



**Statement of
Environmental
Effects
at
1058 Barrenjoey Road,
Palm Beach
NSW 2108
For
Mr & Mrs Darke**

RAPID PLANS

ABN:
ADDRESS: PO Box 6193 French's Forest D.C 2086
TELEPHONE: (02) 9905-5000
FAX: (02) 9905-8865
EMAIL: gregg@rapidplans.com.au
Builders Lic No: 82661c

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 1058 Barrenjoey Road in Palm Beach.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

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.

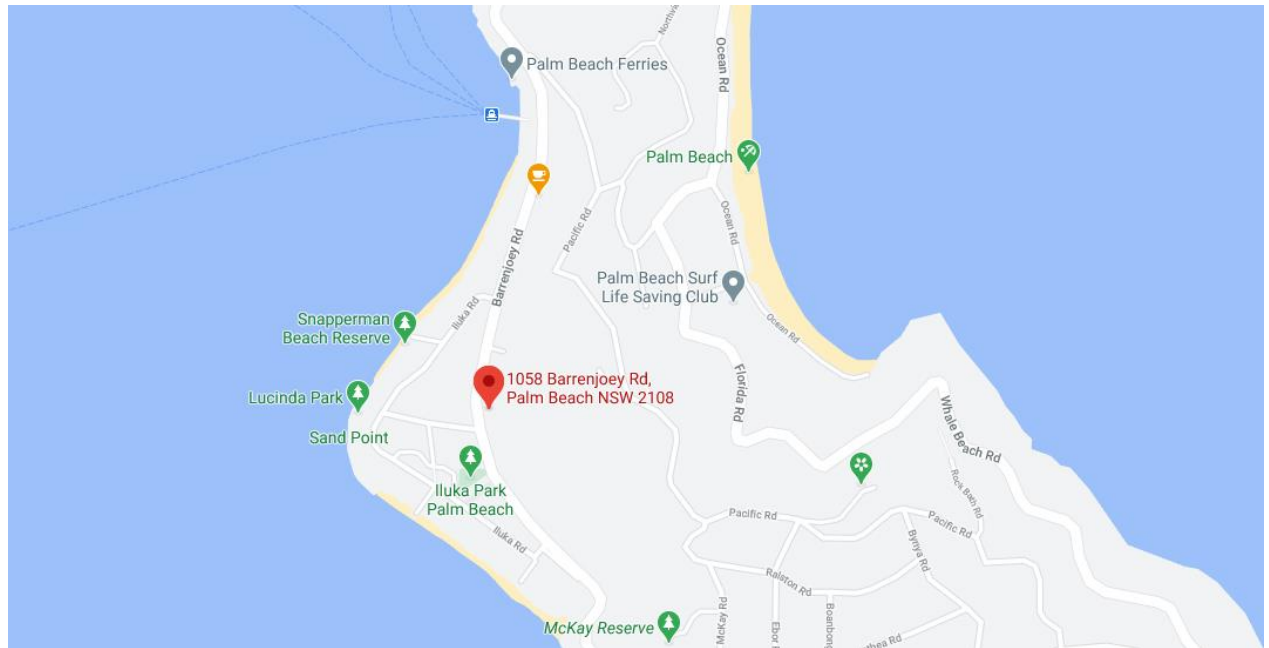
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of Barrenjoey Road in the residential neighbourhood of Palm Beach.

Site Address: No 1058 Barrenjoey Road, Palm Beach

LOCATION PLAN



2.2 Local Authority

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

2.3 Zoning

Lot 4C DP.13374 known as 1058 Barrenjoey Road, Palm Beach, has a Zoning of E4 Environmental Living. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 21

2.5 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 quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with apartment housing & shops directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

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

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing carport & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of scattered shrubs & palms with small trees used for screening at the front of the property from the busy road. To the rear yard there are scattered small sized trees, palms & shrubs with a lawn area to the rear of the property . The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide for the removal of a rear shed, refurbished internal areas, new rear deck, new circular plunge pool with pool safety barrier, new paving & extending the secondary dwelling. The proposal provides ample landscape open space area for the property.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor walls at southern side of the secondary dwelling
- New rear deck & pool area connecting the primary & secondary dwellings
- New doors & windows to rear of primary dwelling
- New rear deck to secondary dwelling
- Rain tank

Internally the proposal encompasses:

- New refurbished bath & new WC
- New kitchen

3.2 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.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Palm Beach area. The owner is looking to maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new bath, WC & kitchen is required on the ground floor as well

expanding the open plan layout with the removal of the old kitchen. A small addition to the existing granny flat gives the living area an improved space to fit furniture. The rear deck links the primary & secondary dwellings together for improved entertaining areas. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the eastern aspect improving the lifestyle for the resident as well as improving the layout & general flow of the internal & external areas of the property.

3.4 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:

Cladded Exterior stud walls to match existing

Alloy windows & doors to match existing

Timber deck painted/stained

3.5 Height

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

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	821.2 sq m	-
GFA (Gross Floor Area) Primary	170.76 sq m	Existing
GFA (Gross Floor Area) Secondary	60 sq m	60 sq m
Height	7.973m	8.5m
Built upon area	350.70 sq m	Existing
Landscaping	470.50 sq m	Existing

The existing height & landscaped areas are maintained for this proposal.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	7.636m	Established
Rear Set Back	15.456m	6.5m
Side Set Back	1.092m	1m

The setbacks of the residence will remain consistent with the existing dwellings & adjacent properties which maintains the openness of the property.

The side setback of the new rear deck of the primary residence aligns with the existing southern exterior walls.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Barrenjoey Road is to be maintained with the driveway to accommodate parking for 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 1058 Barrenjoey Road 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 the proposed windows & doors facing the centre of the subject lot to take advantage of the outdoor entertaining areas. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and the new rear deck areas of the primary & secondary dwellings does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the north to south. The location of the proposed addition 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 no adverse impact adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded timber framed walls and timber 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.

3.12 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.

4 ENERGY EFFICIENCY

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

4.1 Orientation

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

4.2 Passive Solar Heating

The living spaces have timber floors and walls. The outdoor areas are to be timber to promote heating during the winter months. Materials that have a ample 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.

4.3 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 to assist in passive cooling.

4.4 Natural light

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

4.5 Insulation and Thermal Mass

The development will be constructed from a 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 floor with R0.7 insulation, R1.7 batts to the exterior walls and where necessary to the party walls.

4.6 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. 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.

4.7 Siting and Setback

Palm Beach is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 1058 Barrenjoey Road is a good example of this in that it has its car parking in the existing carport minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the 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 house.

4.8 Building Form

Residential buildings in Palm Beach are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The new wall facades are to be cladded to match existing. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.9 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched metal roof with

that is to be maintained under this proposal.

4.10 Walls

A distinctive feature of the Palm Beach house is that the walls are constructed from cladded timber frame. The design incorporates these walls into the new works to create a seamless finish to the property.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Palm Beach 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 1058 Barrenjoey Road are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.12 Garages and Carports

The freestanding houses in Palm Beach allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport with parking available for 2 vehicles.

4.13 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

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for a new pool safety barrier to BCA & Australian Standards.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional screen planting proposed around the proposed deck area. Parts of the existing paved areas are proposed to be removed to assist in landscaped area calculations.

5 CONCLUSION

5.1 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 1058 Barrenjoey Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Palm Beach. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, 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.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded Stud	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner