

STATEMENT OF ENVIRONMENTAL EFFECTS

MESSENGER RESIDENCE
1130 BARRENJOEY RD
PALM BEACH 2108
Lot 4B DP 13374

PREPARED BY BEN FITZGERALD

TO BE READ IN CONJUNCTION WITH

SURVEY
DP SURVEYING
REF: 3225

DEVELOPMENT APPLICATION DRAWINGS DA.01,DA.02,DA.03,DA.04,DA.05 & DA.06
PREPARED BY BEN FITZGERALD

FINISHES SCHEDULE DA.07
PREPARED BY BEN FITZGERALD

WASTE MANAGEMENT PLAN
PREPARED BY BEN FITZGERALD

BASIX REPORT
CERTIFICATE NUMBER:A363032

GEOTEC REPORT
2019-205 PREPARED BY CROZIER GEOTECHNICAL CONSULTANTS

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for the proposed alterations & additions to the subject site.

This proposal has been designed in accordance with the relevant Northern Beaches/Pittwater Council Planning Controls including:

Pittwater Local Environment Plan 2014

Pittwater 21 Development Control Plan

Relevant State Controls

Australian Standards

Building Code of Australia/National Construction Code



Fig.1 Site Location-aprox. boundary location

2.0 SITE DESCRIPTION & LOCATION

The subject property of 1130 **Barrenjoey Rd, Palm Beach** is identified as having planning details bellow:

Pittwater Local Environment Plan 2014

Pittwater 21 Development Control Plan

Land Zoning-E4 Environmental Living

Acid Sulfate Soils Map-Class 5

Height of Buildings Map-Maximum 8.5m

Area 1 of the Landscape area map

Flood Hazard-Low risk precinct

Geotechnical Hazard-H1

Lot Size Map-Q. Minimum 700 m²

Pittwater Biodiversity Map-site identified

2.0 SITE DESCRIPTION & LOCATION continued

A “Rectangular” block with a 13.105m Barrenjoey rd frontage, the subject site area totals 781.7m². The block has a 17.16m fall East to West over 54m on the Northern boundary. **RL 2.53** the lowest point on the property located in the South West of the property

The single detached dwelling on the site is a three story masonry based/timber framed, Colourbond roofed building with garage & storage located on the ground floor. The residence is located in the front/ Western half of the property, with the Eastern half largely untouched vegetation.

The surrounding/neighbouring buildings are generally two & three storey detached residential buildings of varying periods & styles.



Fig.2 Western/Street Front Elevation

3.0 DEVELOPMENT PROPOSAL

The development application proposes alterations & additions to the existing building that include:

Converting a Garage into a Entry/Foyer & internal staircase from the Ground Floor (currently only external access).

The First floor proposed works include enclosing part of the balcony to the West & a small amount to the East, reconfiguring the staircase to align with the Ground Floor & internal alterations.

The Second Floor works include a New Balcony to the West, an additional 9m² of floor area to the East & internal works.

All new glazing, cladding & roofing is proposed

The proposal will have a minor effect/increase on the existing foot print(less than 3m²) of the building

4.0 STATUTORY PLANNING

4.1 Pittwater 21 DCP

4.1.1 Landslip Hazard (DCP 21 Part B3.1)

As noted the land is identified as H1 on the Pittwater LEP 2014 Geotechnical Hazard Map

A Geotec report 2019-205 Prepared by Crozier Geotechnical Consultants is included with this DA submission.

4.1.2 Flood Prone Land (DCP 21 Part B3.11)

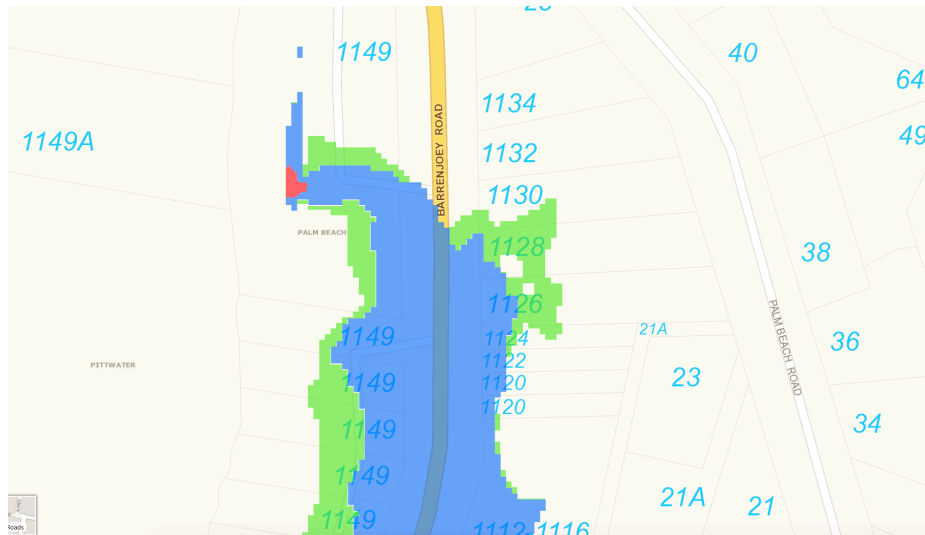
A small portion of the land is identified as Low Risk on the Pittwater LEP 2014 Flood Risk Planning Map.

No documentation/information is required for DA submission regarding this.

4.1.3 Flood Hazard-Flood Emergency Response (DCP 21 Part B3.13)

As above small portion of the land is identified as Low Risk on the Pittwater LEP 2014 Flood Risk Planning Map.

No documentation/information is required for DA submission regarding this.



**Fig.3 Pittwater DCP
Flood Risk Planning
Map**

4.1.4 Water Management (DCP 21 Part B5.1)

The proposal will have a minor increase in building footprint & in roof area(less than 50m² increase in hard surface area) & as such a minor increase to existing stormwater. The existing stormwater management system is considered comprehensive & appropriate.

4.1.5 Off Street Parking (DCP 21 Part B6.6)

It is proposed two existing Garage spaces are converted into Entry/Foyer & a Store area (current use)

One garage space will remain & ample off street parking for two additional cars meets the requirements of this control-two spaces per dwelling.

4.1.6 Construction & Demolition-Excavation & Land Fill (DCP 21 Part B8.1)

No surface disturbance is proposed other than a few post & footing holes.

4.1.7 Construction & Demolition-Erosion & Sediment Management (DCP 21 Part B8.2)

No surface disturbance is proposed other than a few post holes & as such sediment management measures will be determined on site as required to council requirements.

4.1.8 Construction & Demolition-Waste Minimisation (DCP 21 Part B8.3)

Management of the construction site will ensure all materials that can be reused/recycled will be. Building waste will be minimised/disposed of appropriately at Kimbriki Resource Recovery Centre (see Waste Management Plan)

4.1.9 Landscaping (DCP 21 Part C1.1)

The subject property has numerous native canopy trees & vegetation to the East of the property, no change to the landscape is proposed.

4.1.10 Safety & Security (DCP 21 Part C1.2)

The proposed Entry to the Ground Floor is designed to allow visitors to be seen without opening the door, LED lighting on a motion sensor will be installed, the proposal will meet with this requirement.

4.1.7 View Sharing (DCP 21 Part C1.1)

The proposal will enclose a portion of the First Floor Balcony to the West however will not reduce view vistas from the neighbouring buildings the roofed balcony to the second floor will be an open structure. Neighbouring buildings considered & no unreasonable impacts to neighbouring views will result & will meet the requirements of this control.

4.1.8 Solar Access (DCP 21 Part C1.4)

The proposal has considered solar impacts to neighbouring properties & the subject property, the works behind the front setback & building line will have minimal impact to solar access for all properties which enjoy a Westerly aspect, receiving over 3 hours of sunlight to private open space & living areas, as such Solar diagrams are not required.

The proposal will meet with this requirements of the control.

4.1.9 Visual Privacy (DCP 21 Part C1.5)

The proposal enhances the Westerly view with larger glazing openings for the subject residence yet still meets the 9m 45° control, the addition of the primary entrance internally will reduce the use of the existing Northern external entry.

4.1.10 Private Open Space (DCP 21 Part C1.7)

The proposal has minimal change to the existing private open space, with over 500m² located in the Eastern backyard.

4.1.11 Building Facades (DCP 21 Part C1.10)

No Stormwater/Service pipes to the Western Elevation will be visible from Barrenjoey rd/park & meets councils requirements.

4.1.12 Waste & Recycling Facilities(P21 DCP Part C1.12)

No change to existing adequate provision of space.

4.1.13 Pollution Control(P21 DCP Part C1.13)

No change to existing is proposed.

4.1.14 Eaves(P21 DCP Part C1.23)

The additional roofed Balcony to the Second floor creates shade structure & articulation to the Western elevation, the Eastern elevation conforms with 450mm eaves.

4.1.15 Character as viewed from a public place (DCP 21 Part D12.1)

The proposal achieves the outcomes of the control & desired character of the locality with entry feature & street front balcony above garage.

4.1.16 Building Colours & Materials (DCP 21 Part D12.3)

The existing timber clad building is predominantly light Blue with White accents, the proposal change this with new cladding, windows & building elements in darker earthy tones as identified in DA.07 Finishes Schedule & meets councils control.

4.1.17 Front Building line (DCP 21 Part D12.5)

The proposal will have no effect on existing complying setbacks.

4.1.18 Side & Rear Building Line (DCP 21 Part D12.6)

The proposal will have no effect on existing complying setbacks

4.1.15 Building Envelope (DCP 21 Part D12.8)

The existing building is in breach of the control however the small pocket of buildings surrounding are also three storey & in breach of the envelope control.

The proposal raises the parapet/maximum height of the building by 160mm to accommodate better building practice & enhance thermal properties. The building height remains lower than both neighbouring residences.

4.1.16 Landscaped Area-Environmentally Sensitive Land (DCP 21 Part D12.10)

Existing landscaped area exceeds 60% of land area & meets councils control.

No changes are proposed to existing landscaping.

4.2 Pittwater Local Environmental Plan 2014

4.2.1 Height of Buildings(LEP Part 4.3)

Max Height of Building as identified on the height of buildings map is 8500mm

The proposal raises the parapet/maximum height of the building by 160mm to 8430mm & meets councils control.

4.2.2 Acid Sulfate Soils (LEP Part 7.1)

It is noted the property has been classed as 5 on the Acid Sulfate Soil Map.

The proposed excavation works are minor post/footing holes above 5m AHD & do not require an acid sulfate soil management plan.

4.2.3 Biodiversity (LEP Part 7.6)

The property is identified on the Biodiversity Map.

The proposal will not change the condition of flora & fauna on the land adversely.

4.2.4 Geotechnical Hazards (LEP Part 7.7)

As noted the land is identified as H1 on the Pittwater LEP 2014 Geotechnical Hazard Map

A Geotec report 2019-205 Prepared by Crozier Geotechnical Consultants is included with this DA submission.

5.0 CONCLUSION

The proposal has been designed to meet the aims & objectives of Northern Beaches/ Pittwater Council & its controls. The objective of the design maintains the existing style & character of the Palm Beach area & neighbours amenity while increasing amenity for the subject properties residents & is considered a modest application suitable for approval.