

Statement of Environmental Effects

1187 Barrenjoey Road PALM BEACH 2108

1 March 2016

Prepared by Mileham Design and Build P/L

Essential services

The provision of utilities and telecommunication services are already onsite.

A site description (current use, aspect, slope, vegetation)

- The current use is residential, containing a 3 storey timber house with tiled roof and a single storey masonry garage with metal roof.
- The site slopes steeply from the street and then levels out to be moderately flat.
- The site is heavily vegetated with palms and shrubs providing privacy from neighbouring properties and the street.

The site details (address, Lot No./DP No. etc)

- 1187 Barrenjoey Road PALM BEACH
- Lot N DP 348414

A description of the proposed development

This application seeks approval for the demolition of the existing ground floor bathroom and the external wall to the 1st floor kitchen. A larger replacement ground floor bathroom is proposed and the 1st floor kitchen to be extended. All proposed extension will be within the outline of the 2nd floor confines (which is the largest floor plate of the house).

An identification of the type of development (i.e. complying development; local development; integrated development; designated development)

The type of development proposed is local development.

A brief discussion and identification of the zoning of the land identifying that the proposal is a permissible development of the site.

E4 environmental living and SP2 Infrastructure

An analysis of the bulk and scale of proposed structures & impact of the proposed development on surrounding properties. Reference should be made to:

- **Bulk & scale of building**

The envelope of the building site coverage will not change. The current 3 storey house has the smallest floor plan on the ground level and the floor plans increase in size as the house goes upwards. The proposal is to extend part of the ground floor and the 1st floor to match that of the 2nd floor of the house in the NW corner.

- **Height**

There is no proposed change to the overall height of the building. The proposed development is contained within the extent of the overall building outline.

- **Front side & rear setbacks**

There will be no change to the setback of the overall house to the front, side and/or rear setbacks. The proposed development is contained within the extent of the overall building outline.

- **Retaining structures**

There will be no change to existing retaining structures on the site.

Heritage conservation

There are no known European heritage items or places on the site.

Aboriginal Heritage Significance

There are no known Aboriginal places of heritage significance or aboriginal objects on the site.

Landslip Hazard

Please refer to Geotechnical report

Contaminated land

The site has not been used in the past for a purpose that might cause contamination. Asbestos has been present in the roof of the garage structure but has been since removed.

Estuarine hazard – low density residential

Please refer to the flood report.

Flood hazard – flood category 3 – overland flow path major

Please refer to flood report.

Wildlife corridors

The proposed development is within the outline of the existing building envelope and should have no impact on the natural environment.

Stormwater discharge into public drainage system

There is no proposed change to the existing stormwater discharge

Access driveways and works on the public road reserve

There is an existing brick paved driveway that will be used as the access driveway to the proposed development works

Internal driveways

An existing brick paved driveway provides satisfactory access to the proposed development work. There is no change proposed to the driveway.

Off street vehicle parking requirements

There is no proposed change to the off street vehicle parking

Construction and demolition – excavation and landfill

Please refer to the Geotechnical report.

Landscaping

The proposed development will be dominated and complimented by the existing landscaping.

Safety and security

The safety and security of people visiting the proposed development will be addressed by locked access to the internal areas of the existing house.

View sharing

There are no views available from the property or from other properties and public domain areas that will be affected by the proposal.

Solar access

Solar access and light will be accessible to the proposed development by installation of glazed windows. There will be no impact on the adjoining properties in terms of restriction of solar access and natural light as there is no change to the overall outline of the existing building.

Visual privacy

An acceptable level of privacy for the residents and users of the proposed development will be achieved by the bathroom window being at a high still level and the use of window dressings can also help this being achieved.

Acoustic privacy

There is minimal change to the level of acoustic privacy for the residents and users as both areas being developed as the windows being installed will be openable as opposed to no existing windows.

Private open space

The existing house provides a number of private open spaces. There is no proposed new private open space.

Incline passenger lifts and stairways

There are no proposed new incline passenger lifts and/or stairways.

Character as viewed from a public space

The only public space that the proposed development can be viewed from is Barrenjoey Road. As the proposed works are to the rear NW corner of the house there will be NIL change to the character of the house as viewed from the street.

Building colours and materials

The proposed development uses external timber cladding to match that of the existing house. The timber will be treated and unpainted as per the existing house. Timber frame windows will also be used to match the existing windows of the house.

Building envelope

There is no proposed change to the overall building envelope of the house.

Landscaped area – environmentally sensitive land

There is no proposed change to the existing landscaped area of the site. The existing landscaped area will minimise the bulk and scale of the proposed built form.

Fences - general

There is no proposed change to the fencing of the property.

Scenic protection category one areas

The proposed development will not impact the visual character of the area as it is not visible from the street. The proposal ensures that the bushland landscape will remain the predominant feature of the visual catchment.