

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION FOR PROPOSED ALTERATIONS & ADDITIONS
PROPOSED CARPORT AND STORAGE

AT

DP 709495, LOT 171, 14 PRINCE ALFRED PARADE, NEWPORT NSW 2106

CLIENT

GRANT VALLACK BUILDER

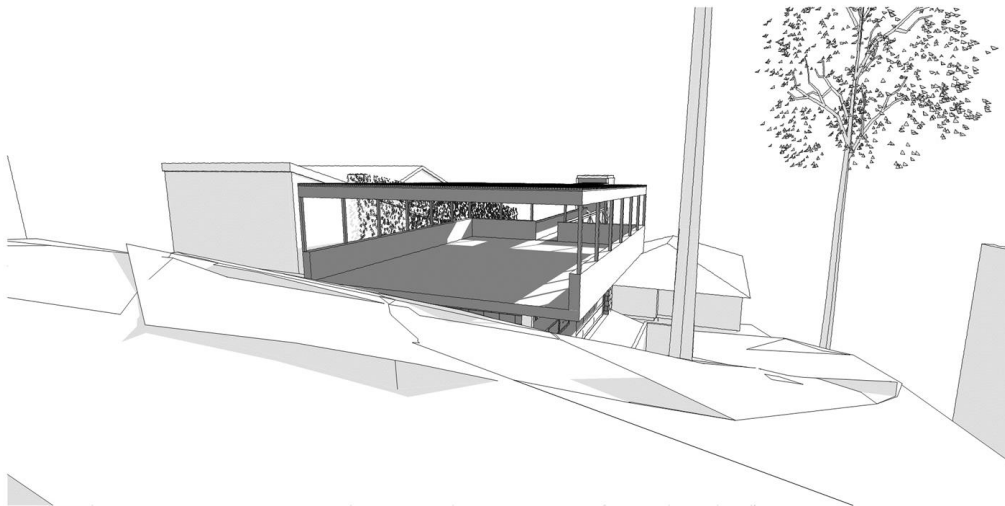


Figure 1 – Artists impression of proposed residence

Statement of Environmental Effects – 14 Prince Alfred Parade, NEWPORT

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PROPOSAL

The proposal is for a carport, storage and lift addition in front of the existing 4 X bedroom, 2 storey, brick veneer dwelling.

The additions consist of an enclosed storage, workshop and cellar on Ground floor and a roofed carport with walkway and lift at the 1st floor.

Proposed alterations will complement the existing construction with slab on ground and concrete block walls built over the footprint of an existing concrete pad.

STATUTORY REQUIREMENTS

PITTWATER LEP 2014

CONTROLS

ZONE	E4	Permitted with Consent
FSR	0.5:1	Complies
BUILDING HEIGHT	The maximum building height set by LEP2014 is 8.5m	Complies

PITTWATER 21 DCP 2004

Pittwater DCP A4.10 Newport Locality Character

Pittwater DCP B6 Access and Parking

Pittwater DCP B8 Site Works Management

Pittwater DCP C1.12 Waste and Recycling Facilities

Pittwater DCP D10 Newport Locality Development Controls

SITE DESCRIPTION

The site is a roughly rectangular shaped block, with access from the East off Prince Alfred Parade.

The sloping site falls away from Prince Alfred Parade from AHD 34.18m in the South-east corner to approx. AHD 16.5m in the North-west corner.

An existing paved driveway and right of access winds through the site from the street to Lot 172 to the West.



Figure 2 – 14 Prince Alfred Pde - Image courtesy of Google Maps

A4 LOCALITIES

A4.10 Newport Locality

Desired Character

The Newport locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape.

The proposed additions are in keeping with the desired character of the natural landscaped setting keeping prominent native trees. Proposed FSR is below the allowed 0.5:1, Flat roofs to the proposed carport and lift reduce the perceived scale.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Proposed additions will have minimal additional impact on existing stormwater infrastructure, the carport and lift will allow improved access to the site.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The proposal accounts for existing canopy trees onsite, utilizing the footprint of an existing concrete slab and retaining wall the proposed development respects the natural slope of the native landscape. Views across and from the site to the water will be maintained with open facades to the walkway and carport.

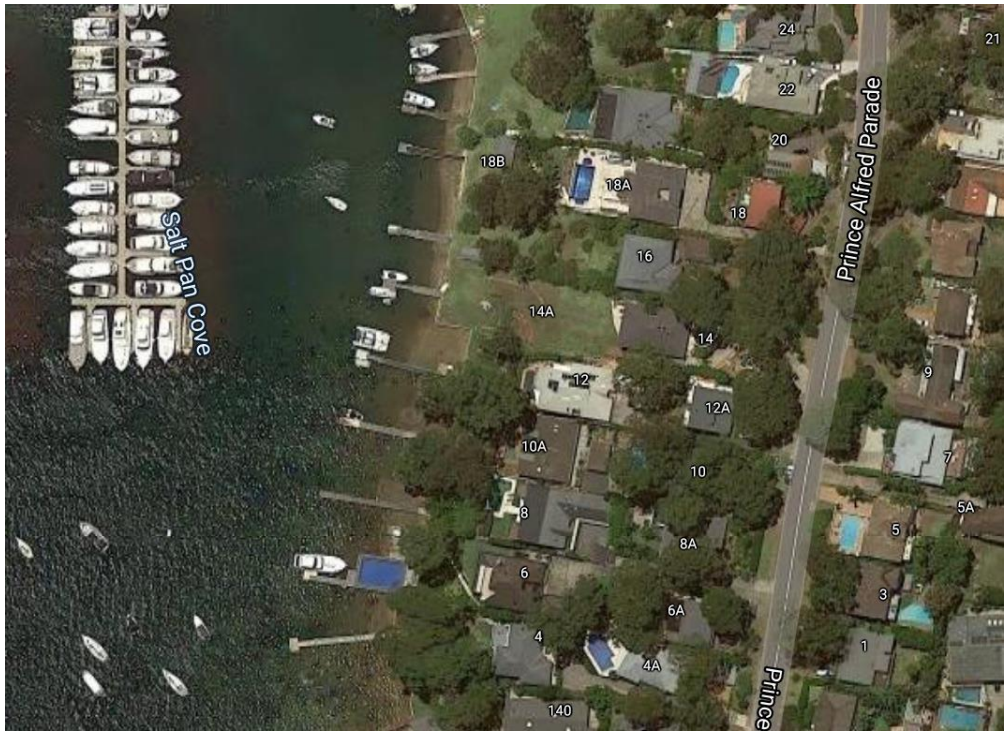


Figure 3: Satellite image of the subject site and surrounding development. Courtesy Google Maps

AREAS

	EXISTING	PROPOSED
SITE AREA	= 1121.0 m2	
GFA	= 273.42 m2	= 362.12 m2
FSR	= 0.24 : 1	= 0.32 : 1

D10.7 / D10.8 SETBACKS

Setbacks required by DCP 2004 are as follows.

LOCATION	DISTANCE Required	Proposed	COMPLIANCE
Street (East) Boundary	6.5m	5.8m	NO
North Boundary	2.5m	10.4m	YES
South Boundary	1m	1.5m	YES
West Boundary	6m	>20m	YES

All building elements are within the required setback lines set by DCP 2004 except for the street boundary setback which is encroaching by 700mm (an 11% encroachment on the setback standard).

STORMWATER QUALITY

The builder will install sediment control to Councils guidelines.

FLOODING

The Site is not subject to flooding.

B6.3 PARKING

The requirements for a two bedroom or more dwelling houses is 2 car parking spaces.

Proposed – 2 Covered Parking Spaces - Therefore the proposed meets minimum compliance requirements.

7.2 WASTE MANAGEMENT

Masonry, Concrete, Timber and plasterboard waste generated by demolition will be disposed of at Kimbriki tip.

VEGETATION

The site is within council's terrestrial biodiversity protection zone, no trees will be removed as part of the proposed development.

BUSHFIRE

The site is not located in a bushfire buffer area according to councils mapping website.

SILTATION CONTROL

During construction, siltation control fencing is to be installed in accordance with Councils instructions.

CONCLUSION

The proposed addition has been designed to provide a high level of amenity, significantly improved vehicle and pedestrian access, whilst meeting the objectives of the planning requirements.