

03 August 2016

Northern Beaches Council
Pittwater
PO BOX 882
Mona Vale
NSW 1660

DEVELOPMENT APPLICATION // DOCUMENT CHECKLIST 44 BYNYA ROAD, PALM BEACH // LOT 127 D.P. 14961

- One (1) copy of the application form
- One (1) credit card authorization form
- One (1) copy of the Statement of Environmental Effects (prepared by Walter Barda Design)
- Two (2) copy of the BASIX Certificate (prepared by Walter Barda Design)
- Schedule of finishes
- Three (3) copies of the Survey Plan 1:100 (prepared by C.M.S Surveyors Pty Ltd)
- Three (3) copies of the Site Plan (prepared by Walter Barda Design)
- Four (4) sets of Architectural Drawings (prepared by Walter Barda Design)
- Four (4) copies of landscape plan (prepared by Walter Barda Design)
- Four (4) sets of stormwater management plan (prepared by SGC Consultants)
- Twelve (12) sets of notification plans
- Two (2) copies of geotechnical assessment (prepared by JK Geotechnics)
- Two (2) copies of Bushfire Assessment (prepared by Bushfire Planning & Design)
- Two (2) copies of Arborist report (prepared by Tree and Landscape Consultants)
- Electronic copy of all documents

STATEMENT OF ENVIRONMENTAL EFFECTS

44 BYNYA ROAD, PALM BEACH
Lot 127 DP 14961



Prepared for Theodore Chambers

WALTER BARDA DESIGN
2.04 13-15 Wentworth Avenue
Sydney 2000

SITE

This proposal regards 44 Bynya Road, Palm Beach (Image 1.1, SIX Maps). The site is trapezoidal in shape and has an area of 627m², with a 16.77m curved front boundary line. It is a steep and rocky site, and has up to a 31° fall over the length of the site (Image 1.2). The rear boundary backs onto bushland, and the site is zoned E4 Environmental Living. Because of its proximity to bushland and the fall of the site, it is classified Bushfire Prone Land and a Bushfire Report has been included in the proposal. This has been prepared by Bushfire Planning & Design and the recommended level of compliance is BAL-FZ/40. Additionally, the site is also classified as W Hazard H1, and geotechnical report has been prepared by JK Geotechnics. The existing dwelling is a two storey brick and stone house and existing pool. A survey has been undertaken by C.M.S Surveyors Pty Ltd.



Image 1.1 Location Map, SIX Maps

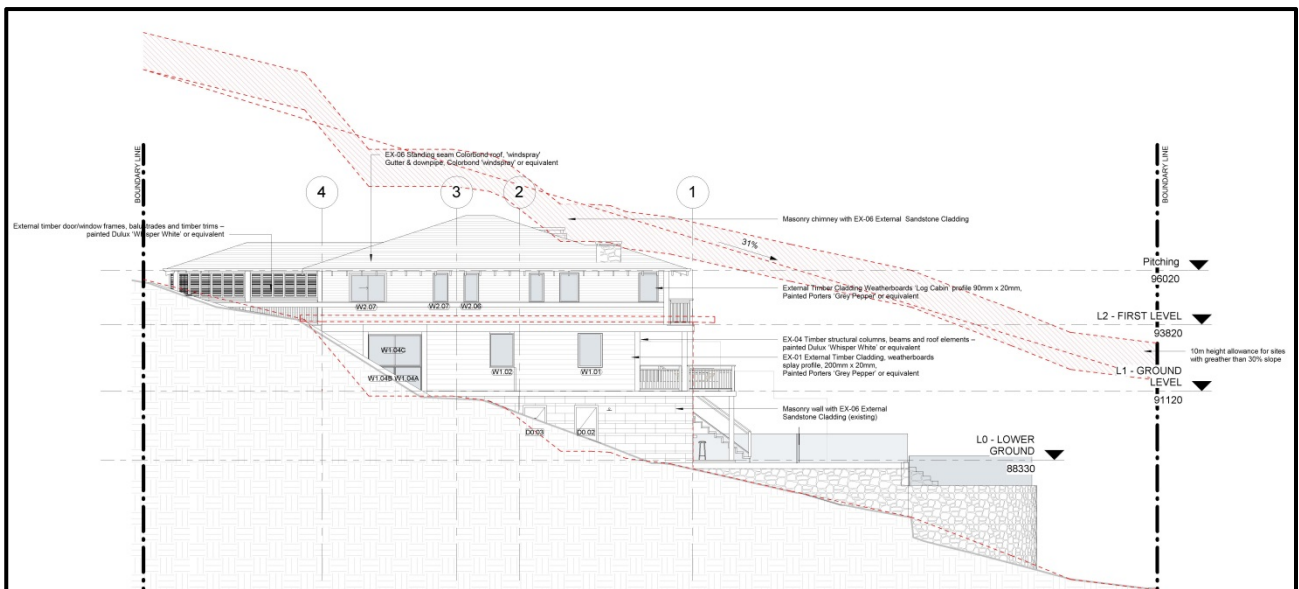


Image 1.2 Site Slope – 44 Bynya Rd, Palm Beach

PROPOSED WORKS

The proposal is alterations and additions to the existing dwelling. The existing masonry lower ground walls are mostly retained, and where walls are demolished, the sandstone will be reused as cladding on the new stone walls. The stone walls form a heavy base to lighter timber construction above, clad with two different widths of weatherboard cladding to identify the levels, and further articulated by timber trims and column details. On the lower ground floor, many of the existing walls have been retained, and used for services, utility rooms and a wine cellar. The lower ground living room has been extended to include the existing terrace area, and large sliding doors open the room to the lawn and pool area. To the south, a bunk room is proposed.

Moving to the ground floor, the design centres around a double height living/dining room, which opens up to a large verandah with views over Pittwater. Placed around the main room, is the kitchen, one bedroom and ensuite, and powder room. At the front, there is also the addition of a two car garage. The first level consists of the master suite, three additional bedrooms, and a bathroom.

Architectural interest is created through articulated spaces, building volume and materiality; with expressed timber structural element, framing and balustrades, profiled weatherboard cladding and exposed rafters. The proposal is of high architectural amenity, and creates a fluid relationship between internal and external spaces.



. Image 1.3 Existing and proposed development

CONTROLS // PITTWATER DEVELOPMENT CONTROL PLAN 2015 // SECTION D12 PALM BEACH LOCALITY

D12.1 Character as viewed from a public place

From the street, the site is concealed by thick vegetation and the fall of the land, and cannot be seen from the street. On approach down the driveway, the proposal is sympathetic to the character of the locality and responds and enhances the existing built and natural environmental. From approach, the proposal reads as a two storey weatherboard beach house, as characteristic of the area. It responds to the natural environment, and sits within and is softened by the existing landscape and vegetation.



Image 1.4 Street view, Google Maps

D12.3 Building Colours and Materials

The material selection and colours are sympathetic to the local character of the area, and also contribute to the desired future character. The proposal uses a combination of sandstone to match the existing ground floor walls, as well as weatherboard wall cladding painted in Porter's Paint 'Grey Pepper' and Colorbond roof in 'Woodland Grey'. Articulated structural framing and elements will be painted with Dulux 'Whisper White'. The proposed external materials and colours achieve the desired characteristics of the locality, and are dark and earthy colours as specified by this control (Image 1.5)

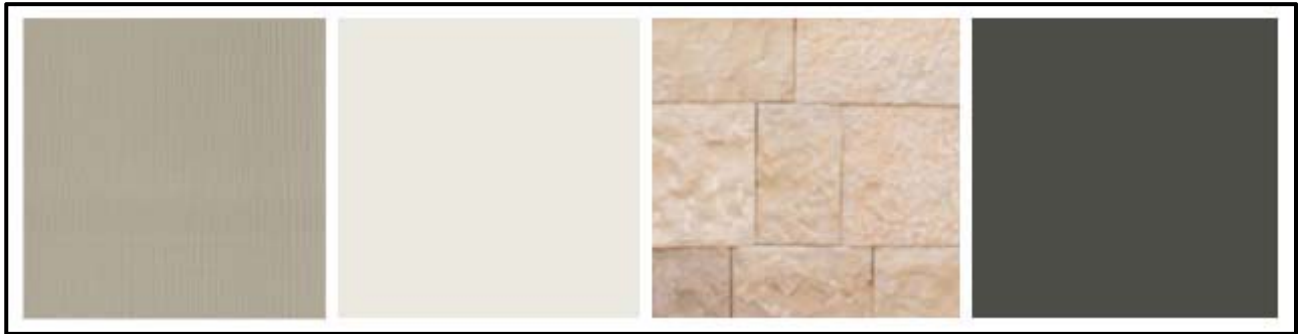


Image 1.5 Materials + Finishes – Porters Paint 'Grey Pepper' – Dulux 'Whisper White' – Sandstone cladding – Colorbond 'Woodland Grey'

D12.5 Front Building Line

The provided control table specifies that 44 Bynya Road, Palm Beach should have a front building of 6.5m or the established building line, whichever is greater. Due to the topographical features of the site, it is difficult to adhere to this standard and allow adequate vehicular access, therefore the garage has been proposed in front of the 6.5m setback, near the front boundary line. Additionally, a bedroom is proposed above the garage, which has a 2.2m front setback. Due to the nature of the site, this variation to the standard of the front setback has minimal impact on the street character or on the scale of the area, as the site is already set back approximately 8m from Bynya Road with an existing heavily vegetated area screening the site. The proposal also addresses this nature strip, and seeks to clean up overgrown plants and plant new native vegetation with the consent of council.

D12.6 Side and Rear Building Line

The rear setback is approximately 13m and unchanged from the existing, and complies with the rear building line setback of 6.5m. The controls for the side setbacks are 2.5m for one side and 1m on the adjacent boundary. In this proposal, the northern façade is set back 1.8m from the side boundary, and does not change from the existing setback. On the southern façade, the predominant setback is 3.2m from the boundary line; however it does impinge slightly on the setback, by 200mm for the bunk room, and for the vertical circulation.

D12.8 Building envelope

The proposal is generally compliant to the building envelope, however, due to the topography and steeply sloping site (up to 31%) in some areas there is a minor breach to the building envelope. We seek variation to this control as with development on steep sites it is difficult to completely comply with building envelope control. The intrusions are minor and are mainly concerned with the vertical circulation.

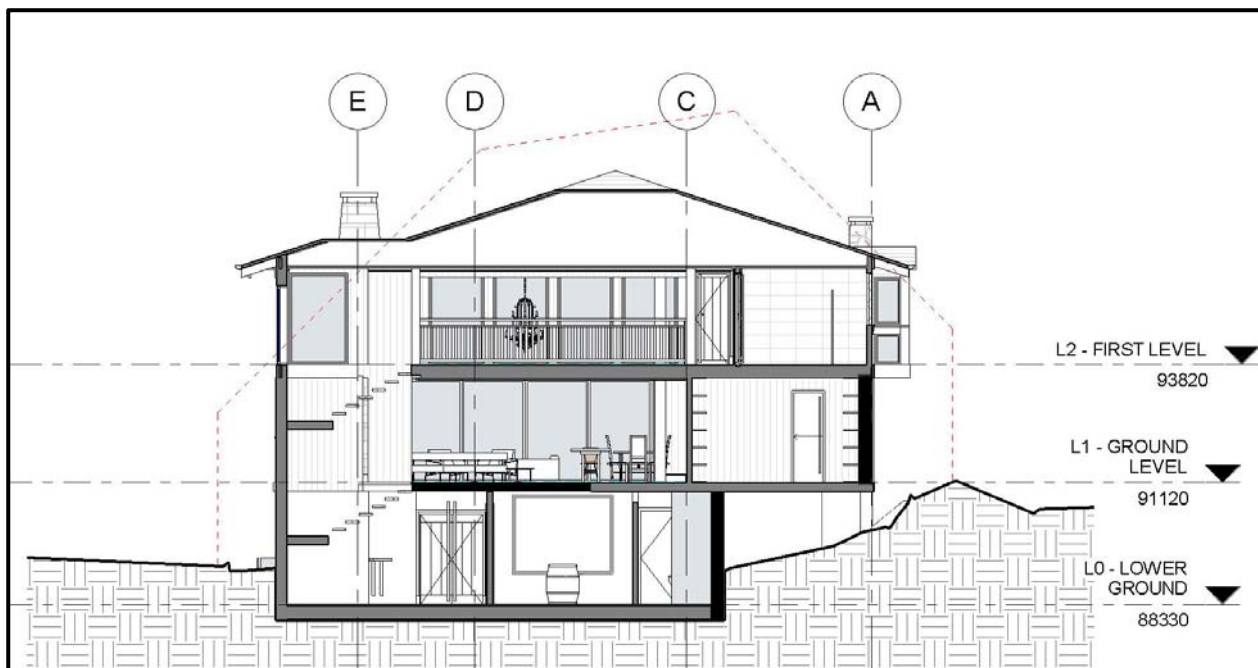


Image 1.6 Building Envelope

D12.10 Landscaped Area – Environmentally Sensitive Land

The site is zoned E4 Environmental Living and is located within Area 1 of the Landscaped Area Map. Therefore, the control outlines that the total landscaped area of the site should be 60% of the site area. The outcomes of the control are to retain existing vegetation, and visually reduce the built form, conservation of natural vegetation and biodiversity and to reduce storm water runoff and prevent soil erosion. Variations to this figure are accepted for impervious areas less than 1m wide; and, for single dwellings up to 6% of the total site area may be provided as impervious landscape treatments. Based on these guidelines, the proposal meets the requirement for landscaped area (image 1.7).

SITE CALCULATIONS	
Site Area : 627m ²	
Landscaped Area required by Pittwater Council	
60% of site area - 376.2m ²	
(less 6% impervious landscape treatments) - 338.58m ²	
	Impervious landscape treatments : 50m ² (7.9%)
	Proposed dwelling coverage : 210m ² (33.5%)
	Existing pool : 52.1m ² (8.3%)
	Proposed soft landscaping coverage : 306m ² (49%)
TOTAL LANDSCAPED AREA (inc. 6% allowance of impervious landscape treatments)	
344.9 m ² (55%)	

Image 1.7 Landscaped Area

D12.12 Fences – Flora + Fauna Conservation Area

The existing boundary fences are maintained and no alteration to be made.

D12.13 Construction, Retaining Wall, Terracing and Undercroft areas

Where retaining walls and terracing are required, the preferred material is sandstone or sandstone like material. As the site has a steep topography, a retaining wall is proposed in front of the pool to increase the outdoor useable private space. Retaining walls required here are proposed to be constructed in reinforced concrete blockwork with sandstone cladding.

CONTROLS // PITTWATER DEVELOPMENT CONTROL PLAN 2015 // SECTION C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

C1.1 Landscaping

The proposal complies with the controls, including;

- all canopy trees and more than 50% of other vegetation shall be locally native species
- there will be a combination of low lying and medium shrubs, and canopy trees
- the soil depths of landscaping will meet the controls of 300mm for lawn, 600mm for shrubs and 1m for trees

C1.3 View Sharing

The proposal will not obstruct or change the views of neighbouring properties.

C1.4 Solar Access

Due to existing site conditions, the fall of the site, and a high boundary fence, the impact of the proposal on the existing solar access is minimal. Principal Living areas will receive 3 hours per day of solar access on June 21. Shadow diagrams have been submitted with existing and proposed shadows.

C1.5 Visual Privacy

The privacy between 44 and 46 Bynya Road is unchanged as the existing high masonry wall will remain. Number 42 Bynya Road is sited higher on the topography; therefore the proposal has minimal impact on the privacy between the properties. Additionally vegetation and trees will be planted to increase the visual privacy.

C1.6 Acoustic Privacy

The nature of the site lends itself to private living spaces, and bedrooms will be located away from noise sources. Mechanical services such as the pool plant room and air conditioning units will be located as to disturb the acoustic privacy of neighbours.

C1.7 Private Open Space

The proposal has well designed, abundant private open space that connects directly with internal living areas, both on the lower ground floor and the ground floor balcony.

C10 Building Facades

The proposal will not locate storm water, gas, electrical or communication service pipe that is visible from a public place.

C12 Waste and Recycling Facilities

The proposal will adhere to Council's control for waste and recycling facilities.

C1.15 Storage Facilities

The proposal includes lockable storage greater than 8m².

C1.17 Swimming Pool Safety

All swimming pool fences, gates and signage will be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations.

C1.23 Eaves

All eaves exceed 450mm in width, excluding fascia's and gutters.

C1.24 Public Road Reserve

In the existing 8m wide nature strip, the proposal includes cleaning up the natural strip of dead or overgrown shrubs, and replacing with local native vegetation. Any trees planted will adhere to the controls of planting 6m apart, supported by two stakes, and will not interfere with powerlines or pedestrian traffic.

CONTROLS // PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

- Land Zoning Map – E4 Environmental Living
- Acid Sulphate Soils Map – Class 5
- Biodiversity Map
- Geotechnical Hazard Map – W Hazard H1
- Height of Buildings Map – 8.5m, however Clause 4.3 permits a maximum height of up to 10 meters above natural ground line with a slop of 30% or more.
- Bushfire Prone Land – Bal-FZ/40

Planning Control	Zoning/Control	Proposal	Comply	Comment
Land Use Table – E4 Environmental Living	To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values and to ensure the proposal does not have an adverse effect on those values	Alterations and additions to an existing dwelling including demolition of the roof and upper level, and addition of two storeys. Proposal includes internal and external living areas, kitchen, bedrooms, study, cellar, and new garage.	YES	
Minimum subdivision lot size	This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.		N/A	Existing allotment
Height of Buildings	The maximum building height not to exceed the height control on the height of buildings map, for this lot is 8.5m. However, Clause 4.3(2D) (d) prescribes that if the slope of the land where the building footprint is proposed exceeds 16.7 degrees (30%) the height may be up to 10 metres.	The building mostly remains under 8.5m from the natural ground, but at some points exceeds within the 10m allowance. The building footprint falls at approximately 19 degrees.	YES	As the footprint of the building falls over a slop of 19 degrees, the control for building height is 10m. The building mostly remains under the 8.5m but in some areas is within, but never exceeds the 10m line. The height of the building does not negatively impact neighbouring properties.
Trees and Vegetation	Preservation of existing trees and vegetation on the land.	Removal of some existing trees and replanting the site in accordance with the landscape concept plan and Arborist Report		Refer to the Arborist Report prepared by Tree and Landscaping Consultants
Heritage consideration	To conserve the local environmental heritage and items of heritage significance. Council to consider the potential effect of a proposed development on the heritage significance of a heritage item or heritage conservation area.	Not in a heritage conservation area	N/A	
Aboriginal Heritage Significance	As above	Not in area of Aboriginal Heritage Significance	N/A	
Acid Sulphate Soils	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.	Proposed works to comply with geotechnical engineer's recommendations	YES	Refer to Geotechnical Report prepared by JK Geotechnics.
Biodiversity Protection	Protect the natural biodiversity of the area	The proposal impacts two of existing trees on the site. An arborist report was completed to determine the species and condition of the trees.	YES	Refer to the Arborist Report prepared by Tree and Landscaping Consultants
Geotechnical Hazards	The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards. This lot is classified as Geotechnical Hazard H1.	The dwelling is to be constructed on a steep and rocky site, and the proposed work is to comply with recommendations by geotechnical engineer.	YES	Refer to Geotechnical Report prepared by JK Geotechnics.
Essential Services	Must be satisfied that essential services are available or adequate arrangements have been made.	Existing site has the required services, to remain with proposal.	YES	