

SHIMDESIGN

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868 Barrenjoey Road Palm Beach
For Mr and Mrs Coughlan

20-03-20

STATEMENT OF EFFECTS SECONDARY DWELLING

PROPERTY DESCRIPTION

Site and surrounding area

The site is 868 Barrenjoey Road, Palm Beach Lot 40 D.P. 13686 and comprises an area of 868sq.m. It is zoned E4 Environmental living.

The site falls from the rear NE corner higher than RL 46.54 to the street front NW RL 30.16 and fronts busy Barrenjoey Road with an outlook west to Careel Bay. The property is surrounded by two storey dwellings.

Existing house

There currently stands a modest original elevated single storey weatherboard and colorbond residence, set well back on the site, accessed via an inclinator along the southern boundary, with stairs along the northern side.

There is a double blockwork garage on the street front boundary with a flat metal roof. Access is via a concrete driveway with stone paved hardstanding for an additional car adjacent.

THE PROPOSAL-EXTENT OF WORKS

The proposal is to construct an office and bathroom above the exiting garage, with a gabled roof in lieu of a flat metal roof. This will improve the aesthetics and enhance the streetscape.

LOCALITY SPECIFIC DEVELOPMENT CONTROLS-PALM BEACH

Colours and Materials

The extension shall be sympathetic to the original house with dark painted FC sheet cladding, white painted timber windows and doors and a "Woodland Grey" Colorbond roof.

Setbacks

Street Front to existing garage 0.1m, to proposed office above 0.75m, to house approx. 17.0m

Rear as existing to house approximately 28m

North to garage/office as existing 6.4m

South to garage/office as existing 2.5m

Maximum Height of building to be less than 8.5m

Proposed height 7.8m, therefore complies

All works are within the required Building Envelope

Landscaped Area- Environmentally Sensitive Land

Landscaped open space required

520m or 60%

Soft landscaping

640.93m

Plus allowable open & covered decking @ 6%

52m

Total

693m or 79.8%

Existing site cover house, elevated decking and garage

196.07m

Proposed additional hard surface

nil