

X

**All Walls Pty Ltd  
Ashley Bullen  
19 Francis Street  
Fairlight NSW 2094  
Ph: (02) 9977 4155  
ashdzine@bigpond.net.au**

12 August 2007

Pittwater Council  
Attn: The General Manager

Dear Sir

**RE: Statement of Environmental Effects under a local development application for the proposed alterations and additions to 143 Prince Alfred Parade Newport. (Lot 45 and DP N° 13457). Refer Drg N° 07040 – 1, 2 & 3**

Please accept our Statement of Environmental Effects which addresses the following issues:

1. Site Analysis
2. Environmental & Social Effects
3. Streetscape
4. Building Form
5. Privacy
6. Views and Solar Access
7. Stormwater Disposal
8. Landscaping
9. Geotechnical (Landslip)
10. Car parking
11. Demolition
12. Soil and water management
13. Finishes (External)
14. Environmental subjects raised under clauses b4.2 to b4.6 (inclusive)

**REQUEST TO VARY**

**(a) Side Setbacks and Building Envelope**

## **1. Site Analysis**

The existing site is fully developed in terms of residential buildings and landscaping. The building is set on an east-west orientation with the site falling from the rear to the front boundary with the building facing Prince Alfred Parade. The proposed works form part of a local development application. The land is zoned residential 2(A) and it is permissible under this zoning to carry out the proposed works. Refer drawing N° 07040- 1 to 3 for details.

### ***Proposed development***

This development application seeks approval for the alterations of , and first floor addition to an existing dwelling. The existing garage will be retained and modified.

### ***Reference drawings and documents***

- Architectural drawings 07040 – 1 to 3 by All Walls Pty Ltd.
- Topographical Survey by Richard and Loftus (reg Surveyors)
- Geotech report by Jack Hodgson P/L

## ***PROPERTY DESCRIPTION***

### ***Title Description***

Lot 45 in DP 13457

### ***Street Address***

143 Prince Alfred Pde, Newport

### ***Dimensions and description***

The subject property is roughly rectangular in shape with the following boundary dimensions:

North 51.325m

East 8.23m

South 50.75m

West 4.57m & 11.785m

Total site area = 626m<sup>2</sup>

### ***Slope***

The site falls approx 14m from east to west with little crossfall.

### ***Easements***

There are no easements in favour of or over this property.

### ***Covenants***

There are no covenants in favour of or over this property.

### ***Zoning and controls***

Residential under Council's LEP.

Council's Locality Plan N° 13 – Newport West.

### ***Site Data***

Total site area		= 626.0m <sup>2</sup>
Total floor space	(existing)	= 93m.02 (0.15 to 1.0)
	(proposed)	= 197.4 (0.31 to 1.0)
Total built upon area		= 249.0m <sup>2</sup> (40%)
(incl. garage, driveway, house, balconies)		
Soft landscaped area		= 377.2m <sup>2</sup> (60%)

### ***Height controls***

The proposed new dwelling is below the height limit of 10m and meets the objectives of Council's policy in this matter.

## **2. Environmental & social effect**

The proposed development shall be carried out in the Newport West urban area. There is no indication that the proposed development will result in any adverse environmental impact in the area. The proposed alterations and additions to the existing building shall blend in with the existing adjoining dwellings. No trees or existing landscaped areas are affected by the proposed works.

The proposed works shall support local businesses thereby making a positive contribution to the local economy.

### **3. Streetscape & external appearance**

The proposal involves the conversion of an existing single storey residence with no particular architectural features into a two storey building that reflects the modern, contemporary style of architecture. The conversion fits easily into the accepted form of building in terms of design, style and scale that predominates in the West Newport local area.

We submit that the proposed residential dwelling shall have a positive impact upon the streetscape values of Prince Alfred Drive.

### **4. Building Form**

The proposed alterations and first floor addition follow the line of the existing ground floor footprint and as such do not strictly comply with Council side setback controls. Refer to the separate subheading '**Side Setbacks and Building envelope**' for a request to vary the DCP control.

### **5. Privacy**

All viewing windows face away from adjoining open spaces or have a large enough separation between these open spaces to ensure privacy. Privacy screens have been included on the north and south sides of the external decks to preserve the privacy of adjoining residents.

### **6. Views and solar access**

No significant views enjoyed by any surrounding properties are affected by the proposal. No private open spaces are adversely affected by new overshadowing. Refer shadow diagrams on Drg N<sup>o</sup> 07040-2 for details.

### **7. Stormwater disposal**

All stormwater is to be collected and connected to the existing 100 dia. stormwater drainage lines that are then carried to the Council Street gutter in Prince Alfred Parade.

### **8. Landscaping**

The site has existing established gardens which are largely unaffected by the proposed works. The built upon area that is increased by the proposed development is 38.0m<sup>2</sup>.

### **9. Geotech**

See geotech report prepared by Jack Hodgson Consulting P/L

### **10. Car Parking**

The existing a car parking arrangement is for 2 onsite garage spaces, which satisfies councils code requirements for parking.

### **11. Demolition**

The site will be protected at all times by barriers according to Work Cover requirements.

The demolition material will be disposed of to EPA and Council requirements and in accordance with AS2601 'Demolition of Structures'.

### **12. Soil and Water management.**

An approved sedimentation barrier shall be installed and maintained throughout the construction period. Refer Drg. No. 07040-2

### **13. Finishes (external)**

Refer to the finish details on Drg No 07040-1.

### **14. Issues raised in relation to environmental subjects as described in Clauses B4.2 to B4.6 ( inclusive )**

No issues associated with the aforementioned subjects has been raised in connection with the proposed works.

### **Request to Vary**

#### **(a) Side Setbacks and Building Envelope.**

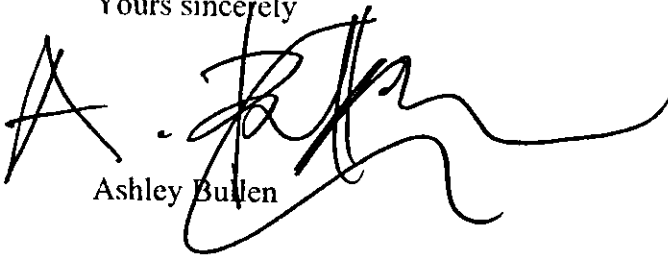
We seek councils permission to vary the numerical controls of the relevant locality plan for the following reasons.

- (1) The outcomes listed below have been fully satisfied by the proposed development.
  - Achieve the desired future character of the Locality.
  - Equitable preservation of views and vistas to and /or from public/private places.
  - A reasonable level of privacy , amenity and solar access is provided and maintained to residential properties.
  - Preserve substantial landscaping , a mature tree canopy and an attractive streetscape.
  - Vegetation is retained and enhanced to visually reduce the built form.
- (2) The footprint and side setbacks for the proposed first floor addition have been determined by the existing ground floor wall positions.

**Conclusion**

For the aforementioned reasons we feel the proposed alterations and additions satisfy the objectives of Councils code requirements and therefore we look forward to Councils support of our proposal.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ashley Bullen', written over a printed name. The signature is stylized and cursive.

Ashley Bullen