



**Statement of
Environmental
Effects
at
25 Carrington Parade,
Freshwater
NSW 2096
For
Mr & Mrs Hornsey**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 25 Carrington Parade Freshwater.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

THE EXISTING BUILDING

1.1 Site

The residence is located on the western side of Carrington Parade in the residential neighbourhood of Freshwater.

Site Address: No 25 Carrington Parade, Freshwater

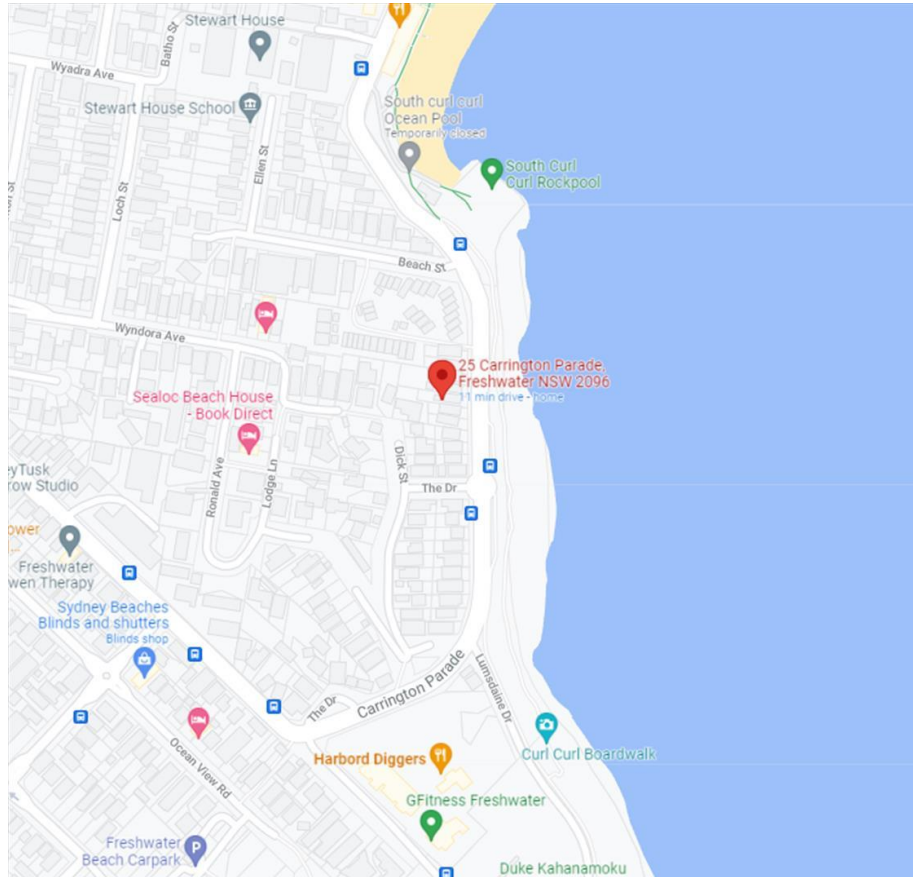


FIGURE 1: LOCATION PLAN 25 Carrington Parade, Freshwater. ⁴ Source Google Maps.

1.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Warringah)
 Civic Centre 725 Pittwater Road
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

⁴ Location Map 25 Carrington Pde, Freshwater;

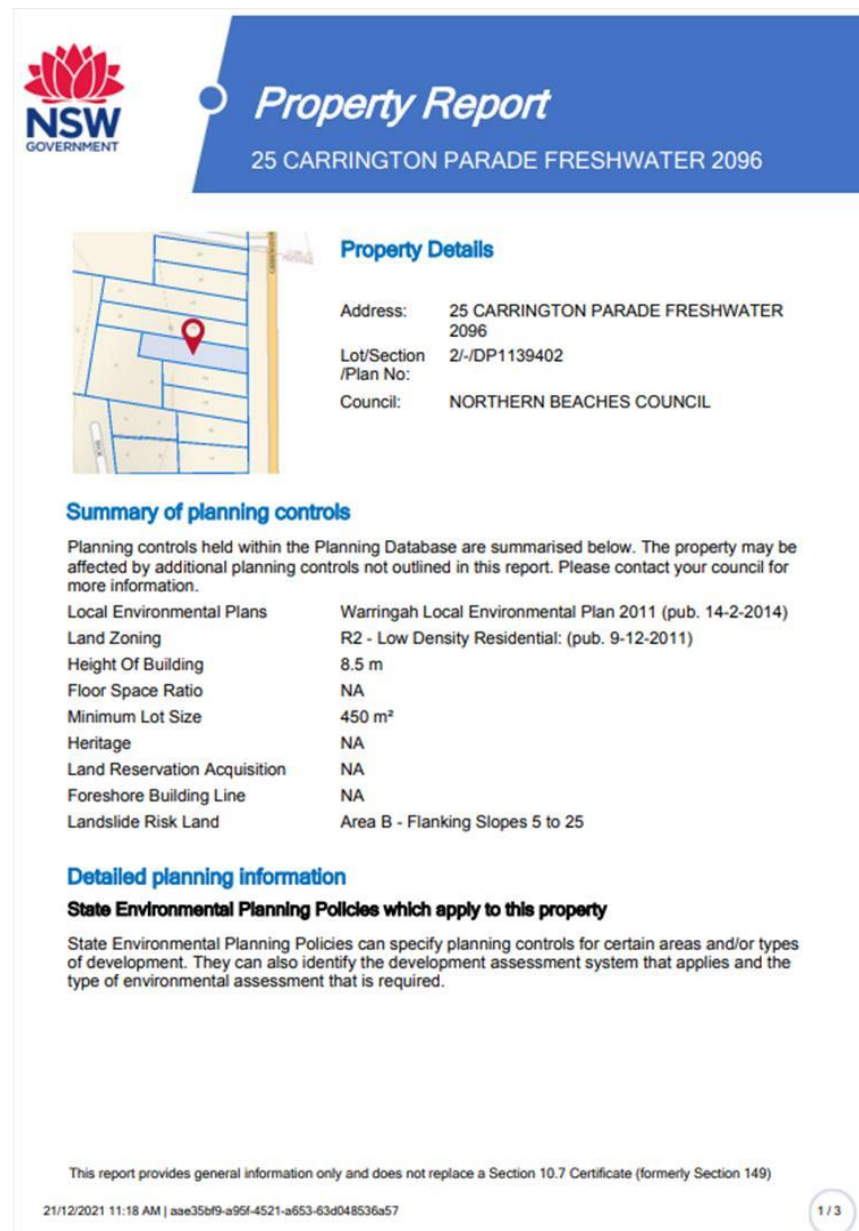
<<https://www.google.com/maps/place/25+Carrington+Parade,+Freshwater+NSW+2096/@-33.776161,151.2907696,17z/data=!3m1!4b1!4m5!3m4!1s0x6b12aafea1e74a9:0x8a74e47d7e1b2fce!8m2!3d-33.776161!4d151.2929583>>.

1.3 Zoning

Lot 2 DP.1139402 known as 25 Carrington Parade, Freshwater, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



Property Report
25 CARRINGTON PARADE FRESHWATER 2096

Property Details

Address: 25 CARRINGTON PARADE FRESHWATER 2096
Lot/Section /Plan No: 2/-/DP1139402
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area B - Flanking Slopes 5 to 25

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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FIGURE 2: Property report; 25 Carrington Parade Freshwater,⁵ Source Spatial Viewer DoIE.

⁵ DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

1.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are limited but quite mature overhanging the street and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with housing directly adjacent. The property is located on the high side of Carrington Parade with views to the north-east over the ocean. Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing.

The locality is considered a low-density R2 area. An important characteristic and element of Freshwater significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

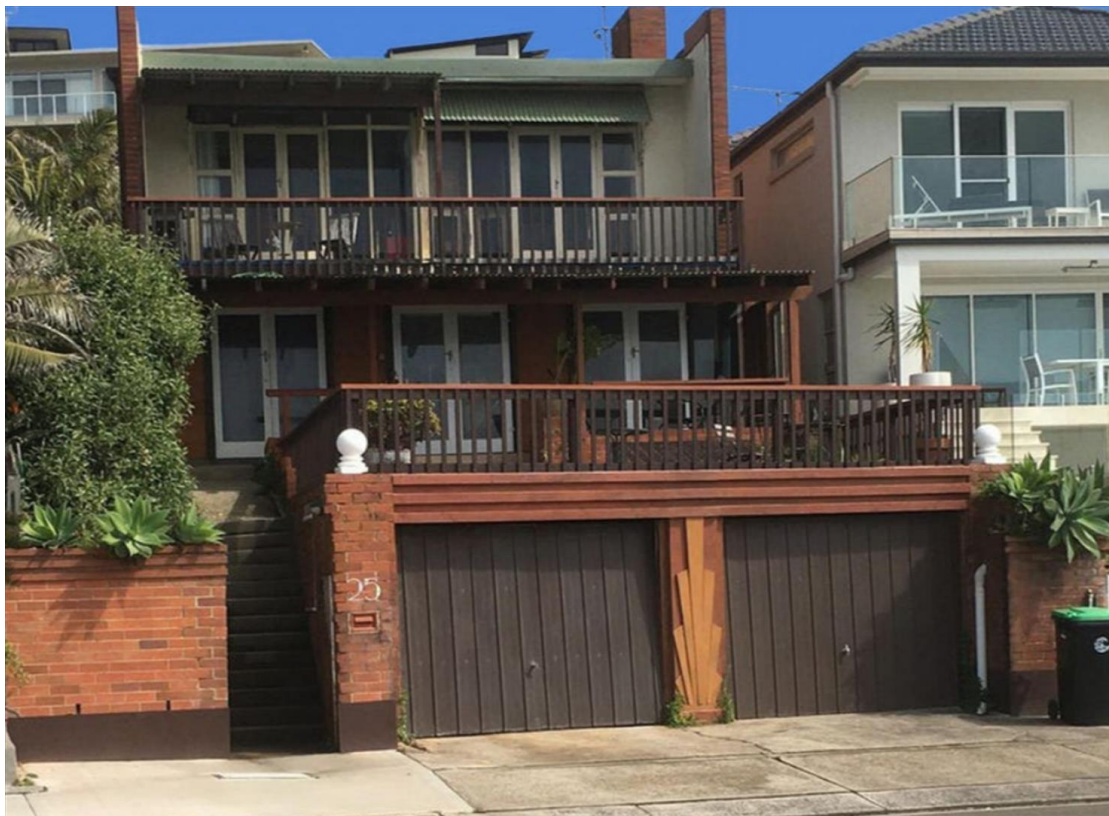


FIGURE 2: Street View, 25 Carrington Parade Freshwater. Source Google Maps.⁶

⁶ Google Maps. <<https://www.google.com/maps/place/25+Carrington+Parade,+Freshwater+NSW+2096/@-33.7760943,151.2932995,3a,75y,252.18h,89.49t/data=!3m6!1e1!3m4!1sLHsRtf7bqRZ2sDAACAL43g!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12aaefea1e74a9:0x8a74e47d7e1b2fce!8m2!3d-33.776161!4d151.2929583>>.

1.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling accessed via stairs to the front and an existing concrete crossover and excavated garage within the front setback.

1.7 Existing off-street parking

There is parking available for 2 cars in the existing garage.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the front of the boundary to the rear of the dwelling with scattered small shrubs & grass. To the rear yard there is an embankment from the rear of the dwelling up to a grassed area with garden walls bounding the boundaries. The existing landscaping is to be maintained where possible for this development.



FIGURE 3: Ariel View, 25 Carrington Parade Freshwater. Source Northern Beaches Council.

2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will maintain a two-storey building profile with new a small extension to the existing garage car parking to the front of the dwelling in keeping the neighbouring property. The appearance of the building is to be improved throughout the development with the new additions providing increased articulation and visual interest from the public domain, dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the existing excavated garage, existing front decks, existing lower ground, existing ground floor and new upper floor additions. Additions to the ground floor and new entry lift and access stairs fronting Carrington Parade is proposed.

A new garage addition is proposed to provide new internal undercover access. The existing lower ground floor shall be refurbished to provide better access and increased amenity and functionally. The existing lower ground floor deck is to be refurbished and will including new compliant access stairs from the deck and also new internal access stairs up to the ground floor areas.

The existing lower ground floor will be refurbished to include new bedroom, study, sitting area, bathroom, store and wine cellar. New internal access stairs will provide access to the ground floor as well as a proposed lift from the garage.

Proposed works to the existing ground floor will include; new internal stairs from new lower ground floor, new kitchen, refurbished and extended wet areas, new rear deck, living room and new bedrooms. New stairs to the upper floor will provide access to the new upper floor addition. An addition to the upper floor will provide for a new parents retreat that will include a master bedroom, ensuite, walk in robe sitting area and external deck. The new front deck will provide for private outdoor space and viewing areas. New retaining walls and landscaped areas including a new pool is proposed to the rear yard.

New sliding stacking doors and windows to the dwelling will provided improved and safer access and increase amenity via access to light and ventilation. A new roof is proposed to the dwelling encompassing the new additions, existing floor areas, and new decks, with the new covered deck complimenting the existing deck and providing increased amenity for the owners and provide for much needed private open space.



FIGURE 4: Rear View, 25 Carrington. Source Realestate.com.

The existing garage, driveway and crossover will be maintained and landscaped to provide improved car parking and access. The new alterations and additions combined with the new external cladded walls and deck areas will provide visual articulation from the neighbouring properties reducing the bulk and increasing the visual interest, and is in sympathy with the prevailing streetscape.

The proposed works to the existing run down dwelling are in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

2.1 Features of the Proposal

Externally the proposal encompasses:

- New Garage addition with deck over
- New retaining walls and landscaping
- New external access stairs from street to dwelling including pathways
- New ground floor living, bed, addition and new front and rear decks
- New covered deck roof area
- New upper floor addition including new front deck
- New sheet metal roofs

- New rear landscaping and retaining walls
- New pool

Internally the proposal encompasses:

- Lower ground floor refurbishments works; new rumpus, study, bedroom, cellar, bathroom, store, and wine cellar
- Ground floor refurbishment works to; new kitchen, bedrooms, living, dining, bathroom and laundry
- Ground floor additions works to; new bedroom, living
- New internal stairs
- New upper floor addition works; stairs, parents retreat, master bed, walk in robe, ensuite, and sitting areas.

2.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

2.3 Purpose for the additions

The new proposal provides better and compliant provision for parking, with improved access and egress to living & entertaining areas for the residents whilst improving the amenity of the dwelling that is fitting for the Freshwater area. The owner is looking to update and modernise the overall look of the house while maintaining certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new garage addition is required to provide access from the street level as the property is located on a sloping block with an existing excavated garage and driveway. A new external stair access is proposed from the garage to the dwelling making use of the space between the existing garage and boundary. Improved pathways to the dwelling & the existing ground floor of the residence to not only provide new stairs, but to allow for safe covered access to the dwelling. The existing driveway and crossover is proposed to be maintained. A new rear outdoor pool and entertaining area, combined with the internal refurbishment works provide improved outdoor private open space areas. The new works to the existing lower ground floor, ground floor and upper floor will provide form increase amenity to the dwelling and also provide for a much need update of the dwellings façade. With new additions to the existing front and rear decks on lower and ground floor providing for outdoor indoor connection.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing covered areas to the property. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the north-eastern aspect while improving the access to solar and ventilation with a dramatic improvement to the front façade. This improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

2.4 *Materials and finishes proposed to be used*

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Concrete block and faced, included cladded walls to the lower ground floor walls and retaining walls.

Cladded timber frame walls to the ground floor additions.

Timber and Concrete tiled decks

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour.

2.5 *Height*

The height of the new development is 7.417m and will not exceed the 8.5m height limit.

2.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	463.5 sq m	-
GFA (Gross Floor Area New)	306.9sq m	-
GFA (Gross Floor Existing)	183.47 sq m	-
Height	7.417m	8.5m
Existing Impervious area	356.07 sq m	278.10 sq m
Proposed Impervious area	331.99 sq m	278.10 sq m

The improvements to the planted areas to the front of the property improve the landscaped open space requirement along with the streetscape & assist in offsetting the areas required for the front garage & retaining walls to the proposed new stair access. The proposal enhances the amenity of the site by providing updated façade treatment, new additional space and a refurbished floor and garden space that softens the visual amenity of the front of the property. The proposed works to the front of the property will provide increased articulation and visual relief and will also enhance the adjacent property. The proposed plantings provide privacy between neighbouring properties this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas are maintained with proposed new planting. Our proposal achieving & improving on the objectives under landscaped open space and off-street parking requirements of the WDCP2011.

A concession is requested for an encroachment into the required open landscaped area. Although the new landscaped area is 131.51m² or 28% this is a marked increase from the existing landscaped area of 107.43 or 23%. Our proposal in these terms increases the landscape open space requirement through the proposed new landscaped areas.

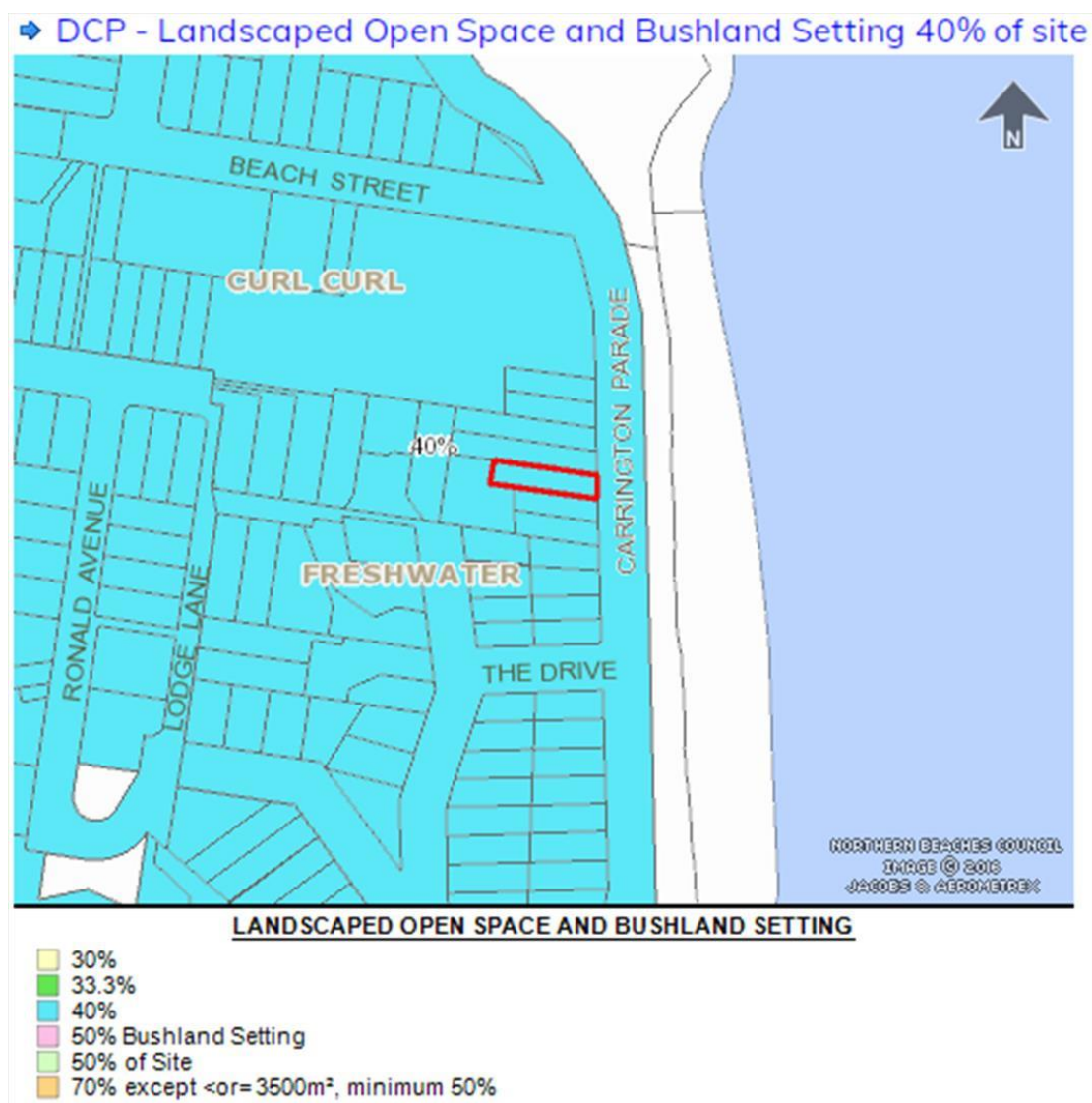


FIGURE 5: Open space map, 25 Carrington Parade Freshwater. Source Northern Beaches Council.

The proposal is not as visually dominant as the garage is partially excavated into the ground and connects visually to the existing dwelling and is also separated from the immediate neighbours. This blends into the existing dwelling to reduce excessive bulk to the front of the property. The proposed works to the existing dwelling improve the appearance of the existing dwelling and do not dominate the façade. It is in our opinion that the LOS encroachments are reasonable, considering the current surrounding built form & existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁷

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=329732>>.

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
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Front Set Back	8.057m (Nth East Cnr Dwelling) 7.980m (Sth East Cnr Dwelling)	6.5m
Rear Set Back	13.795m (Sth West Cnr)	3.5m
Side Set Back North	0.992m	0.9m
Side Set Back East	0.886	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Carrington Parade.

The pattern of development along Carrington Parade shows an irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north/south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the dwellings either side to provide a more consistent pattern of development in relation to front setback.



FIGURE 6: Ariel View, 25 Carrington Parade Freshwater. Source Northern Beaches Council.⁸

With the points outlined above, a concession is requested for the location of the new rear ground floor addition into the side setback. This is due to the prolongation of the existing walls of the proposed works to provide safer access, improved landscaped areas & improved circulation to the rear of the property. Figure four shows the rear yard area with the embankment and available open space areas that are to be refurbished.

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary a safer new access stair to provide improved access & garden areas, this allows for a

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=118295>>.

sense of openness to the front setback area. View lines are maintained as the garden areas are in keeping with the neighbouring properties with neighbours on either side enjoying an elevated position to make use of ocean views. As the front of the property is run down the proposal provides a vastly improved quality of streetscape in line with surrounding developments.

2.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited off street parking to 25 Carrington Parade. The proposal will maintain the driveway and crossover, pedestrian stairs & pathways and well as a new garage addition for internal access. The garage is to be maintained to allow for as much landscaped area above & to maintain parking provisions & provide safe vehicle movements.. The proposed development will have no detrimental impact on traffic flow.

2.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 25 Carrington Parade has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed for the development with the additions substantially separated from the neighbouring dwelling & using raised windowsills for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes up from the East to West. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a minor shadow increase which will maintain sunlight to the open space areas on the adjacent property.

2.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise

impact to neighbours.

2.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

2.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD.⁹

3 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

3.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

3.2 Passive Solar Heating

The living spaces have timber & concrete floor with masonry & timber walls. The outdoor areas are to be tiled & timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

3.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

3.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

3.5 Insulation and Thermal Mass

The development will be constructed from a masonry, concrete & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

3.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements.¹¹ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

3.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 25 Carrington Parade is a good example of this in that it has its car parking in the existing driveway. The existing garage will help to minimize cars parked on the street and maintains current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new sections to the front & rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

3.8 Development on Sloping Land

No. 25 Carrington Parade, Freshwater is shown in Landslip Category B (Figure 8) on

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

Northern Beaches Council Landslip map¹². Refer to the Geotechnical Report included with this application. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.



FIGURE 7: Land Slip Maps, 25 Carrington Parade Freshwater. Source NB Council.¹³

3.9 Building Form

Residential buildings in Freshwater are uniformly single and double storey and

¹² Northern Beaches Council, Land slip map, 25 Carrington parade, Freshwater;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=329732>>.

¹³ Ibid

similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to match existing where required. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

3.10 Roof Form

The existing house has a flat roof that is proposed to be replaced with a new sheet metal roof under this proposal. This is to limit the height of the roof structure & overshadowing as well as allowing for the new additions.

3.11 Walls

A distinctive feature of the Freshwater house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

3.12 Windows and Doors

A variety of window shapes and sizes can be found in the Freshwater area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 25 Carrington Parade are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

3.13 Garages and Carports

The freestanding houses in Freshwater allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage and deck above with the existing concrete drive and crossover maintained

3.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

3.15 Fences and Gates

Side & rear fences are to be maintained for this development with the exception of the new entry & stairs and garage providing a barrier to the front of the property.

3.16 Garden Elements

The garden areas are to be improved where possible promoting the concept of a garden suburb. No trees is to be affected with new and existing landscaping providing safe and compliant access to the dwelling. New planting is proposed for more appropriate sized and endemic species to soften the street scape. Substantial planting & grassed areas added to the rear areas of the yard assists in improving & enhancing the streetscape.

4 CONCLUSION

4.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 25 Carrington Parade are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Freshwater. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

5 APPENDIX 1 – Schedules

5.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Concrete block, Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner