

STATEMENT OF ENVIRONMENTAL EFFECTS

for a

Proposed new car spaces and inclinator

at

1165 Barrenjoey Road
PALM BEACH NSW 2108

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1.0 INTRODUCTION

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for a new car space and an inclinator.

2.0 SITE ANALYSIS

A Site Analysis will demonstrate the constraints the site has imposed on the proposed development.

2.1 Subject Site

The subject site is known as Lot 3A, No. 1165 Barrenjoey Road, Palm Beach, and is situated on the western or low side of Barrenjoey Road, amongst other residential dwellings.

The subject site is legally identified as Lot 3A in DP 13374. The site is irregular in shape, and has a total site area of 480.60m². The site is identified as being slip affected.

Presently there is a one and two storey dwelling towards the rear. The dwelling is to be retained, with a proposed car space to the street and an inclinator from the car space down to the dwelling.

With regard to topography, the subject site has a fall from east to west, or from front to rear.

2.2 Site Context

The subject site is located in a precinct, which contains a mixture of single detached residential dwellings.

The adjoining property to north is located approximately 3000mm from the subject site, and the property to the south in excess of 1000mm from the subject site.

2.3 Easements for Drainage

The site is not able to drain directly to the street by a gravity storm water system, however it is a water front site, and there will be very little hard stand area, as the car space is a mesh style that allows water to flow through.

2.4 Soil Types

The site seems doesn't seem to have any obvious or untoward soil type. A geotechnical report accompanies this application.

2.5 Heritage Items

There is no heritage or archaeological items evident on site.

2.6 Location of Buildings, etc

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and Detail Survey.

2.7 Visual Character

The street is made up of a mixture of architectural styles. The front setbacks are staggered, and some front setbacks are nil for car parking purposes. The proposed car parking area will have no negative impact to the streetscape, and there are many other examples of this in the surrounds.

The proposed inclinator will be minimal in impact, and there are other similar examples in the street.

The adjoining property to the south, being 1163 Barrenjoey Road, also has car spaces to the front as well as an inclinator from the street to the dwelling.

2.8 Views

There are significant views to the west, and the proposed works will have no impact on these.

2.9 Open Space

The location of the open spaces can be seen on the accompanying survey and Development Application.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- Proposed car spaces to the front or east,
- Proposed inclinator,
- Garbage bin area,
- Top and bottom inclinator platforms,
- Amended steps to lower part of block

4.0 BUILDING FORM

4.1 Visual Character

The proposed development will have little impact on the visual character. The proposed car stand area will not add bulk or scale when viewed from Barrenjoey Road. The inclinator will be minimal in impact.

4.2 Public Domain

The proposed works is of approximate scale and consistency with the surrounds. There are other examples of car spaces to the street front, as well as inclinators.

4.3 Building Setbacks

The site is irregular in shape. The front setback for the car stand area will be nil, which is acceptable under the circumstances and also quite common in the area.

The side setbacks for the proposed car stand will be in excess of the required 1000mm and 2500mm.

4.4 Impervious Area

The total impervious area will increase by about 15m², and as such there will be no adverse effects.

4.5 Roof Line

The roof line of the dwelling remains unchanged.

4.6 Built Upon Area

The Built Upon area increase will be minimal as a result of the proposal.

4.7 Solar Access

Solar Access will not be affected as a result of the proposal.

4.8 Cut and Fill

There will be some excavation due to the nature of the site. A geotechnical report accompanies the application.

4.9 Privacy

There is very little impact on privacy as the proposal is maintaining neighbour privacy with adequate setbacks.

4.10 Vehicular Access

The vehicular access to the site is directly off Barrenjoey Road.

4.11 Landscape

The proposal will generally be similar to the existing.

The site is zoned E\$, Environmental Living. There will be less than 50m² of vegetation removed/disturbed as a result of this proposal, and as such, there will be no adverse effects.

4.12 Tree Removal

There are no trees to be removed as part of this proposal.

4.13 Demolition

There is no real demolition, other than some minor modification to existing steps.

4.14 Silt and Sediment Control

There will be a silt fence and hay bails erected and installed as required and no materials or waste being discharged to the ocean, street, or adjoining properties. Details of this will be outlined in the Construction Certificate Application.

5.0 CONCLUSION

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography and constraints of the site.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Pittwater LEP and DCP.

The style, choice of materials and colour provides a solution that will enhance its surroundings.

Council's support of the development is sought.