Statement of Environmental Effects 106 Rose Avenue Wheeler Heights NSW For PHOEBE BUCHANAN

RAPID PLANS

ABN:
ADDRESS: PO Box 6193 French's Forest D.C. 2086
TELEPHONE: (02) 9905-5000
FAX: (02) 9905-8865
EMAIL: gregg@rapidplans.com.au
Builders Lic No: 82661c

Issue 1.00

TABLE OF CONTENTS

1 INTRODUCTION 3
2 THE EXISTING BUILDING 4
2.1 Site 4
2.2 Local Authority 4
2.3 Zoning 4
2.4 Planning Controls 5
2.5 Context and Streetscape 6
2.6 Existing Areas of the Dwelling 7
2.7 Existing off-street parking 7
2.8 Existing Landscaping 7
3 THE PROPOSAL 8
3.1 Features of the Proposal 8
3.2 Present and Future uses of the Residence 9
3.3 Purpose for the additions 9
3.4 Materials and finishes proposed to be used 9
3.5 Height 10
3.6 Site Controls 10
3.7 Setbacks and Siting 11
3.8 Access and Traffic 13
3.9 Privacy, Views and Outlook 13
3.10 Solar Access and Overshadowing 14
3.11 Acoustic Privacy 14
3.12 Water Management 14
3.13 On-Site Detention 14
4 ENERGY EFFICIENCY 15
4.1 Orientation 15
4.2 Passive Solar Heating 15
4.3 Passive Cooling 15
4.4 Natural light 15
4.5 Insulation and Thermal Mass 16
4.6 Waste Management 16
4.7 Siting and Setback 16
Development on Sloping Land 16
4.8 Bush Fire Prone land 17
4.9 Building Form 18
4.10 Roof Form 18
4.11 Walls 18
4.12 Windows and Doors 18
4.13 Garages and Carports 19
4.14 Colour Scheme 19
4.15 Fences and Gates 19
4.16 Garden Elements 19
5 CONCLUSION 19
5.1 Summary 19
6 APPENDIX 1 – Schedules 20
6.1 Schedule of finishes 20

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 106 Rose Avenue Wheeler Heights.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)[1].

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 [2] (LEP), the Warringah Development Control Plan 2011 [3] (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

[1]Environmental Planning and Assessment Act 1979*;*
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.
[2] Warringah Local Environmental Plan 2011;
< https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>.
[3] Warringah Development Control Plan 2011;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the West side of 106 Rose Avenue Wheeler Heights.
Site Address: No 106 Rose Avenue Wheeler Heights

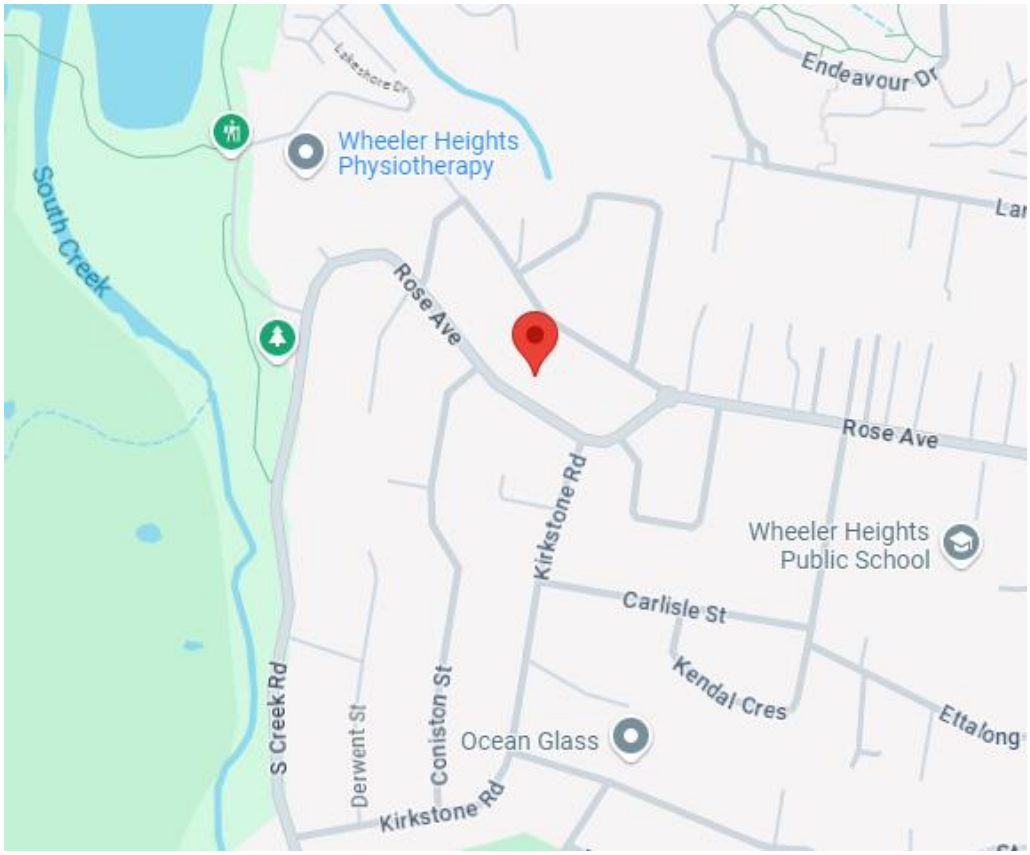


FIGURE 1: LOCATION PLAN 106 Rose Avenue Wheeler Heights. [4] Source Google Maps.

2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 10 DP.206961 known as 106 Rose Avenue Wheeler Heights, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

[4] Location Map; <https://www.google.com/maps/place/106+Rose+Ave,+Wheeler+Heights+NSW+2097/@-33.7261177,151.2797024,16z/data=!3m1!4b1!4m6!3m5!1s0x6b0d559e2453935b:0x21f470180cb26077!8m2!3d-33.7261177!4d151.2797024!16s%2Fg%2F11crvsqt_k?entry=ttu&g_ep=EgoyMDI1MDEyMC4wIKXMDSoASAFQAw%3D%3D>.

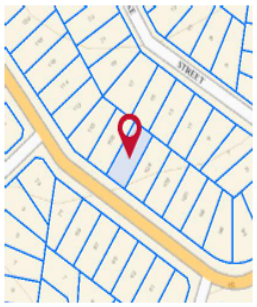
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

NSW GOVERNMENT

Property Report

106 ROSE AVENUE WHEELER HEIGHTS 2097



Property Details

Address:	106 ROSE AVENUE WHEELER HEIGHTS 2097
Lot/Section /Plan No:	10/-/DP206961
Council:	NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 24-5-2024)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area D - Collaroy Plateau Area Flanking Slopes 5 to 15

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 106 Rose Avenue Wheeler Heights,[5] Source Spacial Viewer DoIPE.

[5] DoPIE, Planning Portal <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The subject property is located on a street characterized by its garden suburb aesthetic, defined by small and large trees with mature street trees, and a mix of small shrubs that contribute to the natural streetscape. This street is typical of the garden suburb style, with the mature street trees creating a canopy over the avenue and properties featuring a harmonious blend of trees and small shrubs.

The existing dwelling is a single storey home situated on the low side of Rose Avenue, offering views to the northwest over the residential areas of Wheeler Heights. Directly opposite the property are residential homes that further contribute to the area's character.

The surrounding neighbourhood predominantly consists of single- and double-storey homes representing a mix of period architecture and modern designs. As a low-density R2 zone, the area retains its identity as a garden suburb, where the garden setting of homes and the seamless flow of greenery around and between properties are integral to its significance and appeal. This submission emphasizes the importance of preserving these defining features of the area while considering any proposed development.

FIGURE 3: Street View, 106 Rose Avenue Wheeler Heights. Source Google.com.[6]

[6] Google.com <https://www.google.com/maps/@-33.726386,151.279521,3a,75y,29.18h,90t/data=!3m7!1e1!3m5!1sV_dI2eSqxUW87WXvSGkxKg!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via a front pathway to the front of the dwelling and an existing concrete driveway.

2.7 Existing off-street parking

There is parking available for 1 car in the existing garage.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area. The existing landscaping is to be maintained where possible for this development.

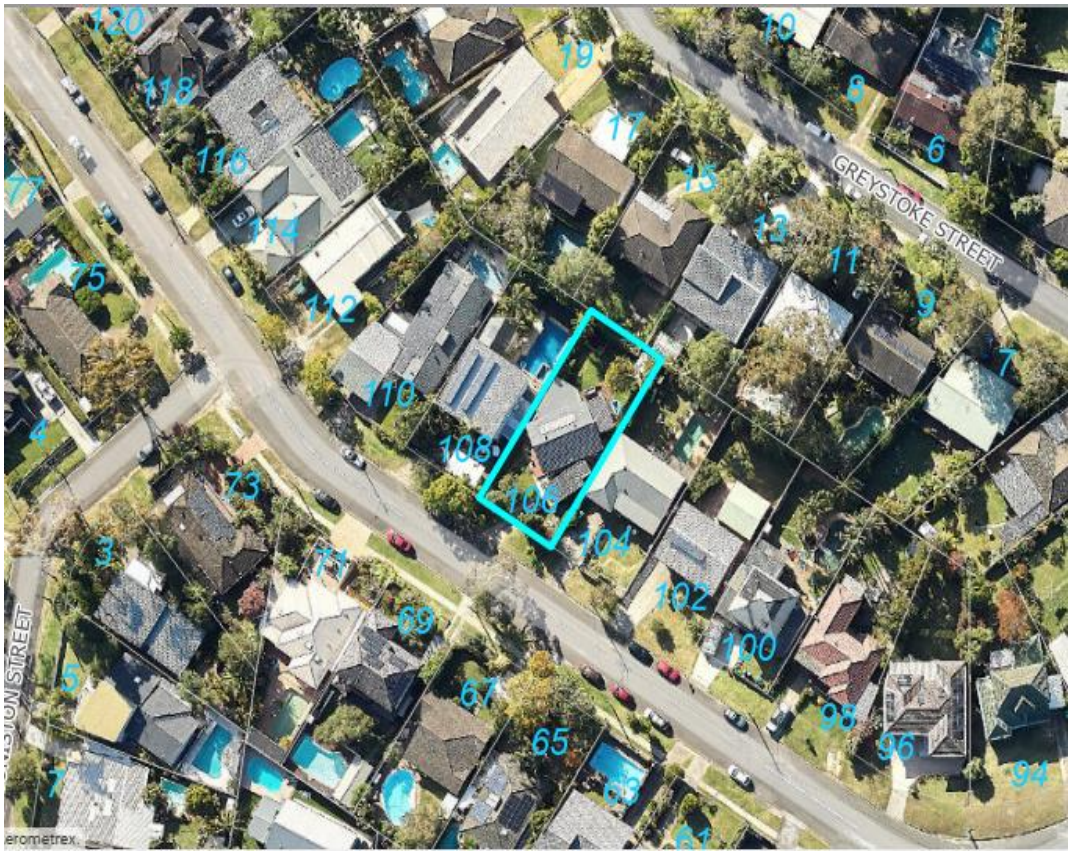


FIGURE 4: Aerial View, 106 Rose Avenue Wheeler Heights. Source Northern Beaches Council.

D0%26panoid%3DV_dI2eSqxUW87WXvSGkxKg%26yaw%3D29.18!7i16384!8i8192?entry=ttu&g_ep=EgoyMDI1MDEyMC4wIKXMDSoASAFQAw%3D%3D/>.

3 THE PROPOSAL

The proposed development ensures the visual character of the street remains consistent with the established garden suburb aesthetic. The dwelling will become a two-storey structure, with the addition of a new first floor. A new garage and driveway are proposed to the front of the property to replace the existing, and swimming pool to the rear, to enhance the property's functionality, improving amenity while aligning with the design and character of neighbouring properties.

Internally, the proposed changes to the ground floor include a reconfiguration of the existing areas to comprise a new bedroom, new kitchen with WIP, new dining/living areas with fireplace, new laundry, new WC, stairs leading to the new upper floor.

The new first floor will comprise of a new master bedroom with ensuite, two new bedrooms, and a bathroom. These changes enhance the visual interest and improve the built form of the existing dwelling as viewed from the public domain and neighbouring properties, maintaining a compatible bulk and scale that respects the prevailing streetscape.

The proposal incorporates a new roof over the ground floor additions, with the existing roof retained where feasible, ensuring continuity with the existing streetscape and surrounding properties. The existing rear deck will provide connection to the rear yard. The proposed changes harmonize with the immediate neighbourhood, enhancing the scale, character, and overall presentation of the house while upholding the defining features of the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New garage
- New driveway
- New rear pool
- New sheet metal roofs
- New upper floor addition

Internally the proposal encompasses:

- Ground floor reconfiguration
- New kitchen with WIP

- New Master bedroom with ensuite
- New upper and lower bedrooms
- New ground floor WC and upper floor bathroom
- New laundry

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposed work improves the amenity of the dwelling fitting for the Wheeler Heights area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by providing additional internal and external areas to the ground and upper floor, for the dwelling to be more usable for the owner's family. The proposed works enhance the provision of parking, offering improved access and egress to the entry of the dwelling. These upgrades significantly improve safety and increase the amenity of the property, aligning with the character and expectations of the Wheeler Heights area.

The proposed development largely remains within the existing footprint of the dwelling, maximizing the use of the available land without compromising the property's layout. It maintains the north westerly aspect and ensures adequate access to solar and ventilation, contributing to an improved lifestyle for the residents while promoting energy efficiency and environmental sustainability. This design reflects a balanced approach to modernizing the home while preserving the essential qualities of Wheeler Heights' suburb aesthetic.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded timber frame walls.

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour.

3.5 Height

The height of the new development is 7.758m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	**Proposed**	**Allowable**
Site Area	562.40 sq m	-
GFA (Gross Floor Area New)	198.14 sq m	-
GFA (Gross Floor Existing)	105.44 sq m	-
Height	7.758m	8.5m
Existing Impervious area	279.54 sq m	337.44 sq m
Proposed Impervious area	320.28 sq m	337.44 sq m

The proposed development enhances the overall amenity of the site by providing increased off-street parking, and improved garden areas. The addition of a new garage, in combination with the new driveway, increases articulation and visual relief to the front of the property, aligning with the character of the streetscape.

The proposed works at the front of the property aim to increase the available parking while improving the dwelling's amenity, ensuring compatibility with the adjacent properties and maintaining the established streetscape. The existing and proposed vegetation play a vital role in enhancing privacy between neighbouring properties and mitigating traffic noise from the road, thereby contributing to the overall liveability of the site.

The proposed landscaped areas are designed to achieve a compliant and balanced outcome, as the existing landscaping is generally maintained or improved under this proposal. These enhancements not only support the aesthetic appeal of the property but also uphold the garden suburb character of the area.

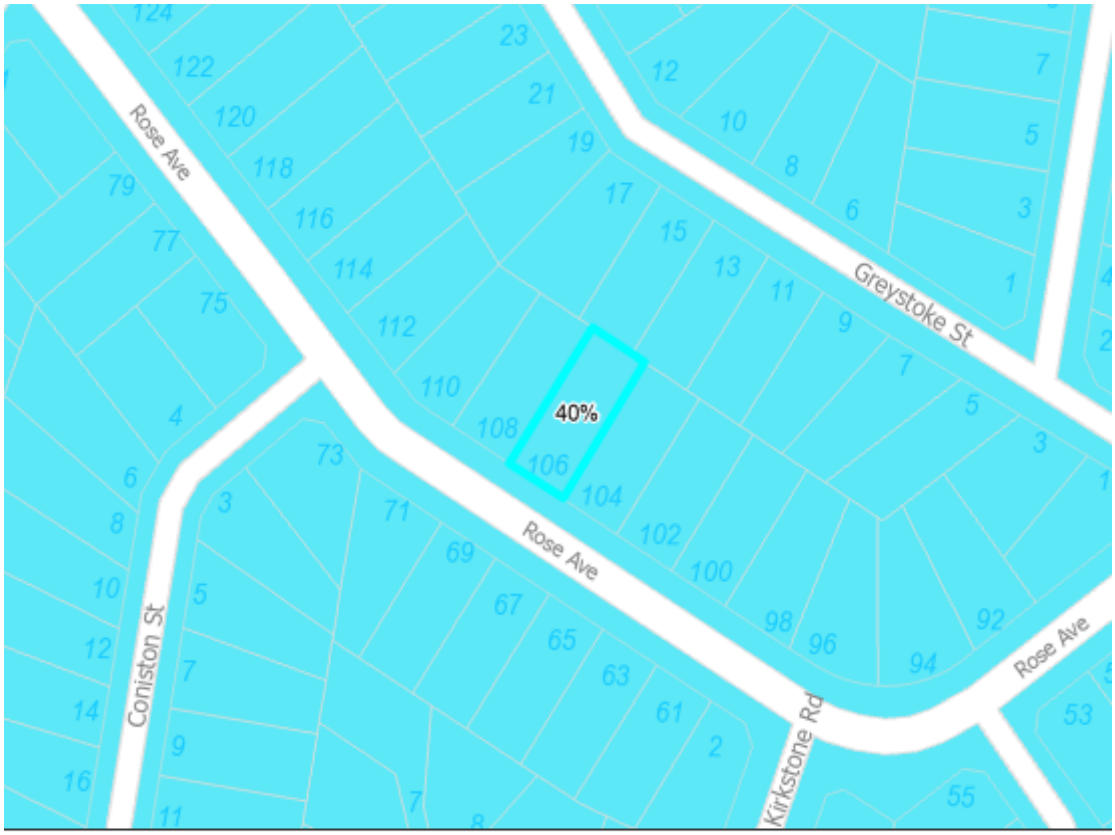


FIGURE 5: Landscape Open Space map, 106 Rose Avenue Wheeler Heights. Source Northern Beaches Council.

The proposed works to the existing ground floor and the new upper floor addition proposed for the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new works are reasonable, considering the location of the existing dwelling and garage and its built form with the proposal achieving the objectives outlined in WDCP2011.[7]

3.7 Setbacks and Siting

Proposed Development	**Proposed**	**Allowable**
Front Set Back	9.762 (Dwelling) 6.712m (Carport)	6.5m
Rear Set Back	12.889m	6.0m
Side Set Back East	0.95m	0.9m
Side Set Back West	1.177m	0.9m

[7] Northern Beaches Council DCP;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>.

The proposed development ensures the setbacks of the residence remain generally consistent with the adjacent properties along Rose Avenue, maintaining harmony with the established streetscape. The pattern of development along Rose Avenue reflects a semi-irregular arrangement of dwellings with varying sizes, as shown in Figure 6. The orientation of the dwellings in a north-south direction relates closely to the road frontage and setbacks.

This application proposes a front alignment that aligns closely with the existing dwelling and the adjacent properties, ensuring a consistent development pattern in relation to the front setback.

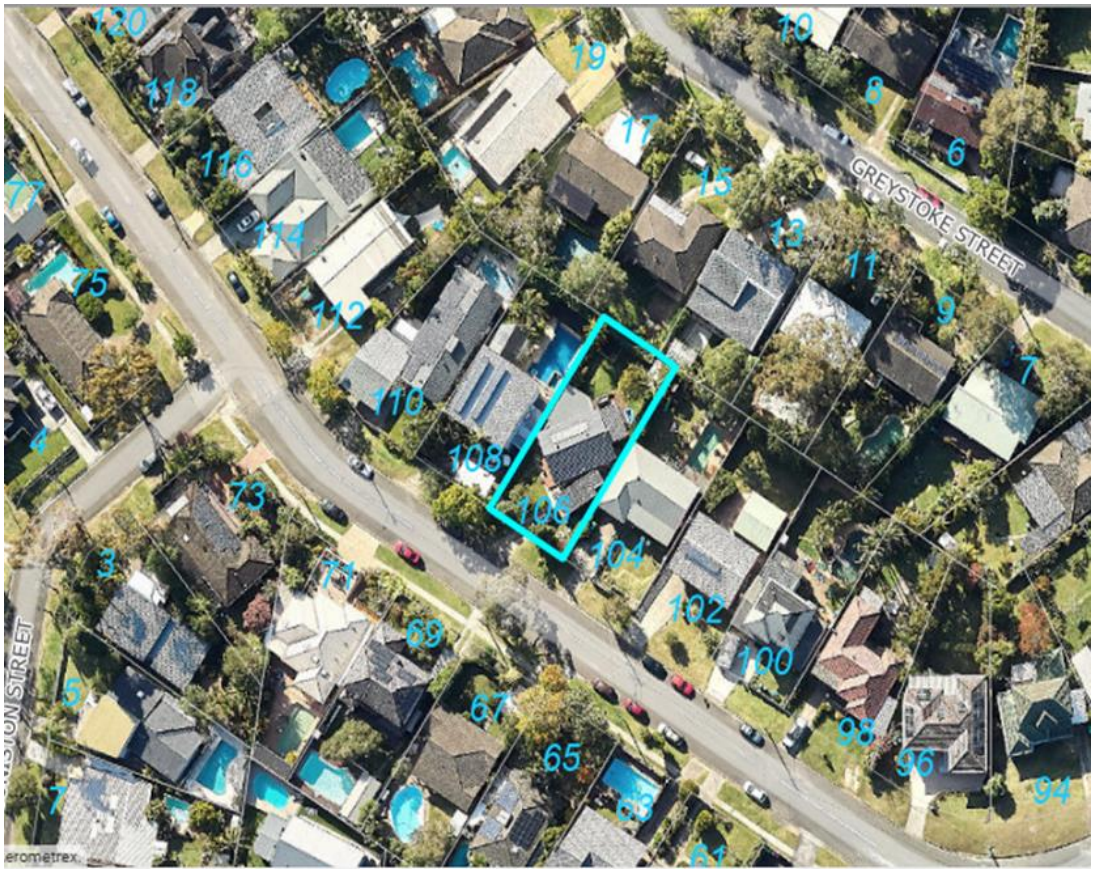


FIGURE 6: Aerial View, 106 Rose Avenue Wheeler Heights. Source Northern Beaches Council.[8]

[8] Northern Beaches Council, Aerial View map; <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

The proposed garage and driveway works have been carefully designed to enhance safety, improve circulation, and maintain the established streetscape character. These works will provide safer access to the property while optimizing the landscaped areas within the front setback.

The design aligns with existing access patterns, ensuring visual continuity and preserving the garden suburb aesthetic. Given that the dwelling is set well back from the front boundary, the proposed access improvements will enhance entry safety without compromising the openness of the front setback. Additionally, the proposal retains and enhances the existing garden areas, contributing to the green streetscape and reinforcing the character of the locality.

This demonstrates a balanced approach that integrates functional improvements with the preservation of neighbourhood character, ensuring that the development remains sympathetic to its surroundings.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 106 Rose Avenue. The proposal will replace the existing garage and driveway. The driveway and landscaped area are to be improved, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The proposed design of the residence at No. 106 Rose Avenue has been carefully considered to ensure minimal impact on the visual and acoustic privacy of adjoining properties. The positioning of windows and open spaces has been optimized to reduce overlooking into neighbouring living areas and recreational spaces, with minimal side windows included in the design to maintain privacy.

The additions are sited to maintain substantial separation from neighbouring dwellings, further enhancing privacy for all parties. The use of timber-framed and cladded walls provides an additional barrier to minimize potential noise or visual disruptions for adjacent properties. The proposed works are designed to integrate harmoniously into the site without directly impacting neighbouring properties, ensuring the development remains respectful of the local context and community.

3.10 Solar Access and Overshadowing

The site slopes up from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

The proposed development has been designed to maintain acoustic privacy across the site, ensuring minimal impact on neighbouring properties. The use of timber-framed and cladded walls, combined with timber flooring, provides a natural buffer to noise. Additionally, the retention of existing planting further enhances noise attenuation and privacy. Given these design elements, it is considered that the development will have minimal noise impact on adjoining properties, contributing to a harmonious and considerate built environment.

3.12 Water Management

Appropriate water management measures have been incorporated into the design of this development to ensure effective stormwater management. Stormwater from the new roofed areas will be directed into the existing stormwater drainage system and discharged appropriately to the street gutter, in compliance with council requirements. These measures will help mitigate any potential runoff impacts, ensuring the development integrates seamlessly with the existing drainage infrastructure while maintaining environmental responsibility.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.[9]

[9] Northern beaches Council, Engineering Specifications; <https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>.

4 ENERGY EFFICIENCY

Energy conservation is a key feature of this development, with careful consideration given to promoting sustainable design principles. The proposed design incorporates passive and active measures to enhance energy efficiency, ensuring long-term environmental benefits while maintaining occupant comfort. The development aligns with best practices in sustainable construction, contributing to reduced energy consumption and supporting broader environmental objectives.

4.1 Orientation

The proposed development has been designed to optimize the use of the existing dwelling while maximizing the benefits of the northerly aspect. The layout of the living spaces has been carefully planned to enhance natural light, improve thermal comfort, and support energy efficiency throughout the home. By leveraging the existing structure and orientation, the design ensures a sustainable and functional living environment while maintaining harmony with the surrounding streetscape.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts[10] to the exterior walls and where necessary to the existing walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.[11] During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

The majority of houses along Rose Avenue are freestanding, with car access typically provided at the front or along one side. No. 106 Rose Avenue exemplifies this pattern, with its existing car parking provided in the current garage. The proposed new garage will reduce the reliance on street parking and address the property's current parking requirements, enhancing convenience and functionality.

The siting of the house has been carefully considered in relation to the shape of the block and the neighbouring properties, ensuring a harmonious fit within the local context. Additionally, the property features generous landscaped areas in both the front and rear yards, which will be maintained and enhanced under the proposal. These landscaped spaces contribute to the garden suburb character of the area and provide visual and environmental benefits to the property and its surroundings.

Development on Sloping Land

No. 106 Rose Avenue Wheeler Heights is shown in Landslip Category D (Figure 7) on Northern Beaches Council Landslip map[12]. Refer to the Geotechnical Report

[10] Energy.Gov, Types of insulation; <https://www.energy.gov/energysaver/types-insulation>.
[11] Sydney Water Standards and Specification; <https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>.
12 Northern Beaches Council, Land slip map; <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

included with this application. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

FIGURE 7: Land Slip Maps, 106 Rose Avenue Wheeler Heights. Source NB Council.

4.8 Bush Fire Prone land

106 Rose Avenue Wheeler Heights is not located within a Bushfire Prone Land area on the Northern Beaches Bush Fire Prone Land Map. (Figure 9).

FIGURE 9: Bushfire Zone Map – 106 Rose Avenue Wheeler Heights.[13]

[13] NB Council, Bushfire Map:

4.9 Building Form

Residential buildings in Wheeler Heights are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be cladded and timber framed. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

As part of this proposal, the existing house's pitched roof will be extended to maintain architectural consistency with the new works. The extension will feature a matching pitched roof with sheet metal roofing, ensuring visual cohesion and seamless integration with the existing dwelling. This approach preserves the character of the home while providing a durable and functional roofing solution that complements the surrounding built environment.

4.11 Walls

A distinctive characteristic of houses in Wheeler Heights is the use of timber framing for wall construction. The proposed design incorporates this feature into the new works, utilizing cladded timber framing for a lightweight construction approach. This ensures a seamless integration of the existing and new elements, resulting in a cohesive and modern finish that respects the traditional character of the property while enhancing its contemporary appeal.

4.12 Windows and Doors

The Wheeler Heights area is characterized by a variety of window shapes and sizes that lend individuality to each home while maintaining a cohesive aesthetic. Windows are typically rectangular with vertical proportions, and while bay windows are present, sliding, double-hung, and casement types are more common. Windows and doors are traditionally constructed from alloy or timber and are invariably painted to blend harmoniously with the surrounding environment.

At 106 Rose Avenue, the proposed sliding windows and doors will be constructed from alloy or timber, in keeping with the architectural character of the area. The design carefully considers privacy for neighbouring properties while maximizing

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

natural light and airflow for the homeowners, ensuring a balance between functionality, aesthetics, and respect for the local context.

4.13 Garages and Carports

The freestanding houses in Wheeler Heights are typically designed to allow vehicle access to the front or along the side of the property. In alignment with this pattern, the proposed development includes a new garage. The existing concrete driveway and crossover will be replaced to accommodate these upgrades, enhancing functionality and improving the overall presentation of the property while maintaining consistency with the established character of the area.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.
Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

As part of this development, the existing side and rear fences will be retained to maintain privacy, security, and consistency with the surrounding properties. This approach ensures minimal disruption to adjoining properties while preserving the established boundary treatments.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 106 Rose Avenue Wheeler Heights are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Wheeler Heights. The proposed design solution provides a private residence that is both architecturally and

environmentally responsive to the needs of the site and local community. Masonry, Timber framed and cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	**MATERIAL**	**FINISH**	**AS 100 1996 COLOUR**
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner