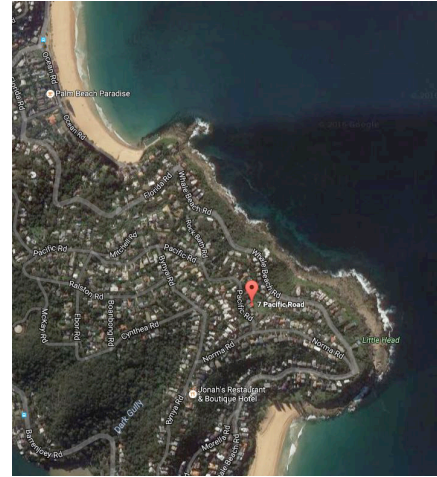


# STATEMENT OF ENVIRONMENTAL EFFECTS



**SUBJECT PROPERTY**

**LOT 401 DP 19651**

**7 PACIFIC ROAD  
PALM BEACH**

**CONSENT AUTHORITY**

**NORTHERN BEACHES COUNCIL**

Additional consultant reports include the following:

- Survey plan by CMS Surveyors
- Geotechnical report by White Geotechnical
- BASIX report by GRS Building Surveyors

The proposed alteration and addition has been designed to relate to the site and streetscape with a relative bulk, scale and setbacks of the existing residence.

In addition, this statement also assesses compliance as acceptable on merit resulting in no adverse impacts relative to the aims and objectives of the Northern Beaches Council planning instruments.

The proposed development application is for the alteration and addition of the existing dwelling at 7 Pacific Road Palm Beach. The Statement of Environmental Effects has been prepared on the basis of proposed works illustrated on architectural plans, sections and elevations DA01 to DA09.

The proposed has been prepared with consideration of the following:

- Environmental Planning and Assessment Act 1979
- Pittwater Local Environmental plan 2015
- Pittwater 21 Development Control Plan 2015
- State Environmental Planning Policy

## SITE DESCRIPTION AND LOCALITY



The subject site is Lot 401 DP 19651 and is 1026.2 square metres in area. The site has predominantly regular boundaries comprising 58m property length the the neighbouring dwelling to the north, 55m to the south, 16m to the west and 19m to the east.

The details of the site are included on the survey plan prepared by CMSSurveying which accompanies this development application.

The site has a panoramic vista spanning between Palm and Whale Beach.

The site has a 23 metre fall across 55 metres from the street to the rear. The proposed alteration and addition seeks to improve the outdoor living terrace to provide a larger area with increased protection from sun and wind and the lower living area below to enhance the connection between building and landscape.

The existing dwelling at 7 Pacific Road is a 1-2 storey single dwelling and garage structure. The dwelling is timber clad and masonry with pavilion style pitched roof forms.

The garage and house are sited well below the road with a garage / storage area to the high side of the site and upper ground living level connecting to the lower ground swimming pool and landscape area.



**PACIFIC ROAD  
STREET VIEW**

## 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	DESCRIPTION	DATE
ISSUE	DEVELOPMENT APPLICATION	NOVEMBER 2016



**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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