

# ENVIRONMENT IMPACT STATEMENT

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Proposed double Garage with new residential Lift and lower level family room to fully utilised the land for a retired family

Property Address: 185 Prince Alfred Street Newport

Date: February 2020

Applicant: Development Application

Owner: Mr and Mrs Boguradzki

By : Hom Te

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# 1 Site and Surrounds

No. 185 Prince Alfred Street Newport. Is located at a prestigious location which enjoy uninterrupted water view, the site is irregular in shape (battle axe) with a frontage of 50 metres approx. and private access road which has an area of 1277m<sup>2</sup>

The subject site is located in a residential area. The allotments in this area has a north-south orientation in general. Because of the sloping topography, nearly all buildings are built on slopes and the buildings are closely spaces. The site is currently used as a free standing residential, the land zoned of E4 Environmental living





#### **PITTWATER LAND ZONING MAP**

Neighbourhood Centre	Environmental Conservation	Medium Density Res
Local Centre	Environmental Management	Large Lot Residential
Mixed Use	Environmental Living	Public Recreation
Enterprise Corridor	Light Industrial	Private Recreation
Business Park	Working Waterfront	Rural Landscape
National Parks and Nature Reserves	Low Density Residential	Special Activities

## **2 Proposal**

The proposal is a new garage and residential lift with family and store room at lower level

Described detail as follows;

New double garage with extend existing concrete slab and install new residential lift for convenient and easy living with which provide additional family room with store area to lower level with timber frame floor fit on to existing timber pole structure.

## **3 Planning Controls**

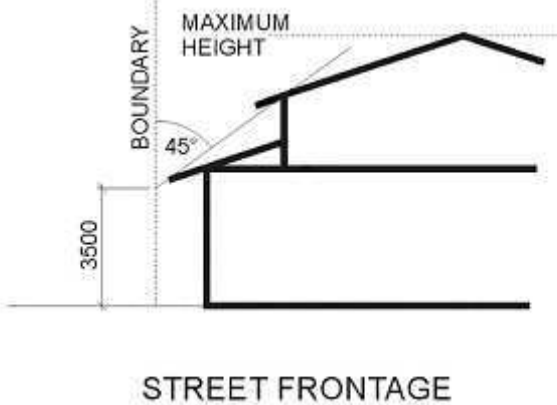
The subject site is included within the E4 Environmental Living zone

### **3.1 Pittwater 21 Development Control Plan**















Land to which this control applies

Land in the Newport Locality zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living

**Pittwater 21 DCP**

<p><b>Building Envelop</b></p>	 <p>The diagram illustrates the building envelope rules for the street frontage. A vertical line on the left is labeled 'BOUNDARY'. A horizontal line at the top is labeled 'MAXIMUM HEIGHT'. A 45-degree angle is indicated between the boundary line and a line extending from the building's roofline. A vertical dimension of 3500 is shown. The bottom of the diagram is labeled 'STREET FRONTAGE'.</p>	<p><b>Comply</b> Garage setback 3.5m from side setback</p>
<p><b>Outcomes</b> Improved visual aesthetics for building facades. (S)</p>	<p><i>Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.</i></p>	<p><b>Comply</b> The material and build for are to match existing house</p>
<p><b>Character as viewed from a public place</b></p>	<p><i>An analysis of the character of the proposed development as viewed from Public Place(s) demonstrating that the proposal:</i>  <i>compliments the desired future character of the Locality;</i>  <i>has a visual impact which is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation; (En, S, Ec)</i>  <i>is of high quality and is designed to address the natural context of the area and any natural hazards; (En, S)</i>  <i>does not dominate the streetscape and is at human scale, and, within residential areas, buildings give the appearance of being two-storey maximum; (S)</i>  <i>ensures parking structures are minimised and secondary to the built form, landscaping and vegetation; (S)</i>  <i>provides access to public places and spaces which is clear and defined. (S)</i></p>	<p><b>Comply</b></p>
<p><b>Building colours and materials</b></p>	<p><i>Achieve the desired future character of the Locality. The development enhances the visual quality and identity of the streetscape. (S)</i>  <i>To provide attractive building facades which establish identity and contribute to the streetscape.</i>  <i>To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater.</i>  <i>The colours and materials of the development harmonise with the natural environment. (En, S)</i>  <i>The visual prominence of the development is minimised. (S)</i>    <i>Damage to existing native vegetation and habitat is minimised. (En)</i>    <i>The use of materials with low embodied energy is</i></p>	<p>The lower level addition with all material to match existing</p>



	<p>encouraged. (En)  New buildings are robust and durable with low maintenance requirements. (S)  In the Newport Commercial Centre, roofs of lighter colours are permitted to improve the thermal performance of the roof system. (En, Ec, S)</p>	
	<p><b>Controls</b>  External colours and materials shall be dark and earthy tones as shown below:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="margin: 5px;"> Black ✓</div> <div style="margin: 5px;"> Dark grey ✓</div> <div style="margin: 5px;"> Dark green ✓</div> <div style="margin: 5px;"> Dark brown ✓</div> <div style="margin: 5px;"> Mid grey ✓</div> <div style="margin: 5px;"> Green ✓</div> <div style="margin: 5px;"> Brown ✓</div> <div style="margin: 5px;"> Dark blue ✓</div> </div> <p>White, light coloured, red or orange roofs and walls are not permitted:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="margin: 5px;"> White ✗</div> <div style="margin: 5px;"> Light blue ✗</div> <div style="margin: 5px;"> Red ✗</div> <div style="margin: 5px;"> Orange ✗</div> <div style="margin: 5px;"> Light grey ✗</div> <div style="margin: 5px;"> Beige ✗</div> </div>	Proposed new external cladding colour "gray"
<b>Side &amp; Rear Building Line Setback (metres)</b>	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	<b>Comply</b>
<b>Landscape</b>	Landscaped area on land zoned E4 Environmental Living shall be 60% of the site area.	<b>Comply</b> refer to A01 The design was based on the natural topography with minor excavation on the rear adjacent to hill for stair access the impact to natural is minimum
<b>View</b>	<p>② An assessment of the views available from the property, and views from other properties and public domain areas which may be affected by the proposal.</p> <p>② An analysis of any view loss and explanation of the design features and location of the proposed structure in terms of how the proposal seeks to achieve equitable view sharing and view retention.</p> <p>② An explanation of the proposal's compliance with the Land and Environment Court's Planning Principles for viewsharing.</p>	<b>Comply</b> As site analysis the addition will not affect any view from surrounding
<b>Solar access</b>	A statement outlining how solar access and natural light will be accessible to the proposed development, and demonstrating that the impact of the proposed development on the adjoining properties is acceptable in terms of restriction of solar access and natural light.	<b>Comply</b> As the topography of the site solar access will not have any side effect to the surrounding area
<b>Privacy &amp; Overshadowing</b>		<b>Comply</b> Due to the lower level addition the siting of garage the issue of privacy and shadow is minimum

## 4 Planning Assessment

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The use of the land for purposes of residential living, aligns with policy guidance contained within the Planning Scheme. In this regard, the proposal is appropriately located on the site with the topography

The likely effect of the proposed use on the surrounding land uses will be minimal as the site is currently operation as a free standing residential

The design is of a contemporary built form that responds to the scale and form of existing and emerging development. Lower level storey, built form that will not adversely impact the immediate area and surrounds it is improving the overall amenity and landscaping.

Furthermore, the siting and design of the proposed development will not have any unreasonable shadowing to adjacent properties. The garage siting of the hill allow for clear view lines to be maintained along roadways thereby maintaining acceptable safety standards for vehicles access

In conclusion, it is evident that the built form and use responds to the intent of the E4 Environmental Living zone to achieve a good balance.

For these reasons and the views expressed in the supporting documentation the proposal represents an appropriate and desirable planning outcome that should be supported.