016**