



**Statement of
Environmental
Effects
at
10 Spence Place,
Belrose
NSW 2085
For
Mr & Mrs Berry**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 10 Spence Place Belrose.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared 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 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. The proposed alteration and addition addresses 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 Southern side of Spence Place in the residential neighbourhood of Belrose.

Site Address: No 10 Spence Place, Belrose

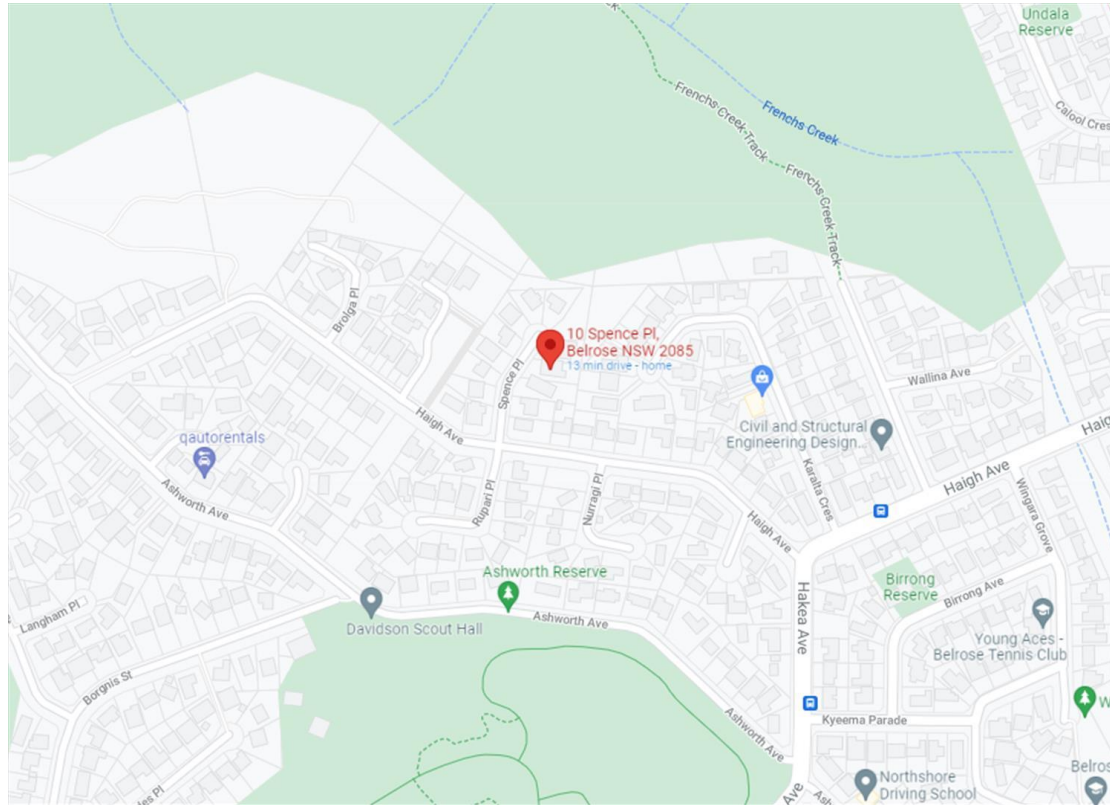


FIGURE 1: LOCATION PLAN 10 Spence Place, Belrose. ⁴ Source Google Maps.

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 10 Spence Place Belrose;

<[https://www.google.com/maps/place/10+Spence+Pl,+Belrose+NSW+2085/@-](https://www.google.com/maps/place/10+Spence+Pl,+Belrose+NSW+2085/@-33.7348138,151.2017036,17z/data=!3m1!4b1!4m5!3m4!1s0x6b12a9c4af1d7f15:0xd58359525235a1f7!8m2!3d-33.7348138!4d151.2038923)

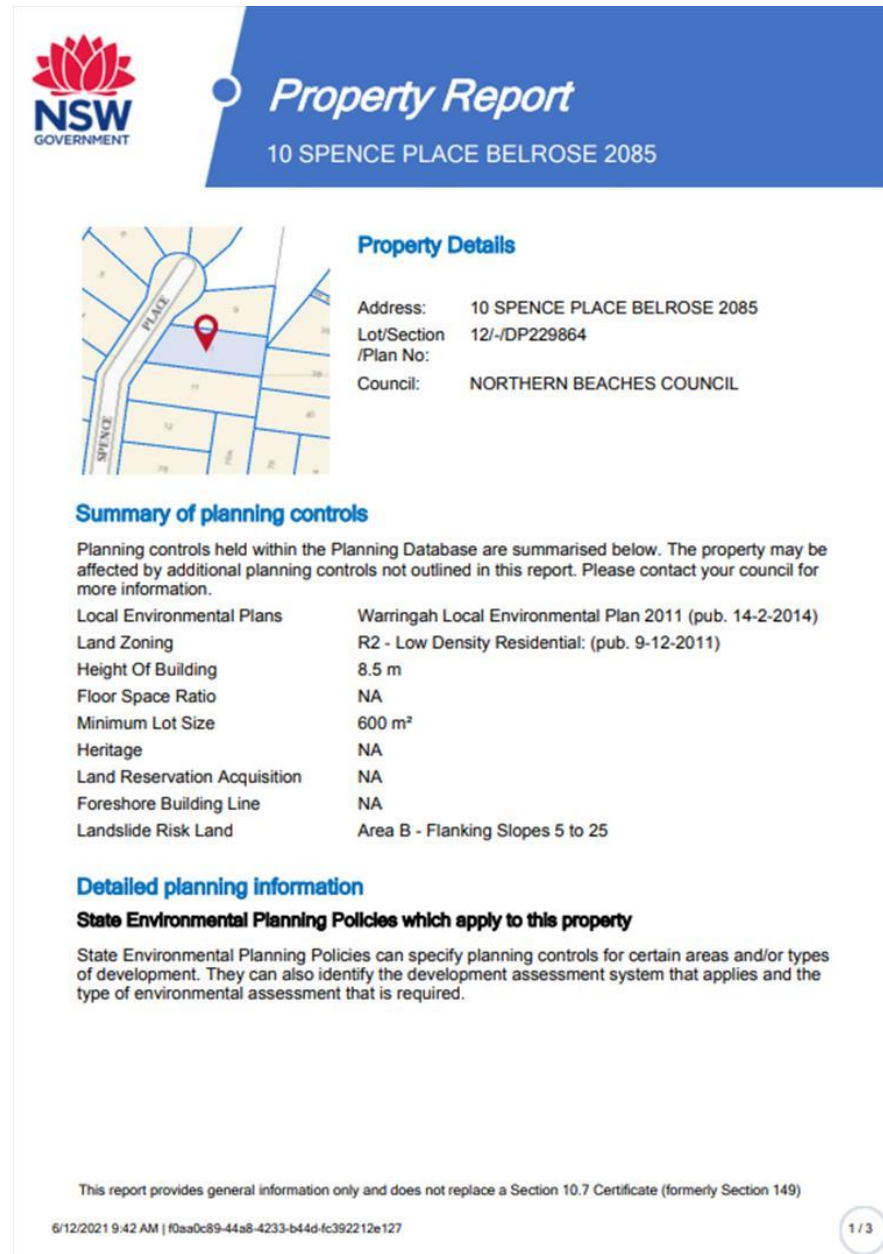
[33.7348138,151.2017036,17z/data=!3m1!4b1!4m5!3m4!1s0x6b12a9c4af1d7f15:0xd58359525235a1f7!8m2!3d-33.7348138!4d151.2038923](https://www.google.com/maps/place/10+Spence+Pl,+Belrose+NSW+2085/@-33.7348138,151.2017036,17z/data=!3m1!4b1!4m5!3m4!1s0x6b12a9c4af1d7f15:0xd58359525235a1f7!8m2!3d-33.7348138!4d151.2038923)>.

1.3 Zoning

Lot 12 DP.229864 known as 10 SpencePlace, Belrose, 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
10 SPENCE PLACE BELROSE 2085

Property Details

Address: 10 SPENCE PLACE BELROSE 2085
Lot/Section: 12/-/DP229864
/Plan No:
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	600 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; 10 Spence Place Belrose,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 quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. The property is located on the high side of Spence Place with views to the north and north-east over the bushland area. 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 Belrose 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, 10 Spence Place Belrose. Source Google Maps.⁶

⁶ Google Maps. <<https://www.google.com/maps/place/10+Spence+Pl,+Belrose+NSW+2085/@-33.7347756,151.2036052,3a,75y,90.59h,82.64t/data=!3m6!1e1!3m4!1sGLDlvcraBqSr6yBPImf8tA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a9c4af1d7f15:0xd58359525235a1f7!8m2!3d-33.7348138!4d151.2038923>>.

1.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via stairs to the front and an existing concrete driveway.

1.7 Existing off-street parking

There is parking available for 1 car in the existing carport.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down 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 and retaining walls from the rear of the dwelling up to a grass area with garden walls bounding the boundaries. The existing landscaping is to be maintained where possible for this development.



FIGURE 3: Ariel View, 10 Spence Place Belrose. 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 become a two-storey building with new proposed 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 dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide for a new upper floor addition and refurbished internal areas to the existing ground and ground floor addition. A new double garage will replace the carport, with a new entry and access stairs and deck fronting Spence Place.

A new ground floor addition is proposed to the front north-eastern side of the existing dwelling, with a new garage proposed to the front of the dwelling to provide off street parking for 2 vehicles. The northern elevation step-in to the garage and the upper floor additions set back, help to reduce visual impact from both the neighbours and the public domain. The new lower floor works to the entry will provide for new access to the dwelling via a concrete ramp and entry deck. Ground floor refurbishment works will also provide for new internal stairs, extended living room and new kitchen.

These ground floor and upper floor works provides visual articulation from the neighbouring properties reducing the bulk and increasing the visual interest, and is in sympathy with the prevailing streetscape.(Figure 4)



FIGURE 4: Street View, 10 Spence Place Belrose Including Neighbours. Source Google Maps.

Proposed works to the upper floor addition will include; new internal stairs from the existing ground floor, new living area, three new bedrooms with walk in robes, new bathroom, with separate WC. An addition a new front deck to the upper floor will increase privacy to the upper floor areas. A new roof is proposed to the ground floor garage and new entry, and will encompass the new additions and front deck to the upper floor addition, increasing the articulation and complimenting the existing roof design, providing increased amenity for the owners.

This is in keeping with the existing streetscape 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 and roof over
- New entry retaining walls
- New external entry deck for access stairs from street to dwelling
- New ground floor addition for living dining addition
- New Upper floor addition
- New covered deck roof area
- New sheet metal roofs

Internally the proposal encompasses:

- Ground floor refurbishment works to; Kitchen, living, study and laundry
- New internal robes for storage.
- New upper floor works; stairs, living area, three new bedroom, new bathroom and WC.

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 Belrose area. The owner is looking to

modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new garage is required on the street level to provide for 2 off street parking areas as the property is located on a sloping block with an existing driveway that is to be maintained. A new stair access is proposed from the entry to the dwellings new upper floor addition making use of the space between the existing floor levels via a floor void to provide light and ventilation into the southern side of the dwelling. The existing driveway and crossover is to be maintained and used as a access to the new parking area, with the internal refurbishment works composing of a extended living area, new kitchen, study, and laundry storage area. The new works to the new upper floor additions will include new bedrooms and living are.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing carport and driveway access to the property. The design maximizes the existing dwelling & available area of land whilst improving the bulk and scale. The proposed development maintains the northern aspect while improving the access to solar and ventilation to the northern 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:

Masonry walls to the lower ground floor walls and retaining walls.

Masonry and Cladded timber frame walls to the upper floor additions.

Timber decks.

Alloy windows & doors to all elevations.

Roofing in colour bond custom orb.

2.5 Height

The height of the new development is 7.271m and will not exceed the 8.5m height limit.

2.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	899.9 sq m	-
GFA (Gross Floor Area)	346.87 sq m	-
GFA (Gross Floor Existing)	170.95 sq m	-
Height	7.271m	8.5m
Existing Impervious area	515.52 sq m	539.94 sq m
Proposed pervious area	539.15 sq m	539.94 sq m

The existing planted areas to the front of the property improve the streetscape & assist in hiding the front garage & retaining walls to the proposed new entry access. The proposal enhances the amenity of the site by providing compliant off-street parking and generally maintains the existing garden space that softens the façade and protects the visual amenity of the front of the property. The proposed works to the front of the property will enhance the access to the property and decrease the need for street parking. The existing 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 access and entry. Our proposal achieving & improving on the objectives under landscaped open space and off-street parking requirements of the WDCP2011.

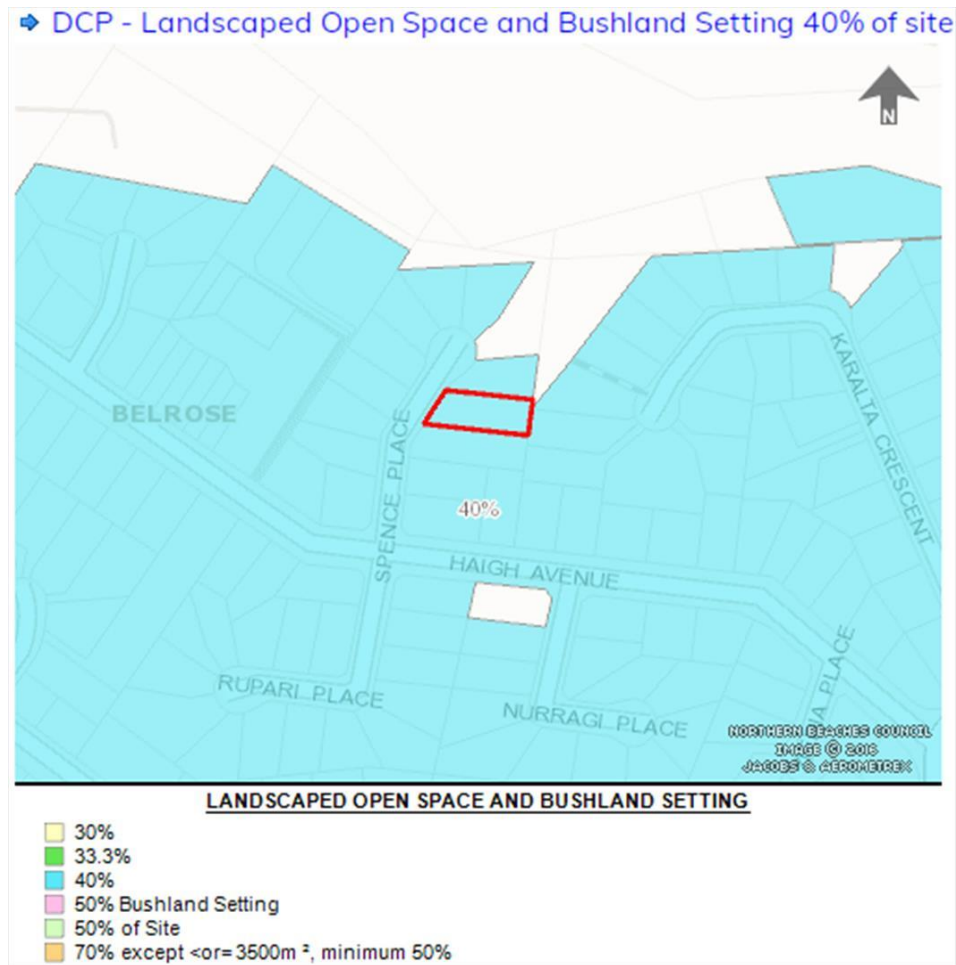


FIGURE 4: Open space map, 10 Spence Place Belrose. Source Northern Beaches Council.

A concession is requested for a minor encroachment of the new garage additions front north eastern corner into the front boundary setback. The encroachment is due to existing location of the dwelling and the annual shape of the front boundary running an angle to the building line of the dwelling. As the property is existing and located well behind the front setback, the new addition to the garage minimises the foot print of the additions and provide for more compliant vehicle access. The proposal is not as visually dominant as the garage is partially obscured by the existing landscaping that is to be maintained, which connects visually to the existing dwelling and is well separated from the immediate neighbours. This blends into the existing dwelling to reduce excessive bulk to the front of the property. It is in our opinion that the front setback encroachments is minor and 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;

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	3.960m (Nth East Cnr Garage) 6.959m (Nth West Cnr garage) 15.062m (Nth East Cnr Dwelling)	6.5m
Rear Set Back	13.830m	6.0m
Side Set Back West	2.764m	0.9m
Side Set East	2.113m	0.9m



FIGURE 5: Ariel View, 10 Spence Place Belrose. Source Six maps.⁸

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Kapunda Place.

⁸ Six maps, Ariel View map; <<https://maps.six.nsw.gov.au/>>.

The pattern of development along Spence Place shows an irregular pattern of development with various sizes of housing. (Figure 5) 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.

With the points outlined above, a concession is requested for the location of the new garage into the front boundary setback. This is due to the angle of the front boundary versus the existing building line and front yard slope of the site. The proposed works provide safer access, secure off-street parking, generally maintain existing landscaped areas & improved circulation to the front of the property. Below is the current streetscape view, with the front embankment retaining walls, existing substantial planting obscuring the development, & the drop off to the road below.



FIGURE 6: Street View, Rear – Secondary front setback-10 Spence Place Belrose. Source Google Maps.⁹

⁹ Google Maps. < <https://www.google.com/maps/place/10+Spence+Pl,+Belrose+NSW+2085/@-33.7347756,151.2036052,3a,75y,90.59h,82.64t/data=!3m6!1e1!3m4!1sGLDlvcraBqSr6yBPImf8tA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a9c4af1d7f15:0xd58359525235a1f7!8m2!3d-33.7348138!4d151.2038923>>.

The proposed works provide visual continuity with the existing access within the front setback area and utilise where possible the existing landscaping, retaining wall and driveway. With the dwelling being largely set back from the front boundary a safer new access ramp will provide improved access & maintain garden areas, this allows for a sense of openness to the front setback area. View lines are generally maintained as the garden areas are maintained where possible in keeping with the neighbouring properties with neighbours on either side enjoying an elevated position to make use of district views. This provides an improved quality of streetscape with the proposed works somewhat obscured by the existing foliage 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 existing compliant off street parking to 10 Spence Place. The proposal will provide for a new pedestrian access ramp to the entry & pathways and well as a new compliant parking in the garage for 2 vehicles. The drive has been kept to allow for as much landscaped area as possible on the street to maintain the existing planting & 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 existing private open space in the proposed residence at No 10 Spence Place has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions minimizes overlooking into neighbours' living areas and recreation space with the side windows to the ground and upper floor substantially separated from the neighbouring dwellings having minimal impact on existing privacy. The masonry and timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries with the new addition positioned so as not to directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes down from the North to South. 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 partly existing with generally compliant shadow increases which will maintain sunlight

access requirements 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 floors on the property act as a buffer to noise as well as existing 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.¹⁰

2.14 Bush Fire Prone land

No 10 Spence Place is located within the vegetation Buffer area of the Northern Beaches Bush Fire Prone Land Map. (Figure 7). Please refer to the Bush fire Engineers report included with this application.

¹⁰ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

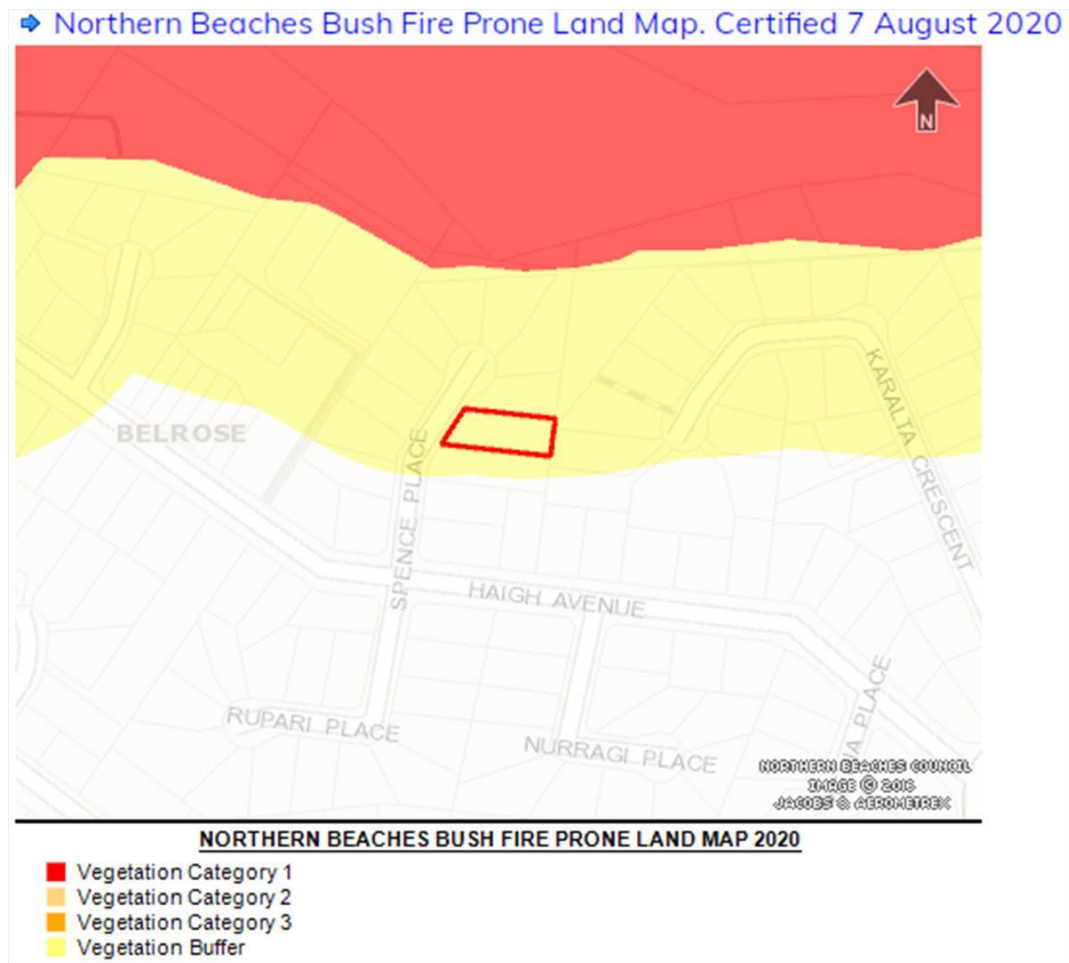


FIGURE 7: Bush Fire Prone Land Map –10 Spence Place Belrose. Source NB Council.¹¹

Proposed works and additions to the main dwelling and proposed garage are generally within the Bush fire prone area (ref Bush fire report attached to this submission). The Bush Fire report has been provided by Bushfire Consulting Services dated 28-10-2021. This provides the bush fire engineers report and requirements of AS3959 for the proposed additions to the dwelling.

3 ENERGY EFFICIENCY

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

¹¹ NB Council, Bush Fire Prone Land Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=134279>>.

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 floors with masonry & timber walls. The outdoor areas are to be timber boards 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.

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 batts¹² 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.

¹² Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

Household effluent will be disposed of to Sydney Water requirements.¹³ 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. 10 Spence Place is a good example of this in that it has its car parking in the existing carport and driveway. The proposed garage will help to minimize cars parked on the street and improve 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 of the house follows this design concept. There have been generous areas dedicated to the planting of landscaped areas in both the front and the rear areas of the property. Existing landscaping is to be maintained where possible.

3.8 Development on Sloping Land

No. 10 Spence Place, Belrose is shown in Landslip Category B (Figure 8) on Northern Beaches Council Landslip map¹⁴. 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.

¹³ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

¹⁴ Northern Beaches Council, Land slip map, 27 Beacon Ave Beacon Hill; <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=134279>>.

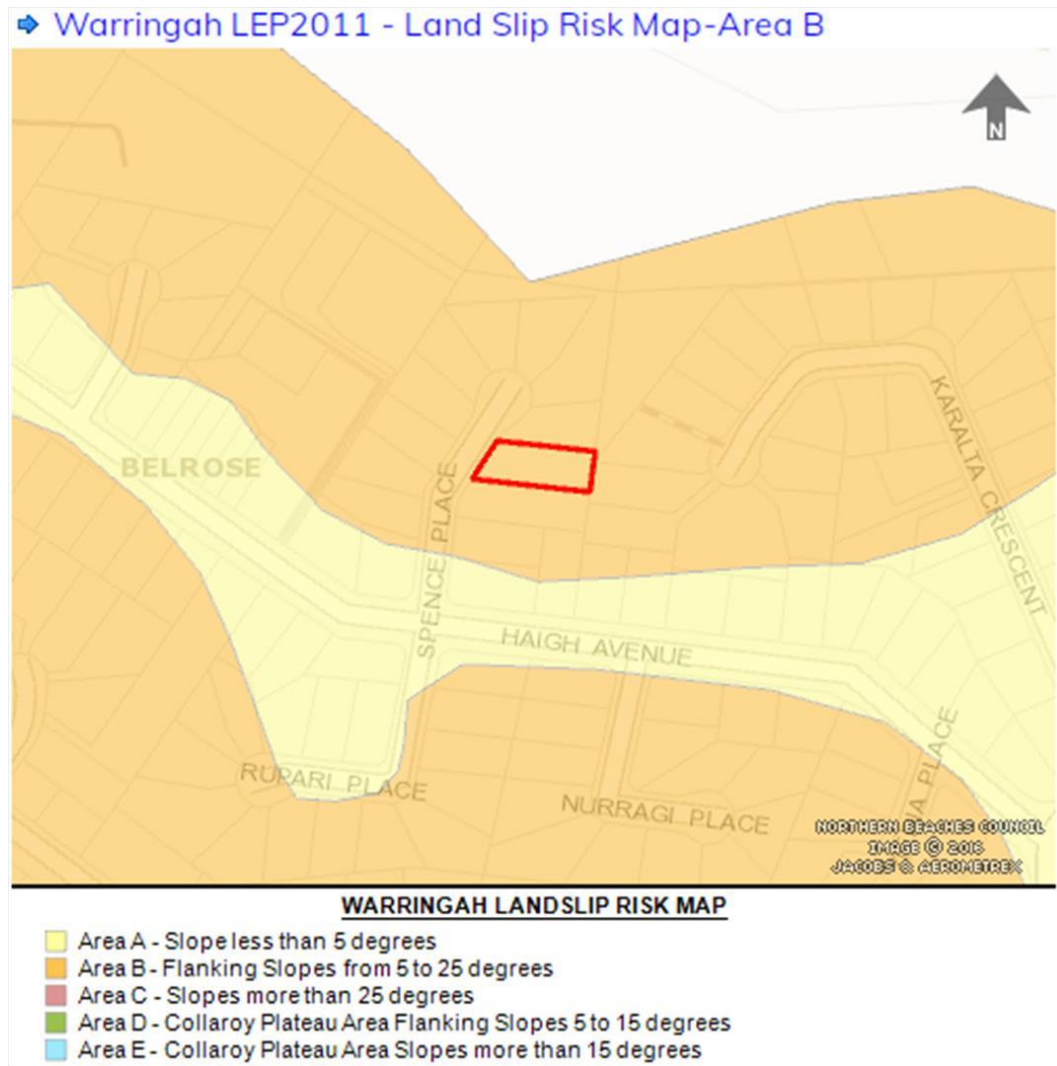


FIGURE 8: Land Slip Maps, 10 Spence Place Belrose. Source NB Council.¹⁵

3.9 Building Form

Residential buildings in Belrose are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick and timber framed and cladded to match existing. 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 pitched roof that is proposed to be replaced with a new sheet metal roof under this application. This is to limit the height of the roof structure

¹⁵ Northern Beaches council, Land slip map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=134279>>.

& overshadowing as well as allowing for the new additions.

3.11 Walls

A distinctive feature of the Belrose house is that the walls are constructed from brick veneer or cladded 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 Belrose 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 10 Spence Place 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 Belrose allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage to the front setback to provide parking for 2 vehicles off street and 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, the existing driveway, fencing and plating providing a barrier to the front of the property.

3.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a

garden suburb. Only two shrubs are to be affected with it's removal providing safe and compliant access to the dwelling. Smaller shrubs are proposed for pruning to allow for the new proposed works, with other existing planting maintained to soften the street scape. Planting & grassed areas to the front 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 10 Spence Place are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Belrose. 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	Light, Medium or 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	Light, Medium or Dark	By Owner