



1183 Barrenjoey road Palm Beach

(also known as 17 Waratah road)

## Development Application

Prepared for: Constable family

Lot 1 SEC 3 D.P. 368941

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### **STATEMENT OF ENVIRONMENTAL EFFECTS**

Development Application

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September 2025

## EXECUTIVE SUMMARY

This State of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Pittwater Council Local Environment Plan 2014, Pittwater Council Development Control Plan 2014 and applicable State Environmental Planning Policies.



### 1.0 Site Description

The subject site is 1138 Barrenjoey road Palm Beach - Lot 1 Section 3 in D.P369941. The site is also known as 17 Waratah road with a pedestrian path linking from the high side at Barrenjoey road to Waratah road and Station Beach fronting Pittwater beyond. The site area is 545m<sup>2</sup>.

The property was purchased late 2024 by Robert and Janet Constable currently living adjacent at number 16 Waratah with a view to providing an improved landscape setting and additional parking / boat storage for their own property. The site has a very steep incline to Barrenjoey road and has historically had the “front” and vehicular access from Waratah road.

The site and dwelling is predominantly north/west facing and has views towards lion island and the western foreshore. The site contains a single two storey weatherboard dwelling and detached garage on the boundary to number 16. Both the house and surrounding landscape are in poor condition and are considered to be beyond economic repair. The site also shares a boundary to 15 Waratah road and the existing dwelling and garage is well set back to this boundary.

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## **2.0 Proposal**

This Development Application is for the demolition of an existing two storey dwelling house and detached garage with new driveway, garage and associated landscape works proposed.

The development is supported by recommendations outlined in the following reports:

- Survey CMS Surveyors 15.07.2025
- Geotechnical Report 2025-J6256 White Geotechnical 1.10.2025
- Stormwater ADCAR SW-100 SW-101 30.9.2025
- Architectural plans - Housed Architects September 7.10.2025
- Landscape plan - Lesiuk Studios LP01-IP06 7.10.2025

The existing dwelling was designed and built around mid 20th century and has remained largely in its original condition. The dwelling is timber weatherboard with concrete block foundation walls. The detached garage, also with concrete block walls, has asbestos roof sheeting. All structures on the site are in poor condition with very little salvageable for reuse or recycling.

The proposed works includes demolition of the dwelling house maintaining the sub floor retaining walls across the site to ensure the site stability. The stepped retaining walls are to form terraced landscape accessible by the original concrete steps and paths - also to be retained.

The original driveway and garage are to be replaced with a new structure and a lowered easily accessible driveway. These works will require a new retaining wall and stairs to access the terraced landscape levels. The new driveway level and stair will tie in with the existing surrounding landscape paths and garden terraces.

Unkept landscape to the street will have noxious plant species and weeds removed and replaced with plants indigenous to the area and in accordance with Pittwater 21 landscape planting policy.

The proposed works improve the landscape amenity to the area and new garage built works aim to integrate with surrounding levels and landscape with little or no additional impact to neighbours and beyond.

The proposed works represents an improvement in the relationship of the building to the site and improved amenity for the residents and has little or no impact to the surrounding neighbours or to the public realm.

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

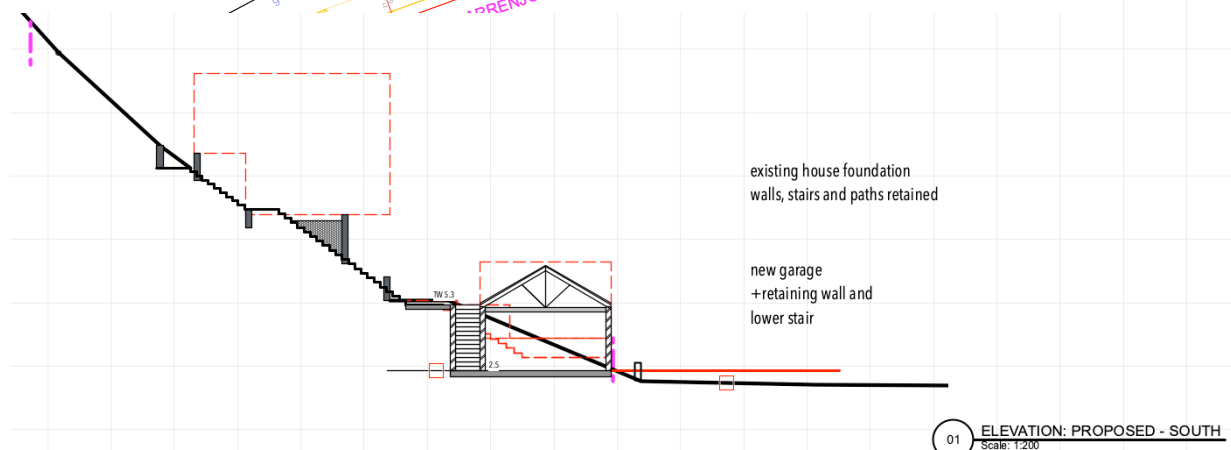
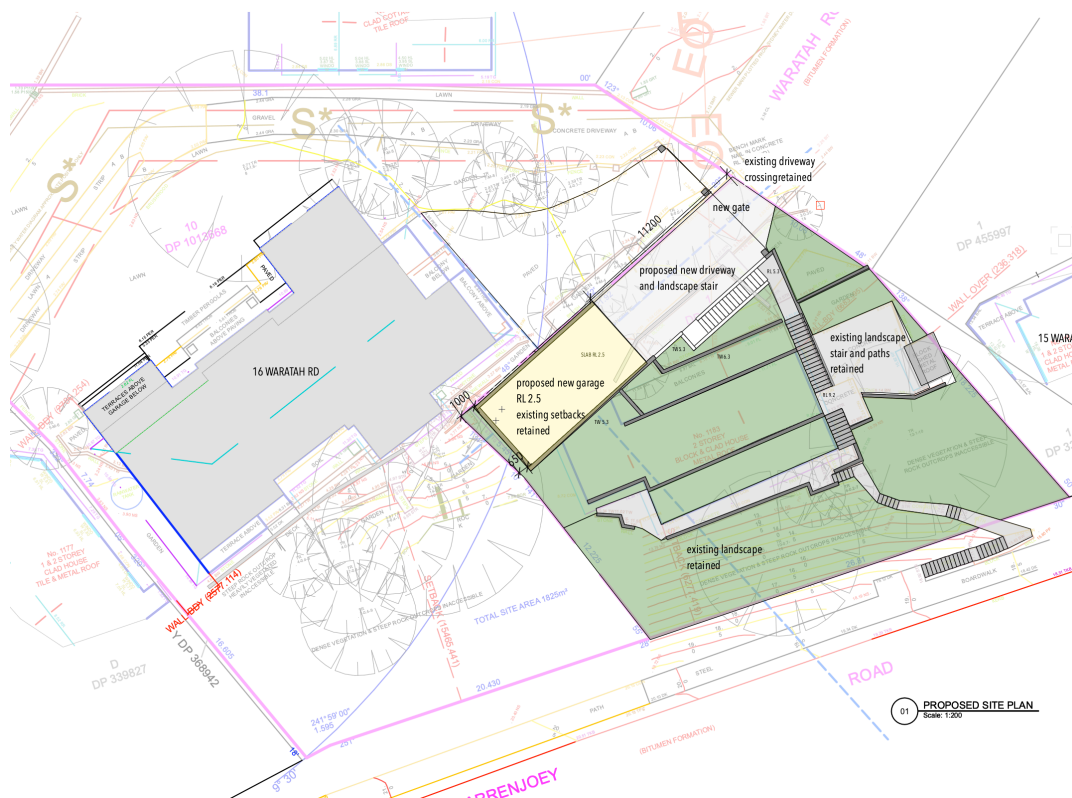
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The proposed new works consists of the following:

1. Demolish existing dwelling + garage + driveway
2. Maintain subfloor retaining walls
3. New driveway and garage
4. Associate landscape works



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### 3.0 Pittwater LEP 2014

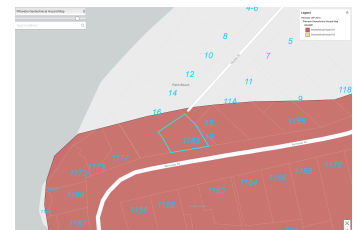
- Site zoned Environmental Living
- the site is 544.7sqm and contains no development standard that fixes the minimum dimensions of the land for the erection of a dwelling house
- Height of Buildings - (8.5) dwelling to be demolished - new single storey garage structure proposed 4.5h
- The site is not within a heritage conservation area nor does it contain a heritage item.
- The site is not located on bushfire prone land
- The site is not affected by Acid Sulphate Soils.
- The site clips the flood planning area at the north-west corner however is not subject to flood based planning controls - The flood planning level is RL 3.2 and 1%AEP flood level for this property is RL2.9 as confirmed by NB Council
- The site is zoned geotechnical hazard H1 on the Landslip Risk Map- see report from White Geotechnical
- The site is zoned for wave action and tidal inundation - not applicable due to non habitable use
- The site is not in and area of outstanding Biodiversity
- This site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.



- Flood Risk Land



- Estuarine Hazard



- Geotechnical Hazard

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## 4.0 Design Criteria

Built form controls as per Pittwater DCP 2014 applied to the proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Heritage Controls		N/A		
B2 Density Control		N/A		
B3 Hazard Control	H1		landslip hazard	see geotechnical report
B4 Natural Environment		weeds and undesirable plant species removed		
B5 Water Management	required for 50sqm hard surface added	OSD		NA
B6 Access and Parking	on site parking	new garage + driveway	11.2m setback	yes
B8 Site works Management		1-2m excavation to south east garage corner	excavation & Landfill waste minimisation	minimum excavation / retaining required
C1.1 Landscaping	Planting To Be in Accordance With Northern Beaches Native Plant List.  Landscape To Comply With Pittwater Council Pittwater 21 Section C1.5	existing trees and vegetation retained  Any Plants on the Noxious Plant List Removed	landscape planting to be in accordance with Pittwater Council Native plant list	yes
C1.2 Safety and Security		gates to barrenjoey rd and Waratah driveway	improvement to safety for pedestrian and vehicular access	yes
C1.3 View sharing		no impact - existing dwelling removed	no additional impact to existing site landscape conditions	Yes
C1.4 Solar Access		no impact - existing dwelling removed	no impact to adjoining private space	Yes
C1.5 Visual Privacy		reduced impact - existing dwelling removed		Yes

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C1.6 Acoustic Privacy		dense shrubs to barrenjoey rd frontage to mitigate traffic noise		Yes
C1.7 Private Open Space		sunny private spaces retained		Yes
C1.8 Dual Occupancy		N/A		
C1.9 Accessibility		N/A		
C1.10 Building Facades		N/A		
C1.11 Secondary Dwellings		N/A		
C1.12 Waste and Recycling		Existing council collection maintained		Yes
C1.13 Pollution Control	Minimise impact to health or environment			
C1.14 Separately Accessible Structures	N/A			
C1.15 Storage Facilities	N/A	additional garage storage	upgrade existing garage structure for storage	Yes
C1.16 Ancillary Structures		proposed garage		
C1.17 Swimming Pool Safety	N/A			NA
D12.1 Character from Public Space		garage well setback from frontage	upgrade landscape setting	
D12.2 Scenic Protection		garage set back to streetscape		
D12.3 Building Colours and materials		masonry + timber + colorbond roofing		Yes
D12.5 Front Building line	6.5m	11.2m to garage		yes
D12.6 Side and Rear	existing side setbacks retained	650-1000 to garage	side boundaries consistent with existing conditions	yes
D12.8 Building Envelope	3.5/45deg			Yes
D12.9 Landscape Area	sixty percent E4 zoning	64%	increase from existing	yes

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Built Form Controls	Requirement	Proposed	Comments	Complies
D12.12 Fences	N/A	existing		yes
D12.13 Construction		brickwork masonry to floor level + timber weatherboard		

## Summary

The impacts of the proposed demolition of the existing residential dwelling and alterations and reconstruction of the existing garage at 1183 Barrenjoey rd is minor and has been designed to maintain and improve the landscape amenity of the site.

The proposed structural works are consistent with the existing built form and as such have minimal environmental impact on the site and surroundings.

The development responds to the characteristics of the site and the qualities of the surrounding neighbourhood and is considered a reasonable response to further development of the site.

The proposed works are supported by the Geotechnical, hydraulic and landscape consultant recommendations.

The proposal fulfils the aims and objectives of Northern Beaches Council planning instruments and has no adverse impacts on the site and surrounding neighbours and is in accordance with Section 79C of the NSW Environmental Assessment Act.

The proposed works are a positive contribution to the locality by enhancing landscape amenity and as such can be considered in the public interests to approve these works.

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