

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING**

AT

1100 BARRENJOEY ROAD, PALM BEACH 2108

LOT 41

DP 6746

Prepared By *JJ Drafting Aust. P/L*

February 2025

1) INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1257/24, drawing numbers DA.01 to DA.21 dated May/24 to detail proposed alterations and additions to an existing residence at 1100 Barrenjoey Rd, PALM BEACH.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by the Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and assessment regulation

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control plan 2014

2) Site Characteristics and Description

The subject allotment is described as 1100 Barrenjoey Rd, PALM BEACH with a site area of 1226sqm.

- The site is in C4: Environmental Living.
- The site is not located in bushfire-prone land
- The site is not listed as heritage or in a conservation area.
- The site is located in the landslip zone -Geotechnical Hazard H1- report attached
- Small portion of the site to the very front is located in a low risk precinct flood are – report not required.
- The site is located in an acid sulphate area, class 5. No excavation is proposed.
- The property addresses Barrenjoey Road to the west.
- The site is a rectangular shape with a side boundaries of 60.96m and front and rear boundaries of 20.115m.
- The site is currently developed with a one and two-storey dwelling, with an attached double garage to the front of the dwelling .
- The site falls from the rear boundary down towards the front boundary of approx. 25m.
- Vegetation consists of mainly native plants and trees and very dense vegetation to the rear of the steep site. Small areas of lawn are located to the front of the property.
- The site is accessed via a driveway from Barrenjoey Road to a double garage below the dwelling
- Views are afforded towards the west looking over Pittwater and towards Sinclair point.
- Front, side, and rear setbacks vary throughout the streetscape and that of adjoining dwellings.



Image 1: AERIAL VIEW OF THE SUBJECT



STREETVIEW

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control plan 2014.

The proposed additions and alterations are as follows:

It is proposed to add a new bedroom and an ensuite to the rear of the dwelling. The proposal will be stepped up to follow the topography of the site and thus preventing too much excavation. The proposed addition has been designed to sit above majority of the land with only a minor retaining wall to the rear of the proposed addition.

A new internal stair has been provided which is an extension of the existing internal stair.

The design of the proposed addition will be in keeping the style of the existing dwelling.



PROPOSED LOCATION OF BEDROOM ADDITION TO THE LEFT OF THE EXISTING DWELLING. LEVEL TO BE HIGHER THAN THE EXISTING FLOOR LEVEL BELOW

4) Zoning & Development Controls

4.1) Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application. – *Report provided*

Building Height (PLEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

The proposed building height does not exceed the maximum 8.5m building height.

The proposed additions and alterations comply with this control.

Palm Beach Locality (A4.12)

Desired future character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties or the streetscape

Access driveway (B6.1)

There will be no changes to the existing driveway and vehicular crossover.

Off-Street vehicle parking requirements (B6.3)

There will be no changes to the existing parking. There will be 2 parking spaces available within the existing garage

View Sharing (C1.3)

Neighbours views will not be affected by the proposed additions and alterations.

The adjoining properties will retain their outlook and view sharing.

Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal. All adjoining properties will maintain a minimum of 3hours of solar access.

Privacy (C1.5)

There will be no loss of privacy due to the proposed additions and alterations. No windows are proposed to the south side of the bedroom addition.

4.3) Development Standards and the Effects of the Proposal

Character as viewed from a public place (D12.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that

the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

The proposal satisfies the relevant objectives in that:

All of the existing vegetation has remained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

The proposed addition is of human scale and sits well below the existing tree canopy

Front building line (D12.5)

Front setback control is 6.5m.

There are no changes to the existing front setback, the proposal is within the existing front setback.

The proposed front setback to the addition is 16.8m ----- COMPLIES

Side and Rear Building Lines (D12.6).

REAR BUILDING LINE

The required rear setback control is 6.5m.

The existing dwelling has a rear setback of ----- 43.2m

The proposed bedroom addition rear setback -----39.8m - COMPLIES

SIDE SETBACK

The required side setback control is 1.0m to one side and 2.5m to the other.

The proposed new addition south side setback ---- min 1.72m -----COMPLIES.

The proposed new addition north side setback ---- 23.5m -----COMPLIES.

Building Envelope (D12.8)

The required control is to maintain the development within a building height envelope which provides a height at the side boundary of 3.5m with an angle projection of 45degrees

The proposal complies with this control when viewed from the streetscape and from the rear

Landscaped area – Environmentally Sensitive land (D12.10) Site area is 836.1sqm

The control for this parcel of land is a minimum of 60%. 6% of this may be made up of outdoor recreational areas.

Minimum Landscaped area requirement -----60% - 1226sqm --735.6sqm

Existing Landscaped area-----81.7 %----- ---1002.6sqm

Total Proposed Landscaped area ----- 79.7%----- -----977.61sqm - COMPLIES

Existing hard surface area ----- -- 223.41sqm

Total hard surface area ----- 256.44sqm

Proposed new hard surface area is 25.03sqm which is less than 50sqm – therefore an OSD will not be required

Scenic Protection Category One Areas (D12.14)

There will be no effect from the proposal when viewed from any waterways. The proposal sits well within the existing tree canopy and blends comfortably within the existing

5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979

5.1) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.2) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

5.3) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21 and the Locality Statement.

5.4) The suitability of the site for the development

The subject land is currently C4 Environmental living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

5.5) Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

5.6) **The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions to an existing dwelling will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect on local fauna or flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested

SCHEDULE OF EXTERIOR FINISHES

1100 BARRENJOEY ROAD, PALM BEACH 2108

WALLS -----To match existing walls

ROOF-----COLORBOND COLOUR TO MATCH EXISTING

WINDOW AND DOOR FRAMES AND TRIMS ----- To match existing

