

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

Existing Residence

91 Florida Road

Palm Beach NSW 2107

Lot 113 DP6937

Mr and Mrs A & K Hill



Architect:

Robert Jones & Associates Pty Ltd

5/57 Avalon Parade

Avalon NSW 2107

Date:

20. 01. 2021

1. Introduction

This statement of environmental effects forms part of the Development Application for the property at 91 Florida Road Palm Beach and consists of alterations and additions to the existing dwelling, a detached carport structure and an inclinator joining the house.

The purpose of this report is to describe the Proposal and its design with relation to the planning requirements and the particular site attributes of the locality.

2. The site and locality

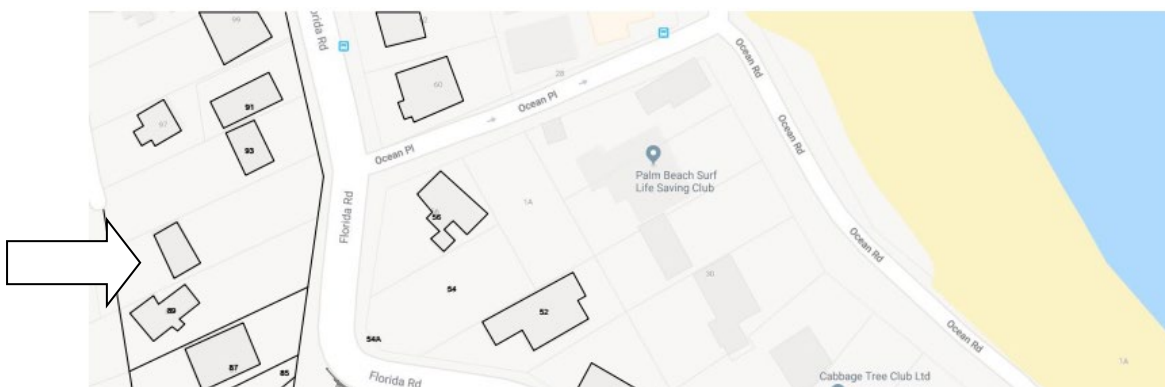
The surrounding character of this Palm Beach locality are two storey dwellings of mixed size, styles and materials, varying street setbacks and landscapes of bushy to manicured gardens. SEE fig 1, 2 and 3.

The site is a long and narrow rectangular shaped property of 1316m² which rises up from Florida Road and has an existing house set 45m back from the road frontage and elevated 24 meters above the Road. The existing house is a single storey timber shingle residence with partial sandstone base and pillars, a corrugated metal roof and is perched on the edge of an eroding sandstone rock shelf of approx 3M high. The rear of the property rises another 8M to the non-formed Livistona Lane. SEE fig 4 and 5. The front of the property at Florida Road has numerous established trees and a stone and timber rail fence with a gate. At the house and the rear of the property there are numerous trees within rocky outcrops and a garden consisting of meandering rough sandstone steps and paths through a mixture of introduced plants. The most predominate feature are the tree off Florida Road and a winding stone block path rising to the house. The house has views of the beach and across the topography of the Palm Beach area.

To the north of the property is a heritage listed 2 storey timber and stone dwelling and towards the south a number of 3 storey modern rendered and painted dwelling with garages below SEE fig 3.

The existing house:

The existing house design is not distinguished as others in Florida Road and is poorly constructed with some stability issues and was probably constructed handyman style on weekends. The house retains some original features however alterations and additions to the front façade of the house has occurred with enclosing of the veranda with a roof extension, aluminium windows inserted, bathroom and kitchen altered, fixtures and fittings added, ad hoc plumbing and electrical work and requires new roofing gutters and downpipes, rainwater tank, asbestos removal , repair and termite investigation.



Location of property at junction of Florida Road and Ocean Place



Fig 1 View of property frontage from Florida Road



Fig 2 View of Florida Road property frontage and part No. 93 Florida Road



Fig 3 View of existing house from driveway of No.89 from driveway and modern contemporary neighbouring house.



Fig 4 View from Florida Road towards entry show tree and vegetation.



Fig 5 View looking back from house towards Florida Road showing Tree canopy



Fig 6 View of front of existing house with alum. window addition.



Fig 7 View of house interior showing existing alum. window addition proposed to be removed with existing interior fabric to be retained



Fig 8 View of existing bathroom alteration proposed to be removed.



Fig 9 View showing existing living room with stone fireplace to be retained



Fig 10 View of house sandstone foundations and services showing adhoc unstable construction.



Fig 11 View of rear of house and rock shelving



Fig 12 View rear of house and garden showing paved area and rock shelving



Fig 13 View of rear garden and rock shelving and existing landscaping

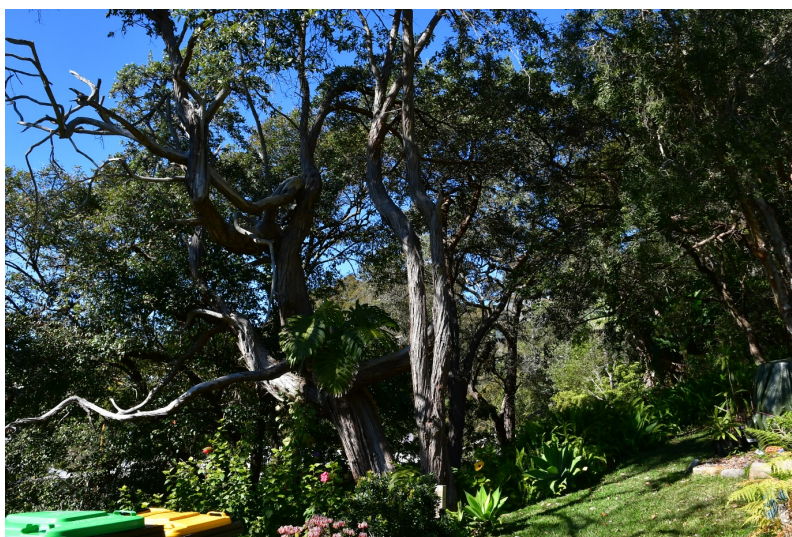


Fig 14 View looking toward No.91 and unformed Livistona Lane showing condition of 2 trees to be removed and the existing tree canopy.



Fig15 View looking back down of Livistona Lane with unformed Lane.

3. The Proposal

The Proposal is for alterations and additions to the existing house and consists of extending the front of the house with a living/dining space and a terrace over the top of a new lower level extension. The lower level extension is accessed via a new internal stair and will have a bedroom, multi-use space and bathroom. The lower level opens onto a narrow stone terrace with rough stone steps down to an iconic rolling lawn area to anchor the house to the ground. At the rear of the house will be a new detached carport structure with office and studio/storage space below. The new carport structure will require a new formed area of Livistona Lane to gain access. Joining the carport structure to the house is a new rough stone path on one side and an inclinator on the other, there are also several small modifications to the existing house. The Proposal is an infill of similar materials, detail and structural expression and interprets the characteristics of the area and is not a mimic, it will retain the existing treed open space Florida Road streetscape. It will remain in height, scale and context with the surrounding residential development.

Car Parking Arrangement

The siting of the carport at the rear of the property off Livistona Lane was selected after considerations of other options and evaluating the physical and visual implications including the effect on the surrounding area. The Livistona Lane location will mean removal of trees however this will have less impact than other car parking arrangements which would require tree removal along with excavation and driveway retaining walls. SEE Fig 16,17 showing Florida Road development. The Livistona Lane car parking arrangement balances the outcome of car turning area, maintaining distance from trees in the Lane corridor and keeping the height of the structure as close as possible to the topography. SEE Fig 18,19 show alternative car parking arrangements in Livistona Lane. These alternative parking arrangements will require elevated driveway structures or additional tree removal than the Proposed carparking arrangement and visual impact.

Livistona Lane Upgrade

The car parking arrangements in Livistona Lane requires infrastructure upgrading along with lowering the sewer line and these factors have been considered in selecting this location. Also of consideration is the safety aspect of Livistona Lane in comparison with Florida Road. The high traffic movements in Florida Road increases on weekend and holidays period and parked cars restrict view lines making car passing and pedestrian movement because there is no footpath area dangerous, furthermore the property is at a "T" intersection with Ocean Place SEE Fig 20 showing oneway car movement.

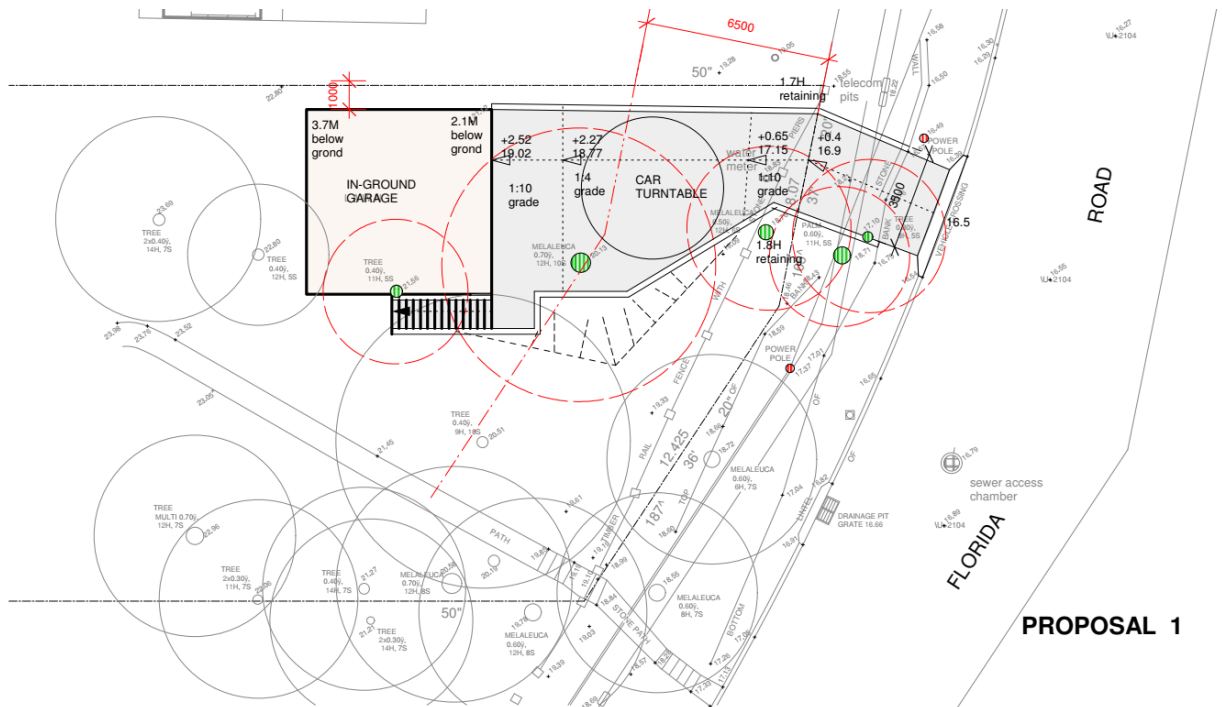


Fig 16 Positioning car parking arrangement off Florida Road requires extensive excavation and tree removal and impacts on the street frontage character.

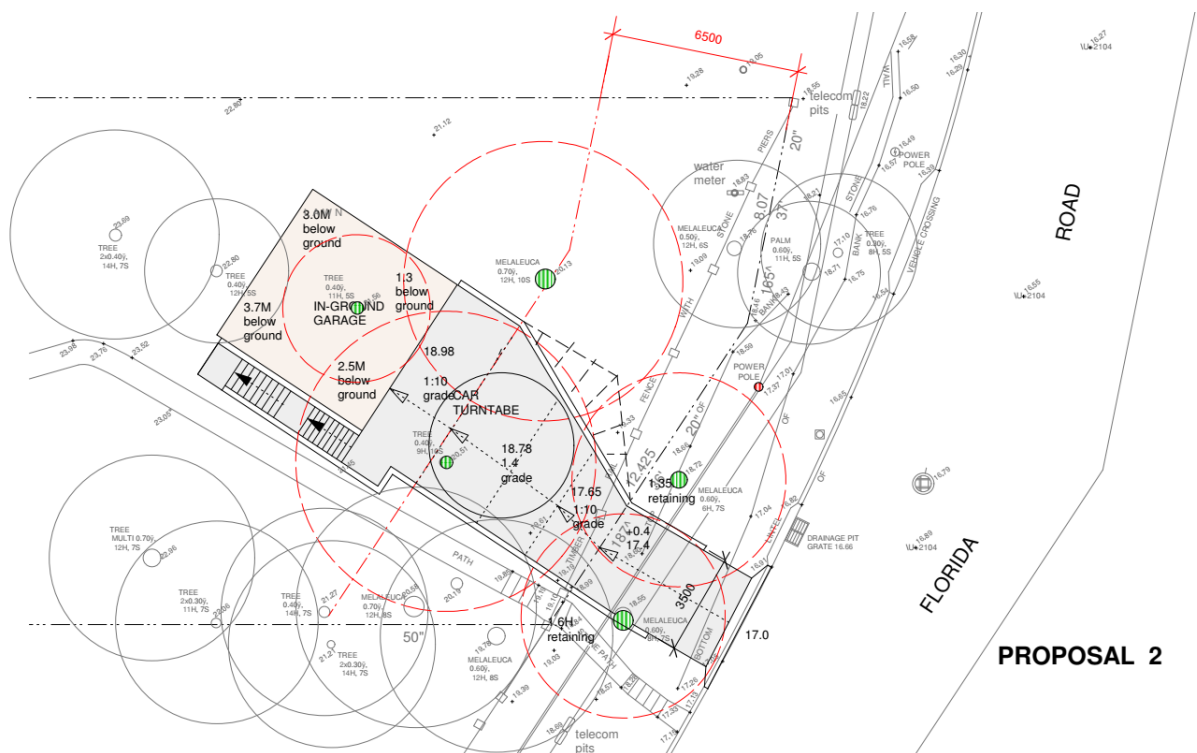


Fig 17 Alternative Florida Road car parking arrangement showing similar impact.

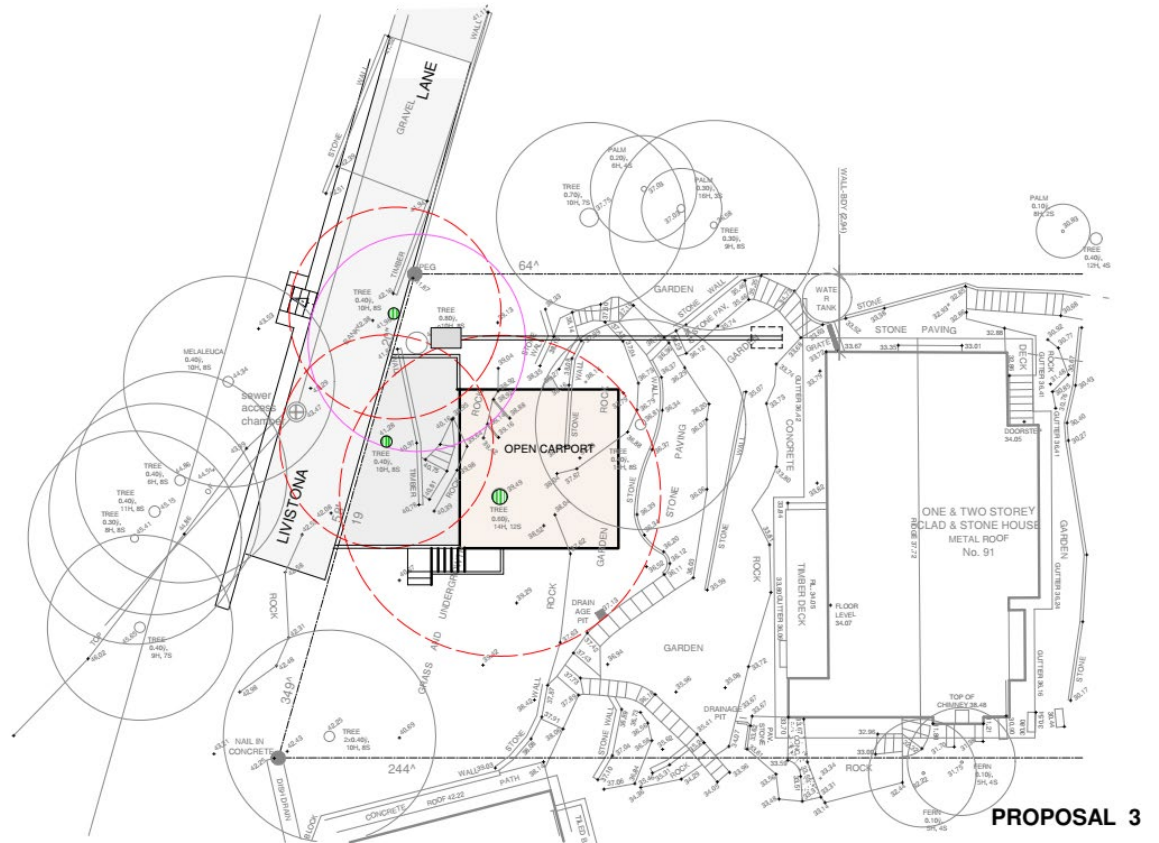


Fig 18 Showing car parking arrangement complying with both height and building envelop requirements however will impact additional tree removal

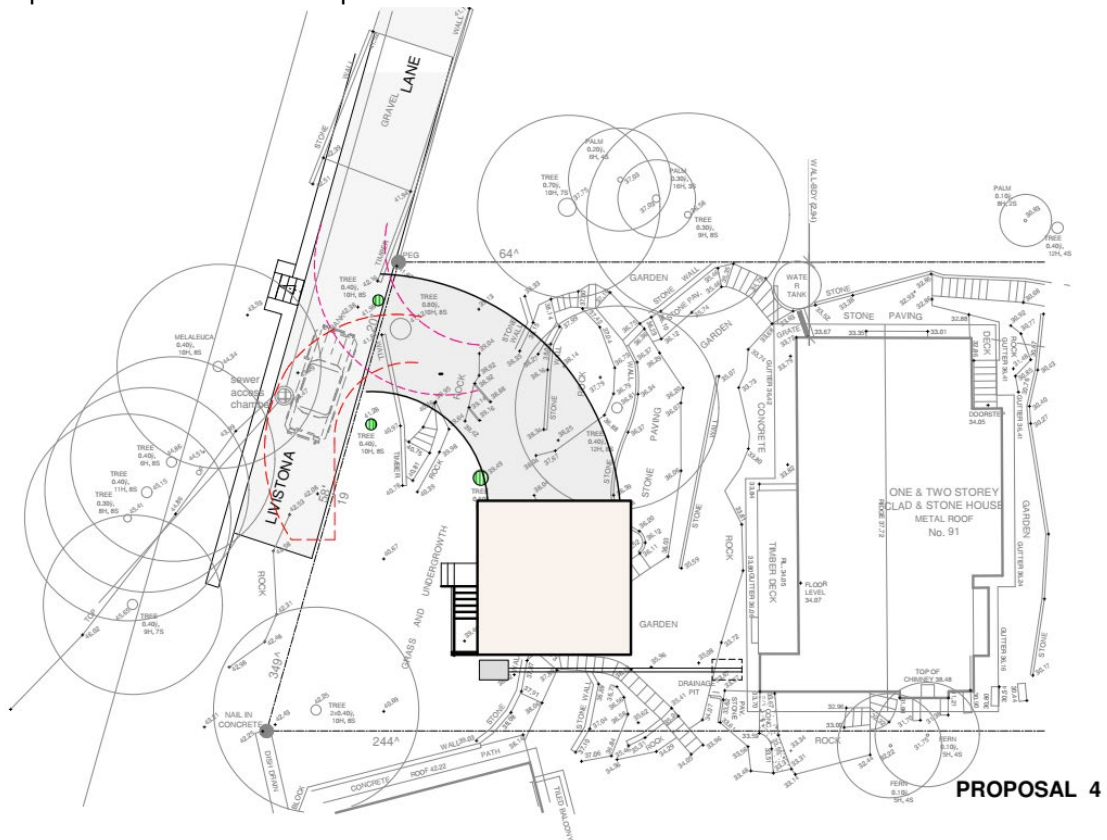


Fig 19 Showing alternate Livistona Lane car parking arrangement requiring elevated driveway structure and increased physical and visual impact than Fig 8



5.

Fig 20 Showing Florida Road restricted car and pedestrian movement with no footpath forcing people to use the roadway

Environmental Planning Instruments

91 Florida Road is zoned E4 Environmental living in accordance with the Land Use Tables of the LEP.

The proposal being alteration and additions to an existing single dwelling and is permissible under the zoning conditions for the property. The proposal is consistent with the objectives of the zoning particularly in relation to maintaining the scale and character of the locality that comprises of dwelling houses of mixed height, size and design., It will also maintain the amenity of adjoining properties views, privacy and sunlight access.

Principal Development Standards

Clause 4.3 Height of Buildings

91 Florida Road is within Building Height Area 1 with a maximum building height of 8.5 M. The height of the extended roof form of the house and the carport structure complies with the height of building standard.

Clause 4.4 Floor Space Ratio

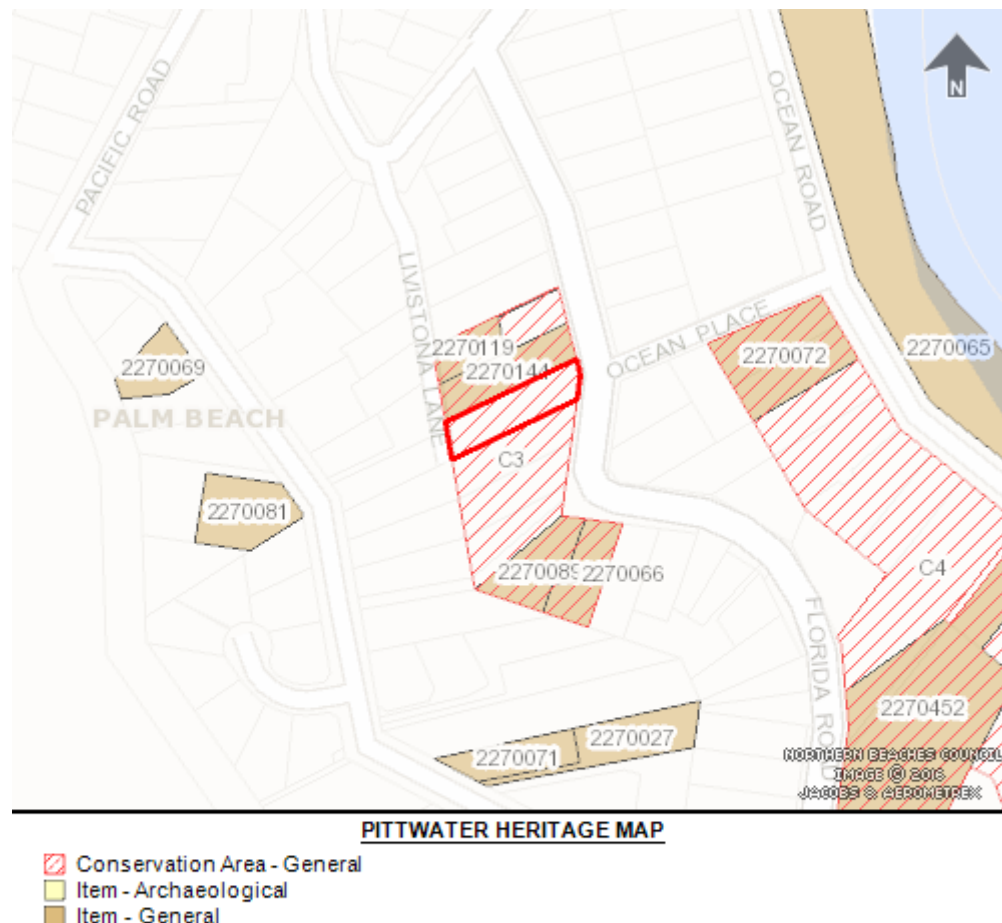
The site is subject to a 40% built upon area with a 60% landscaping component and the proposal is more than compliant.

Clause 5.9 Preservation of Tree or Vegetation

The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and vegetation.

The Proposal car parking arrangement will result in the loss of 2 trees (SEE Arborist Report) however it is within a high-density tree area and the loss will have little effect upon the overall area and it is proposed to plant another 3 healthy trees to replace those removed. SEE Landscape Plan. An Arborist Report has been prepared by Bradshaw Consulting Arborists and is part of the Development Application and assesses. Consultation occurred with the

Arborist in selection of the best method of sitting the built forms of the Carport and Lane driveway structures to have as little impact upon the trees within the area. The 2 trees to be removed Trees 39, 40 have declining health and a short life expectancy. The other tree impacted by the Lane structure Tree 44 is a drought tolerant species and can withstand a 21% incursion into the root system. Overall, the built form will occur over areas of rock shelves and outcrops and where there is vegetation it is a mixture of exotic species therefore having little effect upon the vegetation and biodiversity of the area. The Proposal has no disturbance upon Florida Road and retains this existing tree canopy. The extension of Livistona Lane will require the existing sewer main to be lowered and this will have no impact upon the location because the sewer line will be within the rock shelf.



Clause 5.10 Heritage Conservation

The objective of this clause is to conserve the heritage significance of heritage conservation areas, including associated fabric, settings and view

91 Florida Road is in the Heritage Conservation Area (3) and within vicinity of heritage properties of Florida Road and *requires assessment of the extent of impact upon the significance of the heritage area.*

A Heritage Impact Statement prepared by Urbis Heritage Consults is part of the Development Application and supports the Proposal alteration and additions and assesses its impact as positive within the Florida Road Heritage Conservation Area.

Clause 7.1 Acid sulfate soils

The objective of this clause is to ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.

91 Florida Road is located in a Class 5 acid sulfate soil zone area. The Proposal is not within 500M of Class 1, 2, 3, 4 land and the works proposed would not see a lowering of the water table therefore does not involve the disturbance or potential exposure of Acid Sulfate Soil.

Clause 7.5 Coastal risk planning

91 Florida Road is not in the Coastal Hazard Zone.

Clause 7.6 Biodiversity

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity objectives.

91 Florida Rd is classified on the Biodiversity map. The Proposal requires tree removal and will have a minor impact however it is proposed to plant 3 new trees and to infill with new planting SEE Landscaping Plan and will not affect existing flora and fauna or ecological processes of the property and surrounding. The Proposal maintains the existing tree canopy will keep intact access corridors for native fauna through the site and additional planting will increase the existing natural biodiversity of the site.

Clause 7.7 Geo Technical Hazards

The objectives of this clause are to ensure that development on land subject to Geo Technical 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.*

91 Florida Road is in Hazard H1 of the Geo Technical Hazard Map.

A Geo Technical Report has been prepared by Taylor Geo Technical Engineers and is part of the Development Application and assesses the site stability, minor excavation, filling and footing requirements

The report concludes the site and the Proposed can achieve the Acceptable Risk Management criteria provide the recommendations in the report are undertaken.

Pittwater 21 Development Controls**B General Controls****B3.2 Bushfire Hazard**

This site is mapped as not within bushfire prone land.

B3.6 Contaminated Land + Potentially Contaminated Land

The existing site at 93 Florida Rd is not considered contaminated land, and that the land is perfectly suitable for the current dwelling house.

B5.3 Greywater Reuse

Greywater reuse is not proposed on the site

B5.5 Rainwater tanks

Stormwater harvesting on the site is proposed with the replacement of the existing rainwater tank with a new tank, pump and irrigation system.

B5.7 Stormwater Management – On-Site Detention

Stormwater management on the site is proposed with the increased hard paved area being more than 50sq m and will have a concealed On-site Stormwater Detention (OSD) system. SEE Wollacotts Consulting Report which is part of the Development Application and assesses.

B5.8 Stormwater Management – Water Quality – Low Density Residential

The proposed development will incorporate the installation of the following measure:

- Leaf filter to OSD tank
 - A water quality filtration basket to collect leaf litter prior to discharge from site
- Further information is provided as part of the hydraulic report.
- Leaf rainwater heads to downpipes.

B5.10 Stormwater Discharge into Public Drainage System

The proposed development will utilize the existing connection to the public drainage system by gravity means. Further information is provided as part of the Hydraulic Report.

B6 Access and Parking

B6.1 Access Driveways and Works on the Public Road Reserve

The Proposal requires the extension of Livistona Lane and the modifications of services while not affecting the trees and root systems within the Lane corridor. This will require proper construction of the Lane beyond the area fronting this Proposal and joining onto the Proposed new Lane design which is part of No.3 Livistona Lane Development Application. It is acknowledged the authorization from council as the road authority is required and a Section 139 Consent submitted with the development application for the Lane upgrade however this is for the design of the Lane form and can be approved conditional of the Development Approval to the satisfaction of council.

B6.2 Internal Driveways

The Proposal driveway is a suspended structure with minimal gradient and a wider than normal layback crossing to allow car maneuvering without impacting the tree root systems of the trees within the Lane corridor. Livistona Lane stops at the front of the Proposal property and will not have any other car movements beyond the Proposal therefore these variations to the standard will not affect any other property.

B6.3 Off-Street Parking Requirements

The Proposal is for 2 car parking space and compliant with the controls.

B6.5 Access Driveways and Works on Road Reserves on or Adjacent to a Main Road

This section is not applicable to the Proposal as the Proposal is not providing access to a main road.

B6.5 On-Street Vehicle Parking Requirement

This section is not applicable to the Proposal

B8 Site Works Management

B8.1 Construction and Demolition – Excavation and Landfill

There is to be excavation and fill on the site, as previously outlined in this document. As such a geotechnical report has been filed with this application.

B8.2 Construction and Demolition – Erosion and Sediment Management

Erosion and sedimentation prevention measures will be put in place on site to minimize any possible sedimentary run off from the site SEE Woollacotts Consultants Erosion management Plan.

B8.3 Construction and Demolition – Waste Minimisation

The Proposal is to retain the existing dwelling and upgrade and represents a saving and preserving of existing resources for a future generation. Waste developed on site through excavation will be used for fill when appropriate. Waste created through demolition and construction will be reduced as much as possible, recycled where appropriate, and disposed at an appropriate waste facility, where no other option is available.

B8.4 Construction and Demolition – Site Fencing and Security

The site is to be protected by removable 1.8M cyclone fencing to area affected by construction.

B8.5 Construction and Demolition – Works in the Public Domain

The proposed works are to maintain pedestrian and traffic flow

B8.6 Construction and Demolition – Traffic Management Plan

It is not proposed that the works will require the transportation of more than 100 cubed m cut or fill, to or from site, as such this will not be required.

C1 Design Criteria for Residential Development

C1.1 Landscaping

The Proposal will be consistent with the objectives for landscaping and will provide more than the required 60% of site criteria. The front of the property will be maintained, protected, and enhanced with additional screen, under canopy and ground cover planting. The rear of the property will have new trees to replace those removed and will also have additional infill planting giving a bushy landscape appearance. The existing planting close to the house will be retained giving a more diverse planting type and an already established habitat. The proposed landscaping shall be arranged as infill understory planting and the rolled grass bank at the front will place the Proposal in an iconic rolling lawn garden setting. The existing natural features such as rock shelving, rough stone paths and garden walls are to be retained.

C1.3. Safety + Security

The Proposal shall provide appropriate safety and security with clear views from windows and glazed entry doors to public approaching from Florida Road. Surveillance of Livistona Lane is more difficult due to slope and easy access through and around the site. To compensate the landscaping is planned to not obscure security and a movement sensor security lighting system as a deterrent.

Clear street numbering is to be provided.

House entrance to be clearly lit.

C1.3. .View sharing

The existing views from 89 Florida Road are over the roof of the existing bungalow and the Proposal addition. The rear carport/ office storage space is set away from these viewing widows. The Proposal involves an extended roof form in the front of the existing house which is no higher than the existing roof and is below the ridge and will not affect views from adjoining property.

C1.4 Solar Access

The Shadow diagrams shows that the Proposal and the neighbouring No.89 property will receive more than the required 3 hrs sunlight.to the main private open spaces and the principle living areas will also comply. The side window of the living space of No.89 will be shadowed at 3.00pm however this is currently occurring with the tree canopy shadow and the proposal will still allow more than the 3hrs of sunlight between 9.00am and 3.00pm. Note that the carport structure is located within the existing tree canopy shadow 3.00pm

See SEE Site Plan for shadow diagrams on 21st June.

9.00am morning shadow is cast over own property.

12.00 noon shadow is cast over own property and No. 89 driveway.

3.00pm afternoon shadow cast shadow over front lawn of No.89 and northern wall and window.

C1.5 Visual Privacy and

C1.6 Acoustic Privacy

The Proposal will not involve any changes that will affect the existing visual and acoustic amenity of the adjoining properties.

A privacy screening on the Proposed upper level terrace area will create privacy from 89 Florida Road which is orientated askew on the property allowing views over the top of the existing bungalow of 91 Florida Road. The screen will also remove the ability to back view from the terrace towards 89. The inclinor and the carport structure are located on the northern side of the property away from the only adjoining building. Office windows will have external louvers for sun shading and privacy.

The outside upper terrace recreational area is way from adjoining property buildings and has minimal window openings towards the neighbours. The only plant equipment will be a small air conditioning plant positioned within the building envelop.

C1.7 Private Open Space

There area 2 areas of private open spaces, the Upper Level terrace and the rolled lawn area and are oriented in a north east location and opens directly off the living and lower level multi purpose room. These areas are at the front of the building however the building is 37M away from the front boundary and these areas will enjoy panoramic views of the ocean and beach front The area have a total of 112 sq m of complying private open space.

C1.12 Waste and Recycling Facilities

To encourage environmentally protective waste management practices on construction and demolition and to encourage the ongoing minimisation and management of waste handling in the future use of premises.

The Proposal is incorporating low energy components for example recycled sandstone for walls and timber cladding and structures. And demolition material is minimal See Waste Management Plan. Ongoing waste management will be achieved with a composting system for garden and kitchen waste as well as present council recycling collectionhe bins storage will be relocated to Livistona Lane and collected by the current Lane collection system. This will remove the visual presents of the bins to Florida Road.

C1.13 Pollution Control

The Proposal alterations and additions are minor and are considered alterations adding to the fabric of the existing dwelling and will not produce any polluting affect upon the air, water and generate any noise and land pollution.

C1.14 Separately Accessible Structure

The Proposal has a separately office within the carport structure and will have no cooking or toilet facilities and complies with the control.

C1.18 Car/ Vehicle/ Boat Wash Bays

This section is not applicable to the Proposal

C1.19 Incline passenger lifts and Stairways

The Proposal inclinor is for only a short distance and provides access down a step sloping property from the carport to the house, running along the northern side of the carport and located to retain existing trees.

It is compliant with the 2M setback from the boundary and has only a minor excavation and minimal visual and acoustic disturbance to the neighbours.

C1.23 Eaves

The Proposed development does provide eaves in the design, reflecting the bungalow character and provides both weather and sunshade consistent with the outcomes of this control.

C1.24 Public Road Reserve- Landscaping and Infrastructure

The Proposal has infill planting for both the Livistona Lane and Florida Road areas to improve the visual and biodiversity quality SEE Landscape site Analysis Plan

Section D – Locality Specific Development controls**D1 Palm Beach Locality****D12.1 Character as Viewed from a Public Space**

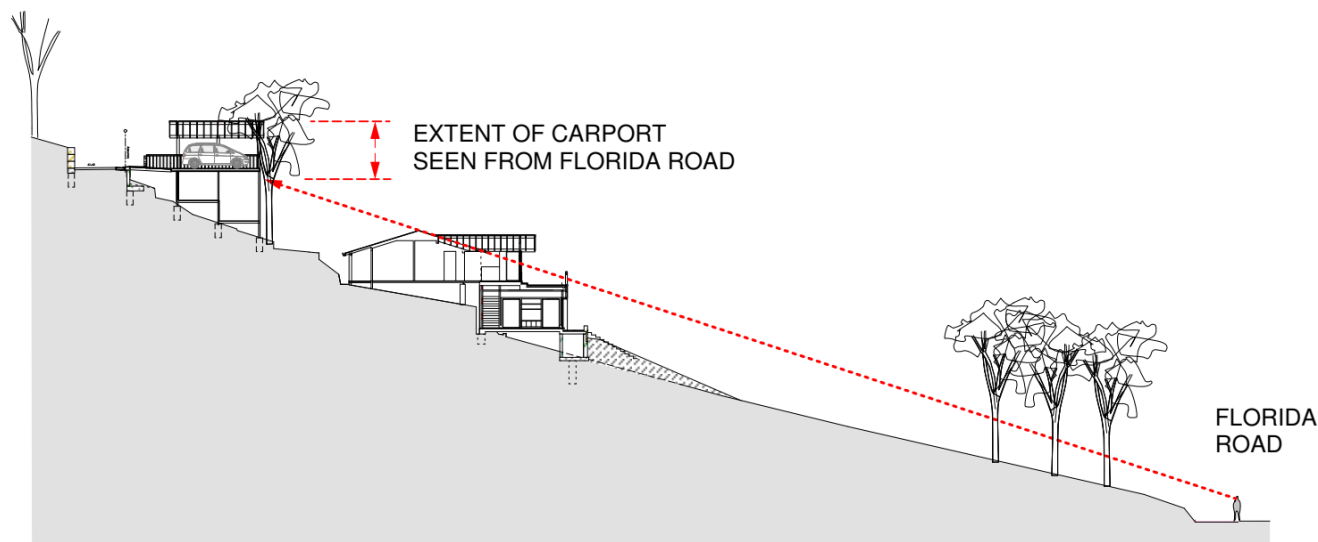
The existing house is positioned a considerable distance from Florida Road, behind the tree canopy and open railing timber fence. Therefore, the proposed addition at the front with similar aesthetics will not be highly visible, will present an unchanged character to the street and maintain the iconic open space. The proposed carport structure at the rear of the house is mostly obscured behind the existing and new roofline and will not dominate. The character of a bungalow within an open landscape will remain and keep the character of the locality, as viewed from Florida Rd.

The property presents to Livistona Lane as a one storey open carport structure with a driveway entry while the house below from Livistona Lane having minor changes remains unchanged.

All service facilities will be located underground.



View down path towards Florida Road which will remain unchanged



D12.3 Building Colors and Materials

The building materials are outlined in the finishes schedule.

The external paint color is a mid tone and will be compliant with this control and is considered in keeping with the Palm Beach locality and the beach cottage aesthetic. The roofing is to be mid grey compliant with this control. Sandstone is to be used on retaining wall to anchor the design, as per with the existing cottage on site.

D12.5 Front Building Line

The Proposed addition at the front of the existing bungalow will be 34 M from the front boundary. the front building line.

D12.6 Side and Rear Building Line

The side setbacks of the carport structure are 9.3M (north boundary) and 3M (south boundary) with the inclinator at 7.35M (north boundary). The side setback of the house additions are 2.9M and 2.97M and comply. The rear carport structure is within the 6.5M rear setback however there are several neighbouring structure closer along the rear boundary of Livistona Lane. Locating the carport structure within the rear setback visually and physically has less impact and allows the Florida Road frontage to remain intact with no effect on the amenity of neighbouring properties.

D12.8 Building Envelope

The proposed development lies largely within the required envelope profile. There is a small corner of the roof on the southern side of the carport structure slightly projecting through the envelope, however as this section of the building is situated on a slope over 26 degrees and is partly an eaves providing weather protection the Proposal is compliant under the variations of this clause.

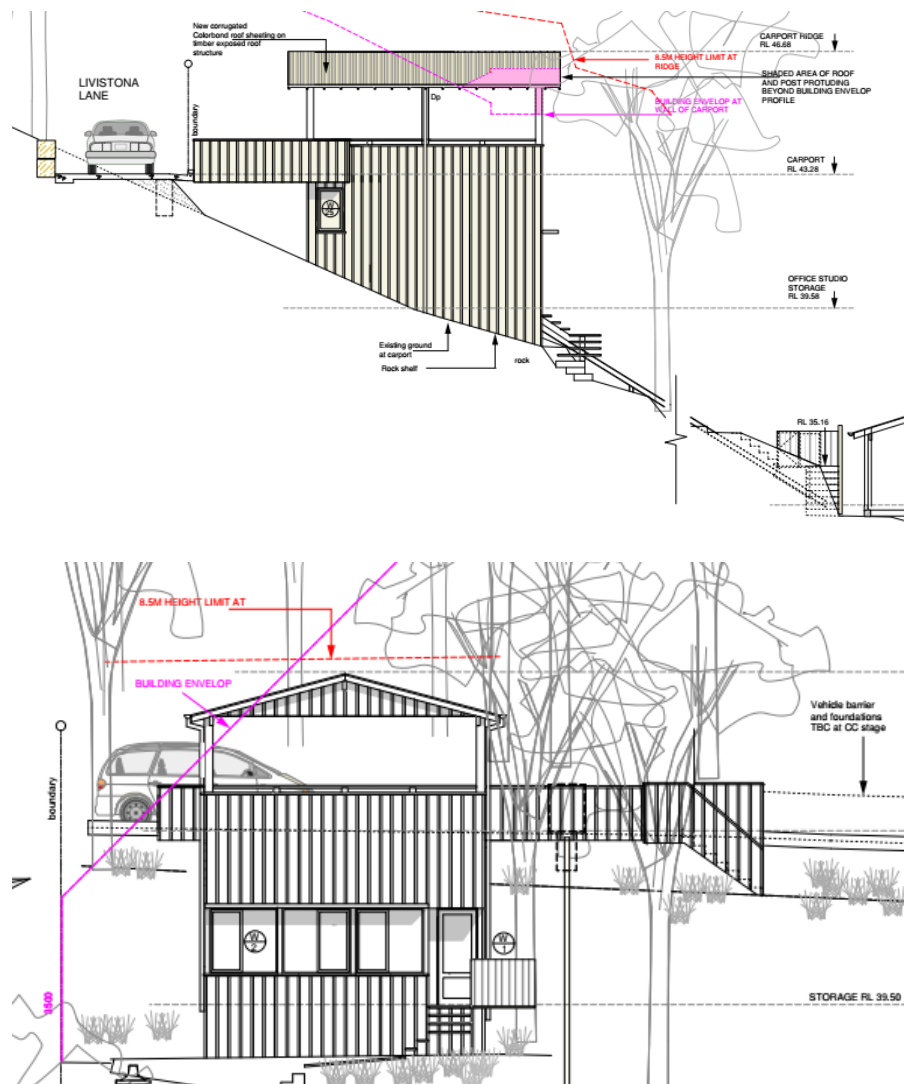


Fig 21 showing area of roof and eaves projecting beyond the building envelope

D12.10 Landscaped Area – Environmentally Sensitive Land

The proposed development requires a landscaped area of 60%.

Site Area = 1316 sq m

Required Landscape Area = 790 sq m

Built upon area = 280 sq m

Proposed Landscape Area = 1036 sq m

The Proposal is only a small development of built upon area, complies numeric with the controls and preserves the future character of the locality. Although 2 existing trees at the rear of the property are removed, the existing canopy trees is maintained and the context of the site is not altered.

BASIX

The proposed development shall comply with BASIX Certificate No. A401407 as per the report submitted as part of this application.

D14.3 Building colours and materials

Material to match the existing.in character

Roof	Colorbond Windspray corrugated roof sheeting.
Gutters/downpipes downpipes.	Colorbond Windspray Half round gutters and circular
Windows/Doors	Timber framed windows and doors, paint finish.
Cladding	Timber clad with battens paint finish
Balustrade	Timber. paint finish
Carport balustrade	Metal paint finish
Terrace finish	Timber decking
Garden Walls	Rough Sandstone

Conclusion

The Proposal is for alterations and additions at the rear and front of the existing house and a short inclinator. These additions are designed to improve the function and amenity of the house, connect with the outdoor spaces and complement the existing form and character of the house and the surrounding area. It complies numerically with the constraints of this control except for a minor incursion of the carport roof beyond the building envelop plane. The Proposal preserves the heritage conservation of the area and future character of the locality

The extension of Livistona Lane is considered the best solution in retaining the tree canopy Both in Florida Road and the Lane Corridor.

In conclusion it is an outcome consistent with the objectives and standards for development in E4 Environmental Living Zone of the Pittwater Environmental Plan and Development Control Plan including the specific objectives and controls for the Palm Beach Locality.



Proposed alterations and additions and retained tree canopy



Existing house and tree canopy