

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

AT

974 BARRENJOEY ROAD

PALM BEACH

PREPARED

BY

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared for Mr Matthew Millar the owner of property which is located at No.974 Barrenjoey Rd, Palm beach (the Site) by Nam Truong, Architect to accompany a Development Application (DA) to Northern Beach Council.

This report has been prepared with reference to the following:

- *Architecture plans*
- *Survey plan*
- *Bush fire report*

1.1 Scope of Statement

The site is administered by Northern Beach Council under Pittwater Local Environment Plan 2014.

Below is a summary of the relevant Development Controls and General Design Elements:

- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy No. 55 - Remediation of Land

Under the SEPP a BASIX Certificate is required for submission with the development application for the proposal.
A BASIX Certificate has been prepared and accompanies the application. Please refer to that certificate for the BASIX commitments of the proposal.

State Environmental Planning Policy No. 55 - Remediation of Land

This SEPP provides a state-wide practice for the remediation of contaminated land. Under clause 7 (1) (a) of State Environmental Planning Policy No. 55 – Remediation of Land, consideration has to be given as to whether the land is contaminated.

The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required under clause 7 (1) (b) and (c) of SEPP 55.

Together with the relevant matters set out in the terms of Environmental Planning and assessment act 1979 and other relevant Acts and Regulations.

The likely impacts of the proposal have been considered and the proposal is considered acceptable because it is:

- Suitable for the site,
- Able to provide positive social and economic impacts in the locality,
- Therefore, in the public interest.

No applications recorded

2. The Site

2.1 Site Description

The subject Site is legally known as Lot 15, DP28669, 974 Barrenjoey rd, Palm Beach. The Site is occupied by a two storey brick and timber building. The house having street frontage to Barrenjoey Rd.

The site is irregular shape with fall from North East to South West. The site has the boundary as follow frontage 22.78m north side boundary of 54.895m, South side boundary of 65.765m and the read boundary of 13.78m the total site area of 1018.5m². Detail site condition as per the current survey plan.

The location of the Site is provided by the Map in below.

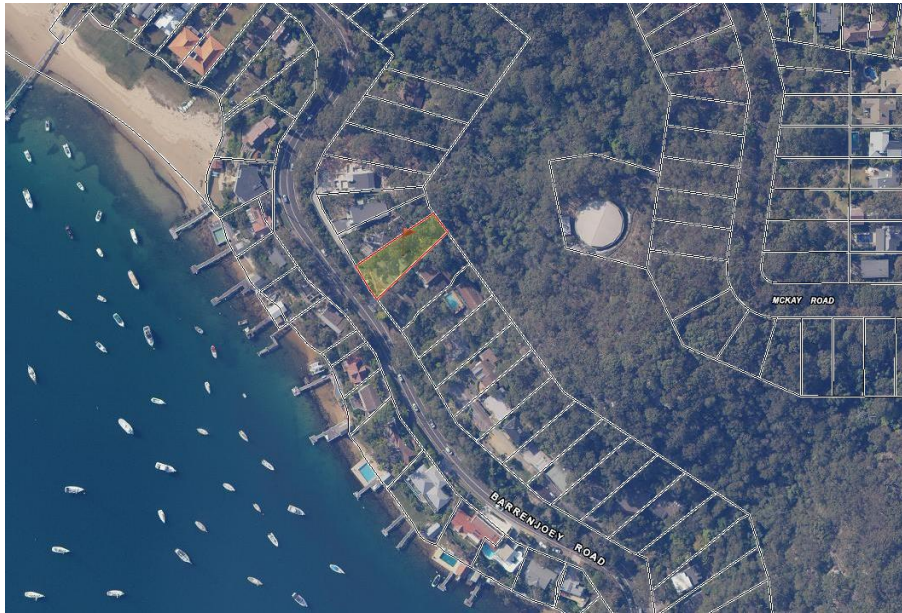


Image source SIX maps

2.2 Surrounding development

The subject site located on the Eastern side of Barrenjoey Rd.

This section of the Barrenjoey Rd is a mixed of single, double and residential dwelling house.

3. Description of the Proposal

3.1 Overview

The proposal seeks approval for the following works that aim to improve the living condition of the growing family.

- Removal of the existing deck and awning, construction a new study room with metal roof.

The proposed new room will be lightweight construction with timber floor and metal roof. All materials and color to match exiting where practical.

The proposed addition is located within the Bushfire Prone Land (Vegetation Buffer), the Bush fire consultant has been engaged and the design has been incorporating the recommendations from the Bush fire report.

AREA CALCULATION

SITE AREA:	1018.50 SQM
EXISTING GROUND LOWER GARAGE FLOOR AREA:	32.85 SQM
EXISTING GROUND FLOOR AREA:	91.04 SQM
EXISTING FIRST FLOOR AREA:	73.50 SQM
PROPOSED TO FIRST FLOOR AREA:	12.08 SQM
TOTAL GFA:	209.47 SQM
PROPOSED F.S.R:	0.20/1
LANDSCAPE AREA:	615.87 SQM

A more detailed assessment of the proposed changes is provided later in the report.

4. Statutory Planning Framework and Environmental Assessment

In accordance with section 79(C) of the Environmental Planning and Assessment Act the following section provides an appraisal of the proposed modification having regard to the statutory planning instruments that are applicable to this site.

4.1 Pittwater local environmental plan 2014

Zoning and permissibility

The site is zoned "C4 Environmental Living" under the provisions of the Northern beach council. The proposed development is permissible in the zone and satisfies the general planning objectives of this zone which include.

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed works are considered suitable in nature and visual appearance and providing additional living space and will improve streetscape in keeping with the character and nature of adjoining properties and will be consistent with the nature of adjoining development.

Minimum subdivision lot sizes:

No change to the existing lot size

Height of building

The proposed alteration do not alter the height of the existing building, the alteration will have the height of 3.4m

Floor space ratio

The site will have the proposed FSR of 0.2/1

4.2 Pittwater 21 development control plan

Landscaping

The proposed alteration does not effects the current existing landscape, no tree to be removed or will be effected by this proposal

Safety and security

Surveillance: No change to the current setting
Access control: no change to the current entry point
Territorial reinforcement: No change to the current setting
Space management: the dwelling has been well maintaining and actively activity.

View sharing

The proposed additional result no view loss to the adjoining properties.

Solar access

The proposed addition result no change to the solar access to the existing dwelling and also to the adjoining properties.

Visual privacy

The proposed addition has no direct view to the existing P.O.S or window of the adjoining properties, the setback to the existing side boundary is 5.6m.

Acoustic privacy

The proposed new room is positioned at the rear of the existing dwelling.

Private open space

Proposed no change to the existing P.O.S

4.3 State Environmental Planning Policy BASIX

BASIX is applying to this proposed development.

5. CONCLUSIONS

The proposed development addressed by this statement involves removal of the existing deck and awning, construction a new study room with metal roof.

In summary, the proposed works will significantly improve the overall amenity of the dwelling above without negatively impacting on the neighbours or the character of the streetscape, we trust council will support the application make a prompt assessment of the proposal.