

10/09/2021

1-3 FLORIDA ROAD PALM BEACH NSW.

STATEMENT OF ENVIRONMENTAL EFFECTS

Note: This statement refers to the carport only; the effects of the proposed inclinor are assessed in a separate report prepared by BBF Town Planners.

The Site is 1-3 Florida Road, Palm Beach NSW being Lot 1 in DP731356

The Zoning is E4 Environmental Living.

The Use is a single dwelling which is permissible under E4 zoning.

The Controls are set out in Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014.

The site is also affected by State Environmental Planning Policy (Coastal Management) 2018.

The Proposal is to provide a roof over an existing 2 car space visitors parking area.

THE EFFECTS will be as follows:

D.12.1 Character as viewed from a public place.

The character of the new roof will blend with the existing approved house.
The bulk will be a minor increase, being a new tiled roof supported by four timber posts.

D.12.3 Building Colours & Materials

The terracotta roof tiles will match the existing house roof tiles. The timber posts trim will be painted to match timberwork on the existing house.

D.12.5 Front Building Line

No change proposed.

D.12.6 Side & Rear Building Line

No change to side and rear setbacks.

D.12.8 Building Envelope

The proposed roof is clearly below the 3.5metre/45-degree envelope as indicated on the north elevation.

D.12.9 Landscaped Area

Landscaped area is unaffected

D.12.11 Scenic Protection Category One Areas

The proposed addition design satisfies the controls in the same manner as the approved design.

Clause 4.3 Pittwater LEP Height of Buildings.

The maximum building height permitted is 8.5 metres. The proposed roof sits well below the 8.5 metre height line.

C1.3 View Sharing

Desired outcomes are:

- A reasonable sharing of views amongst dwellings
- views & vistas from roads and public places to water, headland, beach, or bush are to be protected and maintained.

Controls

New development is to be designed to achieve a reasonable sharing of views from nearby properties.

The proposal must demonstrate that view sharing is achieved.

Built structures are to maximise visual access through the structure by the provision of an open structure.

Views are not to be obtained at the expense of native vegetation.

Views towards Palm Beach are obtained from the adjacent paved area of Rock Bath Road looking West and North. Views from 364 Whale Beach Road are available in a wide arc spanning from north-west to south-east over the beach, the headland, and the ocean.

Views from the public road are maintained by the design of a low pitched (12 degree) roof supported by four timber posts, which enable views to be obtained through the structure.

Views from 364 Whale Beach Road are protected by the low scale of the proposed roof. The floor levels of 364 are R1.62.71 on the upper deck, and approximately RL 59.7 on the lower terrace. The proposed new roof RL is 58.30, which is 1.4 metres below the ground floor level of the neighbours' house. The proposed new roof is approximately 30 metres from the house at 364 Whale Beach Road. Any minor intrusion into the broad vista of 364 views is well within the requirements for view sharing.

No vegetation will be affected.

C1.4 Solar Access

Solar access is unaffected.

SUMMARY

The proposed roof will have minimal effects on the neighbourhood and adjoining properties. The proposed design complies with the requirements of the LEP and DCP.

THE DESIGN SECTION PTY LIMITED
Geoffrey R. Watson B. Arch UNSW RAIA
Registered Architect N^o3044
Nominated Architect.