

30/04/2021

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:

- Relocation of the Study Ensuite to a position directly over the Lower Level Bedroom Ensuite
- Provision of a Bin Store & grocery drop off adjacent to the Pantry & Kitchen.
- Construction of an inclinator from the Western Boundary of the site to the Living Level Terrace.
- Changing COLORBOND Roofing to terracotta tiles

THE EFFECTS will be as follows:

D.12.1 Character as viewed from a public place

The bulk and scale will be unchanged. The character of the proposed amended building will be similar to the approved design.

D.12.3 Building Colours and Materials

The COLORBOND roofing will be changed to a traditional profile terracotta tile. the colour will be a neutral earth colour.

D.12.5 Front Building Line

No change proposed

D.12.6 Side and Rear Building Line

Side & rear boundaries are unchanged..

D.12.8 Building Envelope

The south west corner of the proposed new Ensuite is approximately 900 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.

D.12.9 Landscaped Area

Landscaped area is unaffected

D.12.11 Scenic Protection Category One Areas

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

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 Ensuite 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 Ensuite addition requires no cut and fill, and steps down the site.

C1.4 Solar Access

Solar Access is unaffected

INCLINATOR

- The inclinor will not affect any neighbours as it will not be visible to neighbouring houses.

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
Geoffrey R Watson B.Arch UNSW RAIA
Registered Architect No 3044
Nominated Architect