

STATEMENT OF ENVIRONMENTAL EFFECTS - 345-347 Whale Beach Road, Palm Beach

1. General Description of proposed work.

- Alterations to existing house – **no increase** in house floor area (excluding new garden toilet).
- **No changes** to building height, façade/envelope.
- Alterations include:
 - o New windows and doors.
 - o Internal work including kitchen, laundry, studio, and bathroom updates.
 - o Replace existing pergola, extend existing pergola.
- **No Changes** to garden areas and paved areas/hard surfaces.

2. Environmental Impacts

- Overshadowing – **no changes** to existing house envelope/height.
- Overlooking – **no changes**. The new Juliet doors extend views to the ocean only.
- Acoustic – **no changes**.

3. Architectural Design

- Windows/doors will match existing timber finishes, paint colour.
- Proportions and construction details to match existing.
- No changes to the existing house finishes.
- No changes to the original house architectural design integrity.
- Replacement pergola has a reduced structural 'mass' with new timber posts in lieu of circular concrete columns.

4. Streetscape impacts

- **No changes** to the house façade, roof and architecture to Whale Beach Road.

5. Landscaping

- No changes to existing garden area, hard surfaces and paving areas.

Conclusion

This proposal has no material environmental impacts with all new alterations sympathetic to the existing house architecture. The extended glass area offers improved vistas of the ocean, sunlight and natural ventilation into the internal house areas.