

7 August 2020

PROPOSED SECTION 4.55 MODIFICATION TO DA2019/1532
AT 1 – 3 FLORIDA ROAD, PALM BEACH

STATEMENT OF ENVIRONMENTAL EFFECTS

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 Proposed Amendments are:

- Deletion of approved Bedroom 1, Ensuite Bathroom, Walk-In Wardrobes and Balcony on Living Level. These rooms are now to be located in the existing Upper Level floorspace.
- Reduction in area of Pool Terrace thus moving the northern edge of the approved Pool Terrace 6 metres south.
- Moving the north wall of the Garage approximately 2.5 metres to the south of the approved location.
- Deletion of the approved Store, Lobby, Lift, WC and stair on the Lower Level.
- Deletion of the Roof Garden and relocation of the Roof Terrace approximately 10.5 metres south of the approved Terrace.

It is also proposed to add the following elements:

- On the Lower Level a new Bedroom and Terrace to the west of the existing house.
- On the Living Level a new Study, Lift well and Cellar to the west and south of the existing house.

THE EFFECTS will be as follows:

D.12.1 Character as viewed from a public place

The bulk and scale will be considerably reduced when viewed from the eastern Council pathway. The character of the proposed amended building will be similar to the approved design.

D.12.3 Building Colours and Materials

No change is proposed.

D.12.5 Front Building Line

The proposed corner of the Pool Terrace will be approximately 200 further set back from the front boundary than the approved design.

The north west corner of the Guests Parking slab will be approximately 1 metre further from the front boundary.

D.12.6 Side and Rear Building Line

The amended proposal remains the same setbacks from the east boundary as the approved design. The setback from the side boundary to the south is reduced from 4.3 metres to 3.9 metres to the new Bedroom / Study, and to 2.7 metres to the single storey Cellar.

D.12.8 Building Envelope

The south west corner of the proposed new Study is approximately 800 above the 3.5 metre / 45 degree envelope from the south boundary because of the steeply shelving land in this location. It is a location where a building height of 10m can be permitted because the steeply sloping site. See Section FF on WD.04A.

D.12.9 Landscaped Area

Total landscaped area shall be 60% of the site area.

The total site area is 1800 square metres, the site area exclusive of the right-of-way is 1384 square metres as indicated on the Survey.

The required landscaped area is 60% of 1384 square metres = 830.4 square metres.

The total site cover of the amended building and decks is 540.43 square metres, leaving 843.57 square metres to be landscaped, or 60.95% of the site.

D.12.11 Scenic Protection Category One Areas

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

View sharing from the neighbouring property “Rockridge” is improved by the relocation of the approved Bedroom 1, Ensuite and Balcony.

Clause 4.3 Pittwater LEP Height of Buildings

The maximum building height is 8.5 metres. The proposed amended design exceeds this for a portion of the new Study to the west. This portion is within the 10.0 metre height line which Council may approve where the slope of the site is greater than.

In this respect Pittwater LEP 2014 Clause 4.3 part (2D) permits a maximum height of 10.0 metres if:

- (a) The portion of the building above 8.5 metres is minor
- (b) The objectives of clause 4.3 are achieved
- (c) The building footprint is situated on a slope in excess of 16.7 degrees
- (d) The building is sited to minimise the need to cut and fill by a design that allows the building to step down the slope.

In the proposed design, these conditions are complied with:

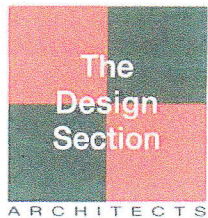
- (a) Only a minor position of the Study roof exceeds 8.5 metres height
- (b) The design generally satisfies the objectives of Clause 4.3
- (c) The portion of the proposed addition that exceeds 8.5m high is on a land slope of 49 degrees
- (d) The proposed Study addition requires no cut and fill, and steps down the site.

C1.4 Solar Access

The main private open space of the dwelling and the main private open space of adjoining dwellings are to receive a minimum of 3 hours sunlight between 9:00am and 3:00pm on June 21st.

Windows of the principal living area of the proposal and adjoining dwellings are to receive a minimum of 3 hours sunlight between 9:00am and 3:00pm on June 21st.

Shadow diagrams have been prepared for 9:00am, 12 midday and 3:00pm on June 21st for the proposed development. These demonstrate compliance in all respects.



SUMMARY

The proposed development will have minimal effects on the neighbourhood and adjoining properties, other than providing improved view sharing for the dwelling to the east.

The proposed amendments comply with the requirements of the LEP and DCP.

THE DESIGN SECTION PTY LTD
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