

STATEMENT OF ENVIRONMENTAL EFFECTS

Additions and Alterations at 1100 Barrenjoey Rd, Palm Beach



Statement of Environmental Effects

June 2019

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1. INTRODUCTION

The following Statement of Environmental Effects has been prepared to relate to the Development Application for the proposed alterations and additions to the property known as **1100 Barrenjoey Rd, Palm Beach, Lot 41, DP 6746** for Prue Rydstarand.

The Statement describes the subject site, the proposal of the development and the planning controls and regulations relating to it.

It references the Development Application containing the drawings below by Kough Design

A000	DRAWING LIST	ISSUE FOR DA	A	06.06.2019
A001	SITE ANALYSIS PLAN	ISSUE FOR DA	A	06.06.2019
A004	LANDSCAPING + OPEN SPACE PLAN	ISSUE FOR DA	A	06.06.2019
A005	CONCEPT STORMWATER PLAN	ISSUE FOR DA	A	06.06.2019
A006	SITE MANAGEMENT + SEDIMENT CONTROL PLAN	ISSUE FOR DA	A	06.06.2019
A007	SITE COVERAGE – EXISTING + PROPOSED	ISSUE FOR DA	A	06.06.2019
A009	SITE PLAN - EXISTING	ISSUE FOR DA	A	06.06.2019
A010	SITE PLAN - PROPOSED	ISSUE FOR DA	A	06.06.2019
A100	GROUND FLOOR + LOWER GROUND FLOOR – EXISTING + PROPOSED	ISSUE FOR DA	A	06.06.2019
A109	FIRST FLOOR – EXISTING + DEMO	ISSUE FOR DA	A	06.06.2019
A110	FIRST FLOOR PLAN – PROPOSED	ISSUE FOR DA	A	06.06.2019
A150	ROOF PLAN	ISSUE FOR DA	A	06.06.2019
A200	ELEVATIONS – EXISTING	ISSUE FOR DA	A	06.06.2019
A201	WEST ELEVATION - PROPOSED	ISSUE FOR DA	A	06.06.2019
A203	NORTH ELEVATION - PROPOSED	ISSUE FOR DA	A	06.06.2019
A204	SOUTH ELEVATION - PROPOSED	ISSUE FOR DA	A	06.06.2019
A205	STREET ELEVATION - PROPOSED	ISSUE FOR DA	A	06.06.2019
A300	PROPOSED SECTIONS 1	ISSUE FOR DA	A	06.06.2019
A600	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 0900	ISSUE FOR DA	A	06.06.2019
A601	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1000	ISSUE FOR DA	A	06.06.2019
A602	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1100	ISSUE FOR DA	A	06.06.2019
A603	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1200	ISSUE FOR DA	A	06.06.2019
A604	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1300	ISSUE FOR DA	A	06.06.2019
A605	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1400	ISSUE FOR DA	A	06.06.2019
A606	SHADOWS – EXISTING + PROPOSED – 21 ST JUNE 1500	ISSUE FOR DA	A	06.06.2019
A700	EXTERNAL FINISHES SCHEDULE	ISSUE FOR DA	A	06.06.2019
A800	WINDOW SCHEDULE	ISSUE FOR DA	A	06.06.2019
A951	3D VIEWS	ISSUE FOR DA	A	06.06.2019

2. EXISTING CONDITIONS

2.1 Local context and area

The subject site is located at 1100 Barrenjoey Rd, Palm Beach, and is also known as Lot 41 DP 6746.

2.2 The immediate site

The existing site is located along Barrenjoey Rd in close proximity to the ferry terminal and adjoins mixed use development sites containing take-away shops and cafes.



Figure 1: Aerial view of Barrenjoey Rd (Subject site in yellow)



Figure 2: View from rear garden



Figure 3: View from rear garden



Figure 4: View from rear garden to balcony



Figure 5: View to front showing existing flue



Figure 6: View up to existing balcony

3. DESCRIPTION OF DEVELOPMENT

3.1 Construction and Building

The proposal involves minor internal alterations and external additions including:

1. Enclosing of existing balcony within the same footprint on the first floor including new windows and door opening onto a proposed new deck.
2. The addition of a small deck to the new enclosed first floor bedroom
3. Renovation of internal bathroom / laundry and kitchen
4. Proposed new 2m high sliding gate to the front of the site with associated pedestrian entry gate

3.2 Waste Management

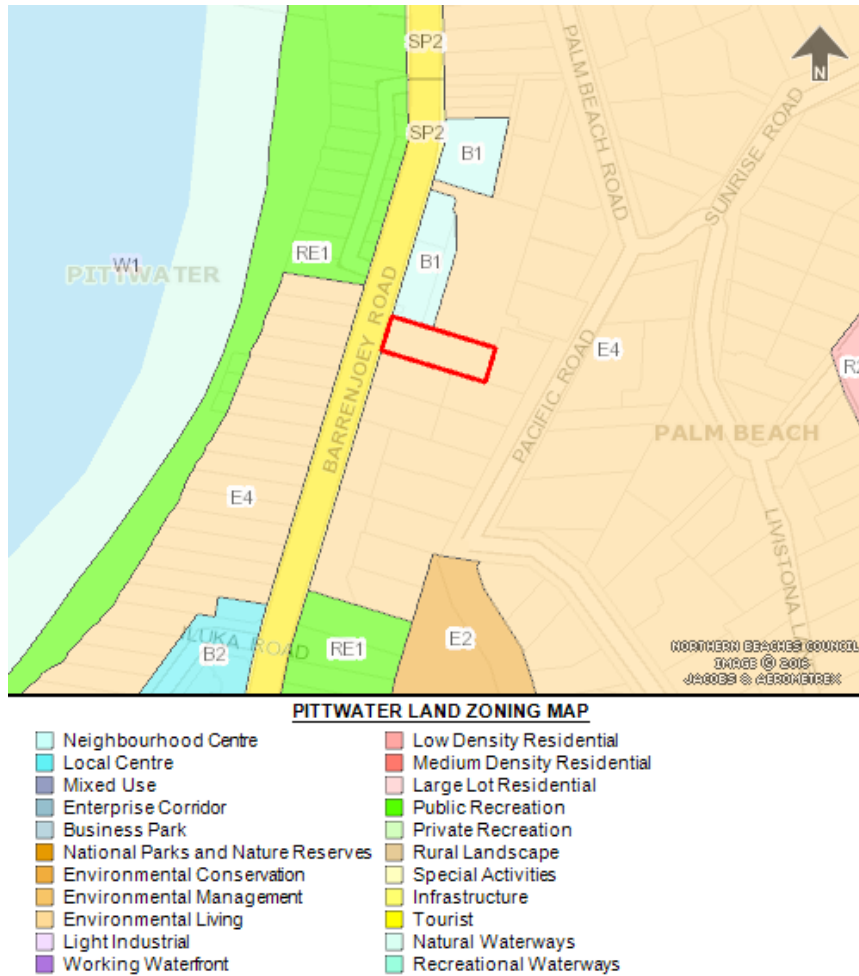
Refer to Waste Management plan included within this submission

3.3 Stormwater

The new roof catchment will create a minor increase to the hard surface of the site and will connect to the existing stormwater system.

4. LEP + DCP COMPLIANCE

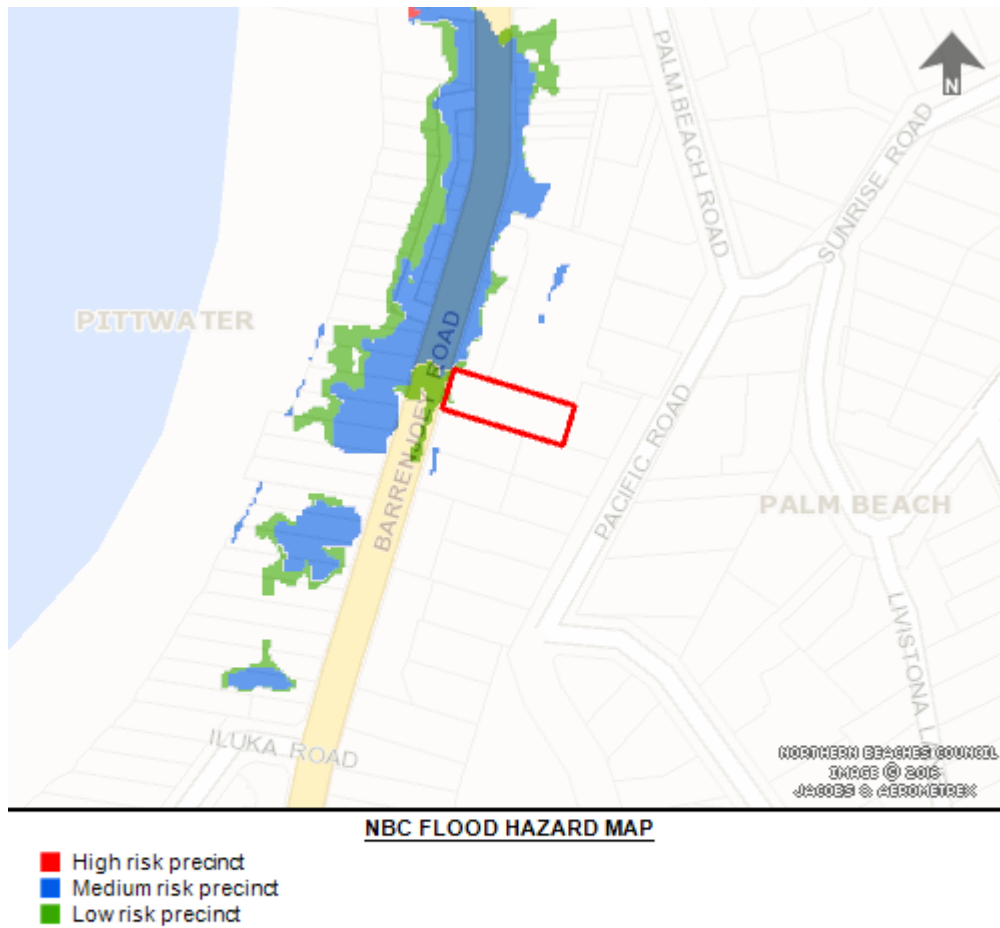
4.1 Zoning



The current site is zoned Residential E4 which allows for development up to medium density.

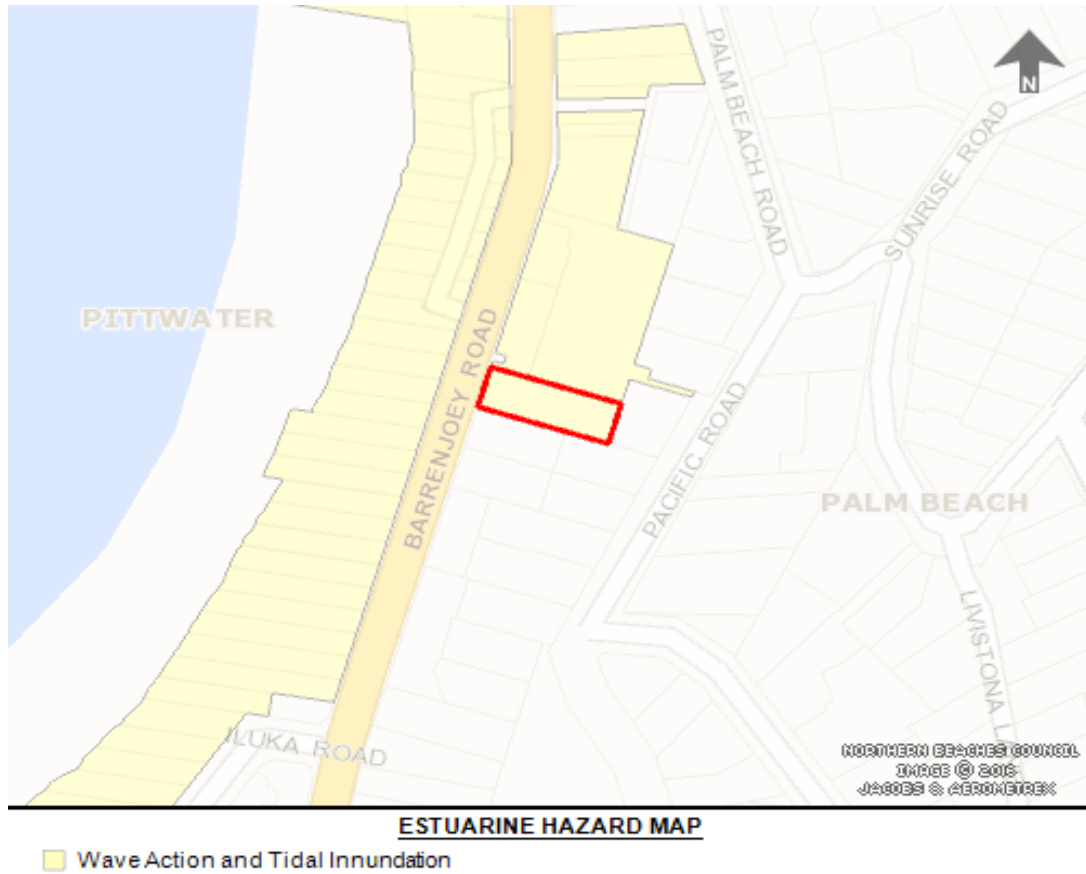
The proposal is in keeping with the scale of the surrounding houses and neighbourhood.

4.2 Flood Risk Management Policy 2017 – Low Risk



The site is considered to be on flood hazard land with a Low Risk Precinct. After consultation with a duty planner and with a stormwater engineer it was deemed that there is no significant risk to the property specifically with the proposed additions and alterations being at first floor level and some 5m above the level of the proposed minor encroachment of the flood risk area.

4.3 Estuarine Hazard Map – Current Exposure



The site is considered to be on an Estuarine Hazard Zone – however due to the height of the alterations + additions there will be no adverse effects on the proposed development.

4.4 Height of buildings



The allowable building height for the subject site is 8m – the height of the proposed new roof is well below this and is demonstrated in both elevations and sections.

4.5 Geotechnical Hazard



The subject site sits on a Geotechnical Hazard H1. A Geotechnical report is included within this submission.

4.6 Biodiversity



The subject site sits within a biodiversity zone. The proposed works seek to enclose an existing elevated balcony as well as the addition of a small elevated deck. There is no proposal for any excavation works apart from some additional footings for the new works, and no flora will be removed from site.

4.7 COMPLIANCE TABLE

CONTROL	OUTCOME	RESPONSE	COMPLIANCE
PITTWATER DCP B5.7	Rates of Stormwater discharged into receiving environment maintained or reduced	Total impervious area increased by less than 50sqm	YES
DCP 21 B6.3	An adequate number of parking and service spaces that meets the demands generated by the development. Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety. Safe and convenient parking.	Total impervious area increased by less than 50sqm	YES
DCP 21 C1.3	A reasonable sharing of views amongst dwellings. (S) Views and vistas from roads and public places to water, <u>headland</u> , beach and/or bush views are to be protected, maintained and where possible, enhanced.	There are no impacts on views from the proposal	YES

	(S) Canopy trees take priority over views. (En, S)		
DCP 21 C1.4	Residential development is sited and designed to maximise solar access during mid-winter. (En) A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En) Reduce usage and/dependence for artificial lighting. (En)	There are no shadow impacts to neighbouring properties as a result of this proposal – refer to shadow drawings	YES
DCP 21 D12.3	Achieve the desired future character of the Locality. The development enhances the visual quality and identity of the streetscape. (S) To provide attractive <u>building</u> facades which establish identity and contribute to the streetscape. To ensure <u>building</u> colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S) The visual prominence of the development is minimised. (S) Damage to existing <u>native vegetation</u> and habitat is minimised. (En)	Our proposal aims to keep the finishes of the new structure in line with both the existing building and the desired outcomes of the DCP21	YES
DCP 21 D12.5	Achieve the desired future character of the Locality. Equitable preservation of views and vistas to and/or from public/private places. (S) The amenity of residential development adjoining a main <u>road</u> is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To preserve and enhance the rural and bushland character of the locality. (En, S) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. To encourage attractive street frontages and improve pedestrian	The proposed changes to the building sit well behind the front setback and side setbacks. The proposal increases the height of the building by some 80mm, but still remains under the maximum building height control The proposal changes the existing building envelope, but the new addition is in keeping in both scale and aesthetics with the existing building	YES

	amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.		
DCP 21 D12.6	To achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S) Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S) Flexibility in the siting of buildings and access. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) To ensure a landscaped buffer between commercial and residential zones is established.	The proposal generally complies with the DCP desires	YES
DCP 21 D12.10	Achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) A reasonable level of amenity and solar access is provided and maintained. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) Conservation of natural vegetation and <u>biodiversity</u> . (En) Stormwater runoff is reduced, preventing soil erosion and siltation of natural <u>drainage</u> channels. (En) To preserve and enhance the rural and bushland character of the area. (En, S) Soft surface is maximised to provide for infiltration of	The Proposal retains well over the required 60% landscaping	YES

	water to the water table, minimise run-off and assist with stormwater management.(En, S)		
	<p>To achieve the desired future character of the Locality. (S)</p> <p>To ensure fences compliment and conserve the visual character of the street and neighbourhood</p> <p>To define the boundaries and edges between public and private land and between areas of different function.</p> <p>To contribute positively to the public domain.</p> <p>An open streetscape that allows casual surveillance of the street. (S)</p> <p>Fences, where provided, are suitably screened from view from a public place. (S)</p> <p>Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)</p>	<p>The control for fences is around 1m with 1.2 allowed as exempt development.</p> <p>The proposal requests a 2m high fence at the front boundary with a sliding gate.</p> <p>The existing 2m hedges are to be retained in front of the proposed fence and gate to help soften the impact of the fence.</p>	NO

5. CONCLUSION

The proposed DA at 1100 Barrenjoey Rd seeks to create a master bedroom at high level to the rear of the existing property on a steeply sloping block by enclosing an existing balcony. In addition to this a request for a 2m high front fence at road level behind existing established hedges is also being sought.

In our opinion, the proposed development will have a negligible impact to both the surrounding dwellings and will not affect the streetscape.