

PROJECT
BARRENJOEY RD

TITLE
**STATEMENT OF
ENVIRONMENTAL
EFFECTS**

LOT 16, DP 650061
918 BARRENJOEY RD,
PALM BEACH, NSW,
AUSTRALIA, 2108

DATE
2 AUGUST 2021

JOB NO.
A072/BARRENJOEY RD/2106

**MATT GOODMAN
ARCHITECTURE OFFICE**

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1. INTRODUCTION

This Application has been prepared to accompany a development application and associated Architectural drawings for 918 Barrenjoey Rd. The development application is seeking approval for the demolition of an existing dwelling and construction of new dwelling, with associated garage, external decking and pool.

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

- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following documents have been used in the preparation of this document:

- Architectural Plans prepared by MGAO dated 2/08/21.
- Survey Plan prepared by H&S Land Surveyors Pty Ltd, dated 27/05/21.
- Bushfire Assessment prepared by Bushfire Planning Services Pty Ltd.

2. SITE IDENTIFICATION

The subject site is located upon land at Lot 16 in DP 650061, which is known as No. 918 Barrenjoey Road, Palm Beach.

The proposed development is located in the Palm Beach Locality, within Area 1 of the Pittwater Landscape area map. The land zoning is E4 - Environmental living



3. SUBJECT SITE

The site has an area of 851.6m² and is located on the northern side of Barrenjoey Road. The site has a street frontage of 17.18m to Barrenjoey Road with a maximum depth of 56.7m.

The site falls steeply from the rear, with an approximate 26 degree slope across the site. A number of existing retaining walls dissect the site.

The site is currently occupied by a two-storey dwelling with detached granny flat - located at the centre of the site. The dwelling has a double storey front deck with open undercroft area below. Uncovered onsite parking and an existing turntable is located at the front of the block.

3.1 SURROUNDING DEVELOPMENT

Development within the surrounding area is characterised by single dwellings of double storey construction. The majority of dwellings being multi-level to maximise views to the south and to work with the extremely steep topography.

The existing and neighbouring dwellings have densely vegetated rear gardens, with landscaped / retaining wall front gardens

The sites relationship with the surrounding properties is depicted in the following aerial photograph:

3.2 STREETSCAPE

Access to the subject site is via a shared driveway , shared with the neighbouring property at 916 Barrenjoey Rd. The site is only partially visible from Barrenjoey Rd, with a large vegetated section of road reserve between Barrenjoey Rd and the front title Boundary. Behind the densely vegetated street edge, the dwelling forms a streetscape of detached, multi-storey dwellings



4. PROPOSED DEVELOPMENT

This proposal seeks approval for the demolition of the existing weatherboard dwelling and the construction of a new, multi-story dwelling, garage parking, external decking and a new prefab concrete pool. This proposal also requests the removal of 3 existing trees - removal required to accommodate the proposed dwelling and meet the Bushfire requirements.

The new dwelling will be the owners permanent residence, and has been designed to function as a three bedroom dwelling, with the ability to adjusted to accommodate the extended family for shorts stays.

The existing site cut will be retained, the existing dwelling dismantled, and where possible - existing timber structure, beams and other existing items will be reclaimed and incorporated into the new dwelling.

All collected storm water will continue to discharge to the street gutter. All works are located within the existing footprint and do not reduce the existing Landscaped area.

5. LEP COMPLIANCE

The relevant provisions of Pittwater Local Environmental Plan 2014 have been assessed against the development and summarized below:

LEP REQUIREMENT: 2.3 Zone objectives and Land Use (E4 land use table)
OBJECTIVE: To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values
PROPOSED: The proposed structures are located within the area of existing site cut. Amenity on the site is improved.
COMPLIES: Yes

LEP REQUIREMENT: 2.3 Zone objectives and Land Use (E4 land use table)
OBJECTIVE: To ensure that residential development does not have an adverse effect on those values
PROPOSED: The proposed dwelling is recessive in design, works with the existing site cuts.
COMPLIES: Yes

LEP REQUIREMENT: 2.3 Zone objectives and Land Use (E4 land use table)
OBJECTIVE: To provide for residential development of a low density and scale integrated with the landform and landscape
PROPOSED: The proposed design is a single, 3 bedroom dwelling
COMPLIES: Yes

LEP REQUIREMENT: 2.3 Zone objectives and Land Use (E4 land use table)
OBJECTIVE: To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.
PROPOSED: The proposed design retains extensive onsite vegetation, ensuring all existing wildlife corridors are retained.
COMPLIES: Yes

LEP REQUIREMENT: 4.3.1a Height of buildings
OBJECTIVE: to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality
PROPOSED: The proposed rear extension is two storeys above ground, which is in character with the locality
COMPLIES: Yes

LEP REQUIREMENT: 4.3.1b Height of buildings
OBJECTIVE: to ensure that buildings are compatible with the height and scale of surrounding and nearby development
PROPOSED: The building height is comparable to the neighbouring development
COMPLIES: Yes

LEP REQUIREMENT: 4.3.1c Height of buildings
OBJECTIVE: To minimise any overshadowing of neighbouring properties,
PROPOSED: The building has been designed to reduce any potential impact of overshadowing. This can be seen via the setback upper level
COMPLIES: Yes

5. LEP COMPLIANCE (CONT.)

LEP REQUIREMENT:	4.3.1d Height of buildings
OBJECTIVE:	To allow for the reasonable sharing of views
PROPOSED:	The proposed dwelling has been designed to work with the existing site cut, as such, the built form retains the location of the original dwelling, ensuring shared views.
COMPLIES:	Yes
LEP REQUIREMENT:	4.3.1e Height of buildings
OBJECTIVE:	to encourage buildings that are designed to respond sensitively to the natural topography,
PROPOSED:	The proposed dwelling has been designed to work with the existing site cut, minimising potential impact on the site, working with existing topography
COMPLIES:	Yes
LEP REQUIREMENT:	4.3.1f Height of buildings
OBJECTIVE:	to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items
PROPOSED:	The proposed dwelling has been designed to work with the existing sitecut, minimising the height as much as possible without impacting the site
COMPLIES:	Yes
LEP REQUIREMENT:	4.3 Height of buildings
OBJECTIVE:	The height of a building on any land is not to exceed the maximum height shown for the land on the (8.5m)
PROPOSED:	Due to the significant slope of the site, the proposed dwelling exceeds 8.5m - refer below
COMPLIES:	N/A - refer below
LEP REQUIREMENT:	4.3 Height of buildings
OBJECTIVE:	(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map <u>may exceed a height of 8.5 metres</u> , but not be more than 10.0 metres if— (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and (b) the objectives of this clause are achieved, and (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and (d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.
PROPOSED:	The proposed dwelling has been sited & designed in relation to the existing site slope, in such a manner to work with the existing sitecut and to minimise excessive additional cuts. The proposed max building height is 10m.
COMPLIES:	Yes

6. DCP COMPLIANCE

The relevant provisions of Pittwater Development Control Plan 2014 - Palm Beach Locality have been assessed against the development and summarized below:

DCP REQUIREMENT: D12.1 Character as viewed from a public space
OBJECTIVE: To achieve the desired future character of the Locality
PROPOSED: The proposed dwelling has been designed to ensure that the visual impact of the built form is secondary to the landscape, ensuring that the development is visually recessive from the public domain.
COMPLIES: Yes

DCP REQUIREMENT: D12.3 Building colours and materials
OBJECTIVE: The colours and materials of the development harmonise with the natural environment.
PROPOSED: The proposed dwelling has been designed with an articulated facade of deep terraces, glazing and steel balustrades. The proposed cladding is black, ensuring the materials harmonise with the landscape
COMPLIES: Yes

DCP REQUIREMENT: D12.5 Front building line
OBJECTIVE: 10m or established building line, whichever is the greater
PROPOSED: The proposed front building line retains the existing setback, which is in excess of 15m from the front boundary - aligning with the established building line.
COMPLIES: Yes

DCP REQUIREMENT: D12.6 Side & rear building line
OBJECTIVE: 2.5m to at least one side; 1.0m for other side, 6.5m (rear) unless Foreshore Building Line applies
PROPOSED: The proposed side setback is in excess of 2.5m on one side and 1m on the other. The rear setback is in excess of 22m
COMPLIES: Yes

DCP REQUIREMENT: D12.8 Building envelope
OBJECTIVE: Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.
PROPOSED: Due to the 26 degree slope, a variation to the building envelope control is requested. Please refer to Architectural set for details
COMPLIES: Yes

DCP REQUIREMENT: D12.10 Landscaped area - Environmentally sensitive land
OBJECTIVE: The total landscaped area on land zoned R2 Low Density Residential shall be 60% of the site area.
PROPOSED: The proposal meets the 60% landscape requirement
COMPLIES: Yes

DCP REQUIREMENT: D12.11 Fences
OBJECTIVE: Front fences and side fences (within the front building setback) shall: not exceed a maximum height of 1 metre above existing ground level, be compatible with the streetscape character, and not obstruct views available from the road.
PROPOSED: No new fencing is proposed
COMPLIES: Yes

6. DCP COMPLIANCE (CONT.)

DCP REQUIREMENT: D12.13 Construction, retaining walls, terracing and undercroft areas
OBJECTIVE: Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.
Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

PROPOSED: The proposed construction intends to retain the existing site cut, working with pier and beam methods and limiting the requirement for retaining walls. Where required, retaining walls are sandstone clad. The proposed undercroft space has been enclosed to create a concealed storage space, ensuring stored goods are screened from view.

COMPLIES: Yes

7. ARCHITECTURAL DESIGN RESPONSE

This project began with a close examination of the existing site & dwelling, surrounding site conditions, and with a close reading of the way the clients wish to live with their growing extended family of children and grandchildren.

The existing dwelling has a significant site cut and retained section of land accommodating a granny flat. The proposed dwelling has been sited in such a way to work with the existing cut, stepping with the land to limit unnecessary excavation.

Deep, full width terraces articulate the Southern facade, extending the internal living spaces into the outdoors. Large amounts of glazing are implemented to further break down the visual form of the dwelling, when viewed from Barrenjpey Rd.

The black clad building is intended to be recessive in the landscape, ensuring that the densely vegetated site & surroundings is at the forefront of the proposal.

The design revolves around amplifying the positive qualities of the existing site, such as the strong connection to the landscape - whilst rectifying areas which are out of step with the amenity requirements of modern living. A new garage is proposed to enable secure onsite parking. A new inclinater if proposed to provide the owners with easy and safe access to the dwelling and all areas of the site.

8. CONCLUSION

The proposed design for this development is working extremely hard to minimise its impact on the site and surrounding area. The proposed development retains the existing site cut, limiting unnecessary excavation, whilst minimising built form.

The scale and type of the development will integrate well into the built fabric of the surrounding area and provide a high standard of amenity for the owners - in stark contrast to the existing dwelling which lacks modern amenity.

The selection of sympathetic colours and materials will ensure that the proposed development is recessive in nature, whilst the new, functional layout, will enhance the residential amenity of the dwelling, and the new Architectural design will enhance the area and shall be complemented by appropriate native landscaping.

We believe that the development as designed will have no detrimental effects on the surrounding area and will be compatible with the character and scale of residential development.

The proposed works promote & implement the planning principles, aims and objectives of:
-Pittwater Local Environmental Plan 2014; and,
-Pittwater Development Control Plan 2014.

The proposed works have the following merits:

- The works replace an aging weatherboard structure;
- The works are comparable with comparable the neighbouring development at 916 Barrenjoery Rd
- The works will integrate well with the existing character of the area
- The works preserve and maintain the historical dwelling on the site
- The amenity of neighbours to the site is not adversely affected by the proposal.

Considering the significant merits of the proposal and the absence of any adverse Environmental impacts, it is recommended that Council grant consent to this development, subject to appropriate conditions of consent.

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CONTACT

PHONE: 0401 298 561
EMAIL: MATT@MGAO.COM.AU
WEB: MGAO.COM.AU
INSTA: @MG_AO
POST: 10A PARK ST
ST KILDA WEST
VICTORIA, 3182

**MATT GOODMAN
ARCHITECTURE OFFICE**