

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO EXISTING HOUSE



Lot 5C, DP 13374,
1056 Barrenjoey Road,
PALM BEACH, 2108 NSW

For
J. Bryant

10th December 2021

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations to the existing dwelling, including a new first floor.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by C&A Surveyors dated 30th August 2021
- Architectural Plans DA 01 - DA 08 prepared by Jo Willmore Designs - dated November 2021
- Geotechnical Assessment prepared by White Geotechnical Group -dated 8th December 2021
- Bushfire Risk Assessment prepared by Sydney Bushfire Consultants -dated 4th December 2021
- BASIX Certificate No. A438149.
- Flood Management Plan - Prepared by Taylor Consulting Engineers - dated 10th December 2021
- Stormwater Management Plan - Prepared by Taylor Consulting Engineers - dated 9th December 2021
- Waste Management Plan.



Street View of 1056 Barrenjoey Road



Front yard view of 1056 Barrenjoey Road

Site Analysis:

1056 Barrenjoey Road, Palm Beach, Lot 5C, DP 13374

Site Area : 812.5 sq.m.

Locality: Palm Beach Locality

Zoned: C4 & SP2

Hazards effecting site: Bushfire Prone Land
 Geotechnical Hazard
 Flood - Low & Medium Risk

1056 Barrenjoey Road is situated on the east side of Barrenjoey Road. The property is of irregular shape with a frontage of 17.985m and varying depth of between 57.25m and 59.015m. The site is relatively flat with a minor fall from the rear yard to front boundary however a small section of the site at the rear starts to climb steeply to McKay Reserve behind. An existing single storey weatherboard & fibre clad cottage with metal roof is positioned centrally on site with large single storey studio to the rear of the site. The majority of the front yard is paved for car parking with small garden beds along boundaries. Landscaping to the remainder of the site consists of small grassed area between the existing house and studio interspersed with shrubs and palms with small raised garden and grassed area to the rear of the site. The houses in the immediate area range in size and style with the neighbouring home to the south being two storey brick and tile home and the home to the north being smaller part two storey weatherboard clad home.

Design / Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area by maintaining the existing style of the home while providing for new bedroom and living areas to a new first floor. The design of the dwelling is sympathetic to surrounding development and makes allowances for environmental objectives (ie: solar penetration, cross ventilation, minimising of shadows etc)

A summary of the proposed works include:

- Addition of a new first floor including 3 bedrooms, 2 bathrooms, study, rumpus room and new deck to both the front and rear
- Extend existing entry to lower floor to provide new stair to new first floor
- Remove existing stair to existing roof space to lower floor
- Remove existing fireplace & chimney

The new works are positioned so as to limit its impact on the amenity of neighbours. The majority are over the existing building footprint so as to maintain established setbacks and landscaped areas. Pitched hipped roofs have been used in keeping with the existing character of the home and to minimise any increase in overshadowing to neighbouring properties, while new first floor windows and decks are positioned to lessen the impact on neighbours privacy. The form of the new works will compliment the style of surrounding homes with the combined single and two storey roofs and open first floor deck providing articulation to the front facade. The step in of first floor walls from the ground floor will also lessen the impact on the increased scale of the house due to the addition of a first floor. With the addition of a new upper level to the house the height and scale of the dwelling will increase however all of the proposed works to the house are within the existing building footprint minimising any impact on existing landscaping.

Pittwater LEP 2014 Considerations (as relevant)

Zone E4 Environmental Living

(objectives for C4 zoning not yet included in LEP -presumption that it is similar to previous E4)

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Proposal:

The proposed alterations and additions to the existing house including a new first floor are considered to be permissible with the consent of council and will not alter the use from existing residential, maintaining a low density and scale of the area that is consistent with the desired future character of the area and with all significant planting and trees to be retained the existing landscaped character of the site will also be maintained.

Zone SP2 Infrastructure

The stated objectives of this clause are as follows:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure..*

Proposal:

As none of the proposed works are within the area of the site that is zoned SP2 and all works are over the existing building footprint the development will remain compatible with and not effect any future required acquisition.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

The additions of a first floor will increase the overall height of the dwelling however with a maximum height above natural ground of approximately 8.4m the house is just below the maximum height allowed of 8.5m.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Proposal:

With the majority of new works to be constructed over the existing building footprint the only excavation required will be for footings to the small section of the existing entry which is to be extended. This earthworks will not impact on drainage or stormwater flow and there will be no detrimental effect on neighbouring properties or soil stability.

Part 7.6 Biodiversity Protection

The objectives of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

- (a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

Proposal:

The subject site is identified on council maps as being in a Biodiversity Area, as such the proposed works are to minimise impact on the ecological or habitat value or significance of any flora and fauna on the site. As the proposed works will not require the removal of any significant landscaping or canopy trees and with existing soft landscape areas to be increased any existing native fauna and flora habitat will be conserved.

Part 7.7 Geotechnical Hazards

The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:

- (a) matches the underlying geotechnical conditions of the land, and*
- (b) is restricted on unsuitable land, and*
- (c) does not endanger life or property...*

Proposal:

Council mapping indicates the property to be partly impacted by H1 Geotechnical Hazard, as such a geotechnical assessment by White Geotechnical Group forms part of this application demonstrating compliance with the objectives of Part 7.7. and advising *'The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.'*

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.10 - Palm Beach Locality

Desired Future Character

The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations..... Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development..... Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards..... A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Proposal:

The proposal is consistent with the desired Character of Palm Beach locality. It will not alter the use from existing residential, maintaining the low density and scale of the area.

With the addition of the first floor there will be an increase in built form however the retention of the open front verandah, and stepping of the new first floor walls will provide articulation to the existing front facade while complimenting the scale of neighbouring homes and maintaining a similar character to the existing house. With works to be constructed primarily over existing built upon area there will be little impact on existing planting with all canopy trees and garden areas retained or upgraded therefore maintaining the existing landscape character of the site.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Landslip Hazard

Proposal:

A Geotechnical Risk Analysis and Management Report by White Geotechnical Group forms part of this application and advises that the proposed development is suitable for the site.

Bushfire Hazard

Proposal:

A Bushfire Risk Assessment by Sydney Bushfire Consultants forms part of this application. The assessment shows that the property is deemed to be BAL 29 and BAL 19. As such works will be built in accordance with construction requirements of Section 3 of AS 3959-2009 'Construction of buildings in bush fire-prone areas'. Landscaping areas will comply with the requirements of an 'Asset protection zone.

Flood Prone

Proposal:

As the proposed works are for a new first floor mostly over the existing building footprint there will be no impact on existing flood behaviour . All works are to comply with engineers recommendations and details with the new first floor will be designed to withstand any flood impact as such there will be no changed risk to human life or property. Though the existing ground floor is lower than the required flood planning level by 0.26m apart from a small extension to the existing entry all new works are for a new first floor which will be 2.79m above the FPL.

A Flood Risk Management report prepared by Taylor Consulting Engineers forms part of this application.

B4 - Controls relating to natural environment

Wildlife Corridors

The proposed works have been designed and sited to minimise any adverse environmental impacts and with all proposed works over existing built upon area there will be no impact on existing landscaped area therefore any existing native fauna habitat and wild life corridors will be maintained.

B5 - Water Management

Stormwater

As there is no increase in built upon area a stormwater detention system is not required. A stormwater management plans forms part of the application indicating

new lines connected to existing which fall by gravity to council drainage system in the street.

B6 - Access & Parking

Internal Driveways

No change is proposed to existing driveways.

Off street Parking Requirements

There will be no change to the existing parking arrangements which is to the paved area forward of the existing house providing in excess of 3 cars spaces.

B8 - Site Management

Excavation and landfill

As advised previously minimal excavation is required and all will be done in accordance with engineers details.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing paved parking area so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As stated above there will be little impact on the existing landscaping and no loss of canopy trees with the proposed works to be constructed over existing built upon area. Existing planting at the front of the site will remain providing a part screening of the house from the street. All other boundary screen planting will remain retaining a landscape buffer and privacy to the neighbouring properties. Some small areas of paving will be removed increasing the soft landscaped area.

View sharing

The addition of the first floor will impact on the outlook from the upper storey of 1054 Barrenjoey Road across 1056 Barrenjoey Road own site however due to the low lying levels of 1056 Barrenjoey Road and neighbouring properties there are no significant views that will be effected from the new first floor.

Solar Access

The addition of a new first floor will increase overshadowing to the neighbouring property at 1054 Barrenjoey Road. As can be seen on the submitted shadow diagrams during midwinter the north facing windows to the upper level of 1054 Barrenjoey Road will be impacted upon however at all times during the day all the upper windows will retain some percentage of sunlight. The majority of these windows, it is assumed, are to bedrooms or ancillary rooms so the increased overshadowing will be minimal to existing living areas. There will also be minimal impact on the existing solar panels positioned on the rear lower north facing roof of 1054 Barrenjoey Rd with only a minor increase in overshadowing in late afternoon of mid winter.

Visual Privacy

The proposed works to the house have an orientation such that the majority of the new windows will face either the front or rear of the site or those facing side boundaries being to ancillary rooms therefore having no impact on the existing privacy of neighbours. The new upper decks have been set back from side boundaries and include privacy screens and with the retention of existing planting along all boundaries the privacy presently experienced by neighbouring properties will be maintained.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Private Open space

As the majority of new works are over the existing built form the existing private open space accessed via the ground floor family room and deck will be maintained providing at least the minimum required area of 80 sqm of private open space.

Waste & Recycling Facilities

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction phase to minimise any waste. Area along the northern side passage is available for bin storage with household waste removed by council garbage collection service.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D12 - Palm Beach Beach LOCALITY

DCP Part D12.1 Character as viewed from a public Space

Proposal:

The proposed works will alter the house from a single storey to two storey home which is consistent with the scale and bulk of nearby dwellings. The design incorporates varying roof and wall heights, setbacks and open decks which will provide modulation to not only the street scape but the rest of the house. With existing landscaping to be retained the house will maintain a low density dwelling in a landscape setting which compliments the desired future character of the Palm Beach locality.

DCP Part D12.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will match the existing house and blend with the natural environment.

DCP Part D12.5 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

No change is proposed to the front building setback. The setback to the existing house is 11.155m and the setback to new works is 12.09m both of which comply with the minimum allowed of 6.5m.

DCP Part D12.6 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

No change is proposed to side boundary setbacks with the north setback remaining at 1.956m and the south setback at 1.19m. Though these setbacks do not comply with the requirement of 1m and 2.5m this is an existing non compliance and with the new upper floor southern wall stepped in further to minimise the non compliance there will be no increased impact on neighbouring properties due to setbacks.

No change is proposed to the rear building setback. The setback to the existing house is 23.90m and the setback to new works is 26.40m both of which comply with the minimum allowed of 6.5m.

DCP Part D12.8 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen a small section of the eaves and upper sections of new walls to the north and south boundaries will protrude through this projected plane. These breaches are only minor and have been minimised by the stepping in of the first floor walls and decks from the ground floor walls reducing the impact this non compliance will have on neighbours amenity

DCP Part D12.10 Landscape Area - Environmentally Sensitive Land

Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

The proposed works will result in a landscaped area including 6% variation allowed for impervious uncovered outdoor recreational areas of 261 square metres or 32.12% of the site. This is 25 sqm greater than the existing soft landscaped area however does not comply with the required 60%. As this is an existing non compliance, the soft landscaped area has been increase slightly, and there will be no removal of any existing planting or canopy trees with landscape screening between neighbours retained there will be no change to the amenity of the neighbours or surrounding area from the non compliance.

Summary

The proposed works are designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. Though not fully numerically compliant with landscape area, setback and building envelope controls the design takes into into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale. There are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

Jo Willmore
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