

STATEMENT OF ENVIRONMENTAL EFFECTS

The property at 7 Pacific Road falls within the Palm Beach locality and is subject to the development Control provisions set out in Section 12 of Pittwater Council P21 DCP Part D.

D12.1 Character as viewed from a public place

Outcomes

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.

To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.

To enhance the bushland vista of Pittwater as the prominent feature of the landscape with built form, including parking structures being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of the land .

Controls

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

Walls without articulation shall not have a length greater than 8metres to any street frontage

Any building facade to a public place must incorporate at least two of the following design features

- entry feature or portico
- awnings other than features over windows.
- verandahs, balconies or window box treatment to any first floor element
- recessing or projecting architectural elements
- open, deep verandahs or
- verandahs, pergolas or similar features above garage doors.

The bulk and scale of buildings is to be minimised.

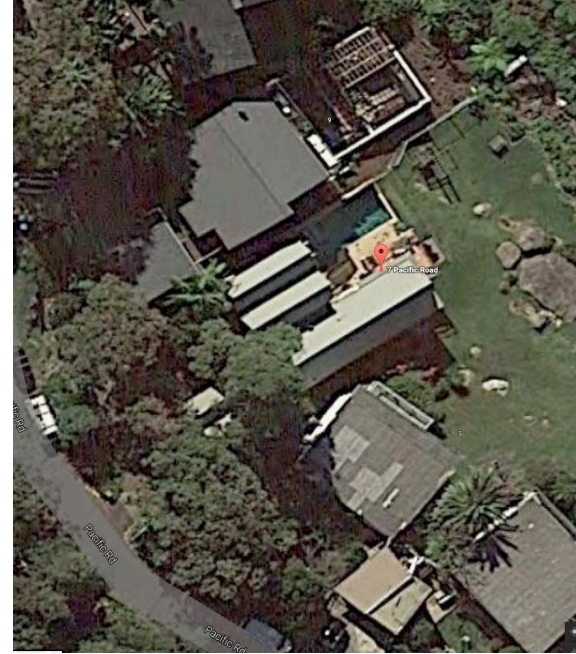
Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building and be no greater than 50% of the lot frontage or 7.5metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

The proposed addition extends the form of the existing dwelling to the rear of the property facing north east.

Neighbouring properties are buffered by landscape and level changes. The neighbour to the south is set back towards the streetfront of the property and is also significantly more elevated due to its position on the site. The dwelling is also slightly "skewed" on the block allowing views towards the ocean over the existing roof of number 7 and directly forward.

The neighbour to the north presents a side facade to the property and has little or no impact on the subject property or the proposed works.



The existing house is positioned along the contour lines that run along Pacific Road. The dwelling presents as a single storey structure to the street front and the property slopes away to the rear. The two storey rear of the property is not visible from Whale Beach road below however has cross views to and from the adjacent sites.

The proposed new works consist of the following:

- internal modifications to existing structure
- remove existing east facing deck
- new recreation room at pool level (lower ground floor)
- new terrace over

D12.2 Scenic protection - General

Outcomes

To achieve the desired future character of the Locality.

Bushland landscape is the prominent feature of Pittwater with the built form being the secondary component of the visual catchment.





Controls

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposed alteration and addition is sympathetic to the existing dwelling and has minimal impact on the subject site or surroundings.

LEGEND

ROOF:	
MR	COLOURBOND METAL ROOF SHEETING/CAPPINGS
G	SELECT COLOURBOND GUTTERS
DP	SELECT COLOURBOND DOWNPIPES
SK	SKYLIGHT
EXTERNAL:	
BW	MASONRY (CONC. BLOCK/BRICK)
RM	RENDERED MASONRY
DW	DOORS + WINDOWS - PAINTED TIMBER
INTERNAL:	
PB	PLASTERBOARD ON TIMBER STUD FRAME
FLOORS:	
TF	TIMBER FLOOR
TD	TIMBER DECKING
T/SF	TILED/STONE FLOOR
PC	POLISHED CONCRETE
CEILING S:	
PB	SET PLASTERBOARD

	NEW TIMBER STUD WALLS/STRUCTURE
	NEW WORKS
	METAL
	EXISTING WALLS/WINDOWS TO BE REMOVED - SHOWN AS DOTTED

A	DEVELOPMENT APPLICATION	NOVEMBER 2016
ISSUE	DESCRIPTION	DATE



DRAWING:

DWG. NO: DA

DATE: NOVEMBER 2016

SCALE:

PROJECT :

BEARD FAMILY
7 PACIFIC ROAD PALM BEACH
LOT 401 D.P. 19651

HOUSED

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