

25/08/2021

PROPOSED SECTION 4.55 MODIFICATION TO DA 2019/1532

AT 1-3 FLORIDA ROAD PALM BEACH 2108

STATEMENT OF ENVIRONMENTAL EFFECTS

The Site is 1-3 Florida Road, Palm Beach NSW 2108 being LOT 1 in DP 731356

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 Proposed Amendments are:

- Construct a reinforced concrete retaining wall approximately 1200 high to replace an existing collapsed dry-stone wall.
- Construct a concrete path adjacent to the wall to replace an existing deteriorated path.
- Fill a portion of the existing Right of Way excavated to provide a grocery drop-off which has been refused by council. The ground will be re-instated to the original levels.

THE EFFECTS will be as follows:

D.12.1 Character as viewed from a public place

The proposed work will not be visible from a public place.

D.12.3 Building Colours & Materials

The wall will be painted to match the house colour. It will not be visible from outside the site.

D.12.5 Front Building Line.

No change proposed.

D.12.6 Side & Rear Building Line.

The wall replaces an original wall on a side boundary.

D.12.8 Building Envelope

Not affected

D.12.9 Landscaped Area

Not affected

D.12.11 Scenic Protection Category One Areas

The proposed work is not affected by the scenic protection controls.

SUMMARY

The proposed work is of very minor scope. It will have not detrimental effects. The work will comply with the requirements of the LEP and DCP.

The Design Section Pty Limited

G R Watson B Arch. UNSW ARAIA. Reg.Architect 3044 Nominated Architect

G R WATSON Registered Architect 3044