

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Alterations and additions to an approved
but unconstructed dwelling

**22 PALM BEACH ROAD
PALM BEACH**

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO AN APPROVED BUT UNCONSTRUCTED DWELLING

22 PALM BEACH ROAD, PALM BEACH

Architects

Crawford Architects

Prepared under instructions from

Richard and Neroli Naylor

By

Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

Boston Blyth Fleming Pty Ltd

Town Planners

(ACN 121 577 768)

Suite 1/9 Narabang Way

Belrose NSW 2085

Tel: (02) 99862535

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1.0 INTRODUCTION

On 7th July 2015 development consent N0482/14 was granted by Council proposing partial demolition and reconstruction of a new dwelling house. The owners of the property subsequently entered into negotiations with Council to close and purchase an area of the adjacent road reserve to facilitate a superior access and parking arrangement at the front of the site. This road reserve acquisition has now been settled.

This document forms a component of a development application that proposes alterations and additions to the approved but unconstructed dwelling house the subject of development consent N0482/14. Specifically, the works involve the extension of the approved single garage towards the street to accommodate 2 vehicles and a corresponding extension of the approved first floor TV room and adjacent terrace over the new garage alignment below. The application also proposed a minor realignment of the driveway to increase the geometry of the forecourt area which will enable vehicles to enter and exit the site in a forward direction significantly enhancing both pedestrian and vehicular safety along this section of Palm Beach Road.

This application has been preceded by formal pre-DA discussions with Council with the final design representing a considered response to the issues raised. In preparation of this document consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended (“the Act”).
- The Environmental Planning and Assessment Regulation.
- Pittwater Local Environmental Plan 2014 (“the LEP”).
- Pittwater 21 Development Control Plan (“P21DCP”).

A complete set of architectural drawings including floor plans, elevations, sections and shadow diagrams have been prepared in relation to the development proposed. The proposal is also accompanied by a survey plan, geotechnical report and BASIX certificate.

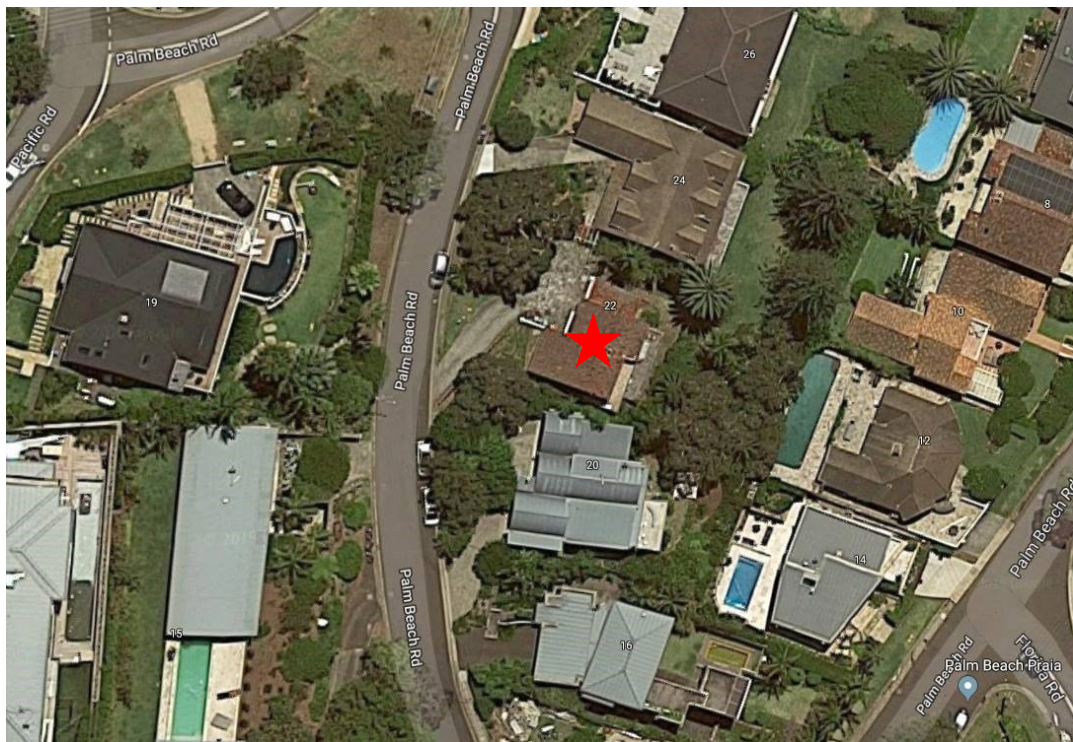
This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary to and compatible with the desired future character of the Palm Beach Locality. Given the relationship of the proposed works to the level and alignment of Palm Beach Road the development will not give rise to any unacceptable streetscape impacts. The front building line variation is acceptable under the circumstances.

The development is permissible in the zone and generally in conformity with the desired outcomes contained within Pittwater 21 Development Control Plan as they relate to this form of development on this particular site. The proposal succeeds when assessed against the heads of consideration pursuant to s4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The Site

The site described as Lot 11, DP 14299, No. 22 Palm Beach Road, Palm Beach is irregular in shape having frontage of 18.9 metres, variable depth of between 33.970 and 39.415 metres, rear boundary width of 18.490 metres and a site area of 676.903m². The site falls approximately 8.5 metres across its surface in an easterly direction and contains a number of trees generally located at the rear of the site. Significant views are available from the site in an east/ north eastern direction across Palm Beach towards its southern headland and immediate environs.



Source: Google Maps

Figure 1 – Aerial Location/ Context Photograph

The site is occupied by a 1 and 2 storey brick and weatherboard dwelling with pitched and tile roof and integrated garage accommodation for 1 vehicle accessed via a driveway from Palm Beach Road and an adjacent paved forecourt area. The rear of the property is occupied by a paved recreational area with informally landscape yard beyond. A sewer main traverses the rear of the site. The established built form circumstance is depicted in the site survey at Figure 2 over page.

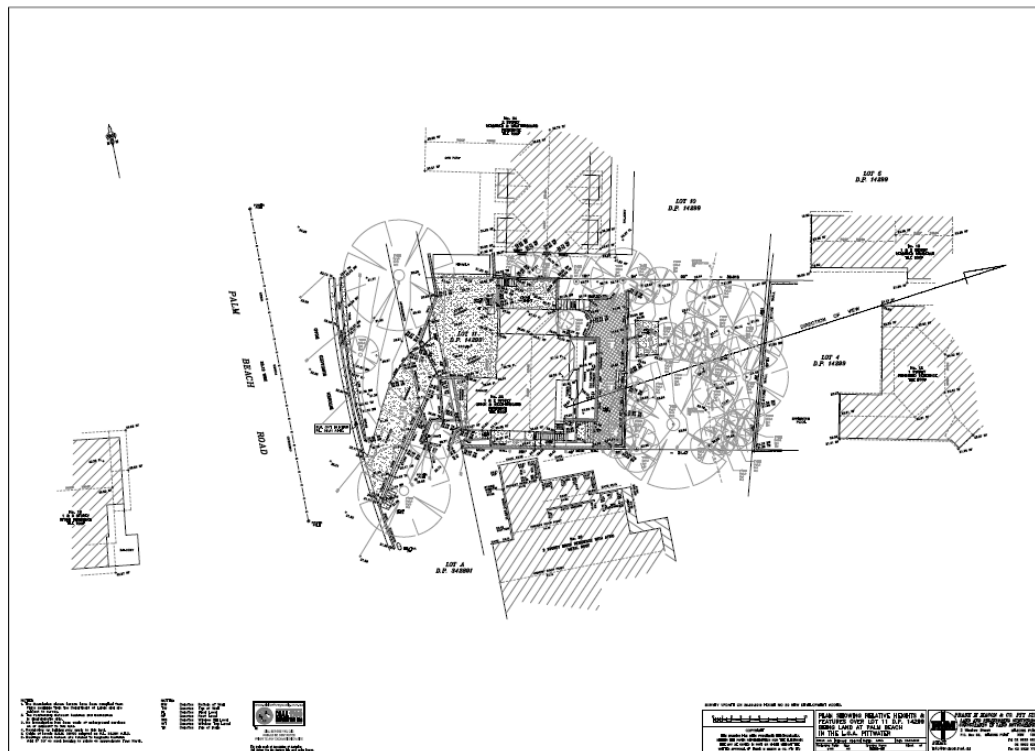


Figure 2 – Survey extract

The majority of the existing dwelling house sits below the level of Palm Beach Road as depicted in the streetscape photograph at Figure 3 such that the existing dwelling is not prominent in the streetscape.

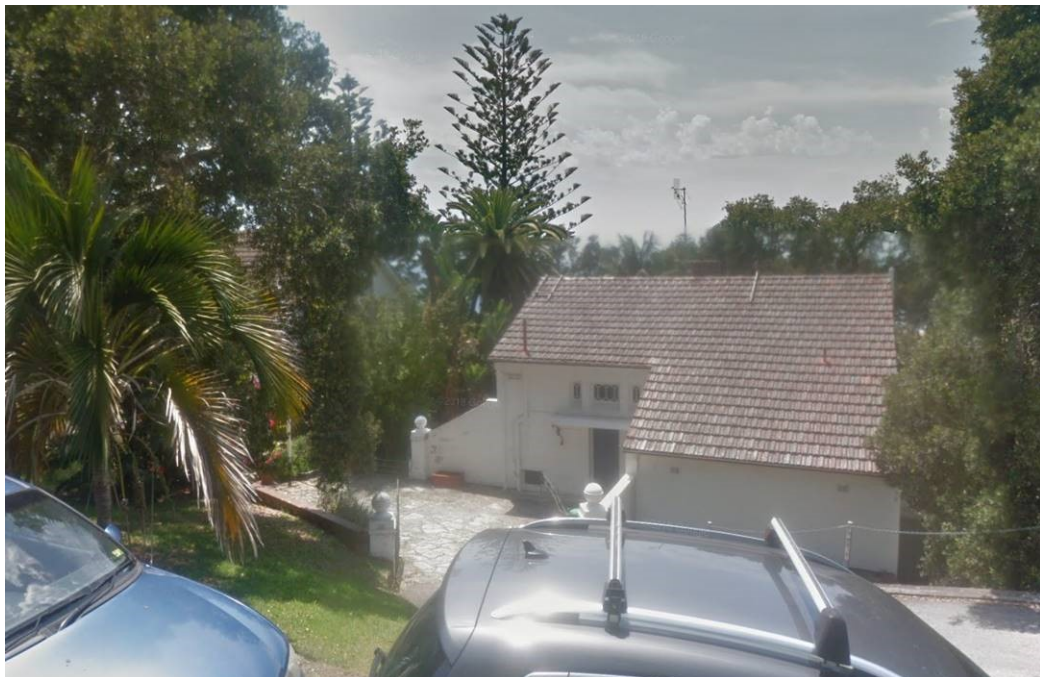


Figure 3 – Existing dwelling house as viewed from Palm Beach Road

2.2 The Locality

The subject site is located in the Palm Beach Locality. The locality is characterised by low density residential development with dwellings built along the ridges, slopes and lowlands. Development in this locality is predominantly two storey detached dwellings on 750 – 1400 square metre allotments, with allotments of 550-650 square metres adjoining the waterfront to the west. The residential areas are of a diverse style and architecture, a common thread being landscaped, treed frontages and subdued external finishes. Medium density housing concentrates around Palm Beach neighbourhood retail centre on Barrenjoey Road.

The properties located along Palm Beach Road do not exhibit a consistency in scale, materials or detailing, and each varies in terms of height and design. Some older holiday cottages exist, however the trend has been for these to be demolished and replaced with larger permanent or seasonally occupied dwellings.

Surrounding development is characterised by 1, 2 and 3 storey detached dwellings within informal landscaped settings orientated to take advantage of available views, solar access and prevailing breezes.

The property to the north is occupied by a 2 storey rendered and weatherboard dwelling with pitched and tile roof whilst the property to the south is occupied by a recently developed 2 and 3 storey dwelling house with attic floor space and car parking accessed from Palm Beach Road. All adjoining properties are orientated to take advantage of prevailing views, and sea breezes. The properties located to the west are at a much higher elevation from where views are obtained across the properties on the low side of Palm Beach Road. The properties to the east are located at a lower elevation with views available across these properties from the subject site.

The locality benefits from a plethora of open space foreshore recreational areas.

3.0 PROPOSED DEVELOPMENT

3.1 Proposal in Detail

The application proposes alterations and additions to the approved but unconstructed dwelling house the subject of development consent N0482/14. These works are nominated on plans A100(03), A200(03), A201(03), A203(02), A300(03), A301(03), A302(03) and A311(02) prepared by Crawford Architects.

Specifically, the works involve the extension of the approved single garage towards the street to accommodate 2 vehicles and a corresponding extension of the approved first floor TV room and adjacent terrace over the new garage alignment below. The application also proposed a minor realignment of the driveway to increase the geometry of the forecourt area which will enable vehicles to enter and exit the site in a forward direction significantly enhancing both pedestrian and vehicular safety along this section of Palm Beach Road.

All stormwater will be connected into the previously approved stormwater drainage system with the previously approved landscape regime not compromised as consequence of the works proposed. All materials and finishes will match those previously approved.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 Pittwater Local Environmental Plan 2014

4.1.1 Zone and zone objectives

The subject property is zoned E4 Environmental Living pursuant to the provisions of Pittwater Local Environmental Plan 2014 (“PLEP 2014”). The stated objectives of the zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Dwelling houses are permissible in the zone with the consent of the consent authority. We have formed the considered opinion that the proposed works are consistent with the zone objectives as it retains a low impact residential use on the site which does not give rise to unacceptable ecological, scientific or aesthetic impacts.

Accordingly, there is no statutory impediment to the granting of consent.

4.1.2 Height of buildings

Pursuant to clause 4.3 PLEP 2014 the height of a building on any land is not to exceed 8.5 metres. The stated objectives of such control are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Building height (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

ground level (existing) means the existing level of a site at any point.

We confirm that all proposed works sit comfortably below the 8.5 metre height standard and to that extent are also deemed to comply with the associated objectives.

Accordingly, there is no statutory or environmental planning impediment to the granting of a height of buildings variation in this instance.

4.1.3 Geotechnical hazards

Pursuant to clause 7.7 of PLEP 2014 the site is identified as being affected by potential land instability. Having regard to the applicable considerations the application is accompanied by a geotechnical report prepared by JK Geotechnics.

Such report has been prepared in accordance with the Pittwater Council Risk Management Policy and concludes that subject to adoption of the recommendations contained within the report the site and existing and proposed development can achieve the "Acceptable Risk Management" criteria contained within the applicable Council Policy and these provisions of PLEP 2014.

4.2 Pittwater 21 Development Control Plan

The proposed development has been assessed against the relevant provisions of Pittwater 21 DCP as outlined in the following sections of this report.

4.2.1 Palm Beach Locality

The property is located in the Palm Beach Locality. The desired future character of the locality is identified as being:

“The Palm Beach Locality will remain primarily a low-density residential area characterised by two storey residences in a natural landscaped setting, interspersed by compatible land uses where appropriate. The locality will continue to be serviced by existing retail, community and recreational facilities. Future development will be consistent with public infrastructure capacity and environmental constraints.

Future development will maintain a distinct height limit below the tree canopy, and reflect the predominant scale and setbacks of existing development. Buildings will be designed to address the street and/or waterway, integrate with the public domain, and be at a “human scale”. Contemporary buildings will utilise façade modulation and/or incorporate shade elements, such as pergolas, verandas and the like. Building colours and materials will harmonise with the natural environment and not dominate it. Development on hillsides and in the vicinity of ridge tops will integrate with the natural landscape and topography. Heritage items and conservation areas indicative of early settlement in the locality will be conserved.

The indigenous tree canopy will be retained and enhanced to assist development blending into the natural environment, to provide Koala feed trees and undergrowth for smaller animals, and to enhance wildlife corridors. The natural landscape, including rock outcrops, remnant bushland and natural watercourses, will be preserved. Existing and new development will be made safe from natural hazards.”

The proposed works will site predominantly below the level of the road and below surrounding tree canopy level. As such the proposal will not give rise to unacceptable streetscape impacts. The building form will contribute positively to the built form quality of the housing stock established within the Palm Beach Locality.

This report clearly demonstrates that the proposed development is a permissible form of development in the residential locality and is consistent with the desired future character of the Palm Beach Locality.

4.2.2 General Controls

Stormwater Disposal

All stormwater will be connected into the previously approved stormwater drainage system.

Access Driveways and Works on the Public Road Reserve

Pursuant to these provisions safe and convenient access and parking is to be provided to the development. The driveway is to be designed and constructed to minimise its visual impact, provide pedestrian safety and to facilitate an effective road drainage system.

The proposal provides 2 car parking spaces accessed via the existing driveway from the Palm Beach Road frontage. The geometry of the forecourt area will enable vehicles to enter and leave the site in a forward direction. Accordingly, Council can be satisfied that the proposal provides for safe, convenient access and parking in accordance with the policy control.

Off-street Vehicular Parking Requirements

Pursuant to these provisions a minimum number of two (2) parking spaces are to be provided for each dwelling.

The proposal incorporates car parking for two (2) vehicles within the front building alignment. Being located below the level of Palm Beach Road the garage will not dominate the street frontage and represents safe and convenient parking in accordance with the desired outcomes of the built form control.

Site Works Management

In accordance with Part B8 appropriate measures are to be undertaken to address the issues of construction and demolition impacts, erosion and sedimentation management, waste minimisation, site fencing and security, works in the public domain and traffic management where required.

Normal site management practices will be adopted to prevent public access during demolition and construction and to prevent erosion and sedimentation. Given the site geometry it is anticipated that all construction materials can be accommodated on site throughout the demolition and construction processes.

4.2.3 Development Type Controls

Landscaping

Pursuant to clause C1.1 all canopy trees and a majority of other vegetation shall be locally native species. A range of low lying shrubs and canopy trees shall be provided to soften the built form. Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.

The proposed works do not require the removal of any trees or significant landscape elements. The previously approved landscape regime not compromised as consequence of the works proposed.

View Sharing

It is indicated in clause C1.3 that building lines and height are to be sympathetic to the topography of the site and to maintain a reasonable sharing of views available from surrounding and nearby properties and those available to the public from nearby public domain areas.

Having determined available view lines and observed the juxtaposition of adjoining development we have formed the considered opinion that the proposed works will not give rise to unacceptable view affectation from any adjoining property.

Accordingly, we have formed the considered opinion that a view sharing scenario is maintained in accordance with the DCP provision and the view sharing principles established in the matter of Tenacity Consulting Pty Ltd v Warringah Council [2004] NSWLEC140.

Solar Access

In accordance with Clause C1.4 the main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

Windows to the principal living areas of the proposal and windows to the principal living area of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st to at least 50% of the glazed area.

The application is accompanied by shadow diagrams depicting the shadowing impact of the proposed development on the northern and eastern facades of No. 20 Palm Beach Road. We have formed the considered opinion that a minimum of 3 hours of direct sunlight will be maintained to the north/ north east facing mid level principal living room windows and adjacent terrace area between 9:00am and 12:00noon on 21st June in strict accordance with the control.

Visual Privacy

Pursuant to clause C1.5 private open space, recreation areas and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9m by building layout, landscaping, screening devices or greater spatial separation. Elevated decks, verandas and balconies should incorporate privacy screens where necessary and should, where possible, be located at the front or rear of the building.

Given the juxtaposition of adjoining development the proposed TV room and balcony extension will not compromise previously approved levels of privacy.

4.2.4 Locality Specific Development Controls

Character as Viewed from Public Place

As previously indicated the proposed dwelling house will not be readily discernible when viewed from the Ocean, Pittwater Waterway or the public domain generally. The proposed garage and TV room extensions sit down into the site and predominantly below the level of Palm Beach Road. In this regard, the works limited presentation to the street and general three-dimensional form and massing will not be perceived as inappropriate, jarring or antipathetic in a streetscape or foreshore development context.

Accordingly, the Consent authority can be satisfied that the proposed dwelling house will have no adverse impact on the visual amenity or aesthetic quality of the Palm Beach locality.

Building Colours, Materials and Construction

All materials and finishes will match those previously approved.

Front Building Line

In accordance with these provisions the minimum front building line setback shall be 6.5 metres or established whichever is the greater. Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:

- considering established building lines;
- degree of cut and fill;
- retention of trees and vegetation;
- where it is difficult to achieve acceptable levels for building;
- for narrow or irregular shaped blocks;
- where the topographic features of the site need to be preserved;
- where the depth of a property is less than 20 metres.

The stated desired outcomes of this control are as follows:

- Achieve the desired future character of the Locality.
- Equitable preservation of views and vistas to and/or from public/private places.
- The amenity of residential development adjoining a main road is maintained.
- Vegetation is retained and enhanced to visually reduce the built form.
- Vehicle manoeuvring in a forward direction is facilitated.
- To preserve and enhance the rural and bushland character of the locality.
- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.
- To encourage attractive street frontages and improve pedestrian amenity.
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The proposed garage extension has a variable setback to the recently realigned front boundary of between 355mm and 1.775 metres as depicted on the accompanying plans. The TV room extension maintains a variable front setback of between 4.5 and 6 metres.

Whilst not compliant with the front boundary setback control having regard to the stated outcomes it is considered that strict compliance is both unreasonable and unnecessary for the following reasons:

- The proposed setbacks are considered appropriate given that the proposed works are located predominantly below the level of Palm Beach Road and accordingly not readily discernible in a streetscape context.
- The development will not give rise to any adverse streetscape or residential amenity impacts in terms of view loss, overshadowing, privacy or visual bulk.
- The topography of the site and previously approved building alignment prevent strict compliance from being achieved whilst providing appropriately for off-street parking.
- Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of *Project Venture Developments v Pittwater Council (2005) NSW LEC 191* we have formed the considered opinion that most observers would not find the proposed works offensive, jarring or unsympathetic in a streetscape context nor the built form characteristics of development within the sites visual catchment. Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings.
- Having regard to the matter of *Veloshin v Randwick City Council [2007] NSWLEC 428* this is not a case where the difference between compliance and non-compliance is the difference between good and bad design.

Side and Rear Building Line

Pursuant to clause D4.6 the minimum side building line shall be 2.5m to at least one side and 1.0 metres for the other side. Further development is to maintain a rear setback of 6.5 metres.

The desired outcomes of these controls are to reduce the bulk and scale of the built form, maintain equitable view sharing, maintain a reasonable level of privacy, amenity and solar access and the retention and planting of additional landscaping. Importantly, the control seeks to provide flexibility in the siting of buildings.

The proposed works maintain compliant side and rear setbacks.

Building Envelope

Pursuant to these provisions, buildings are to be sited within a building envelope projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries to a maximum height of 8.5 metres.

The stated outcomes of the control are:

- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- A reasonable level of privacy, amenity and solar access is provided and maintained.
- Vegetation is retained and enhanced to visually reduce the built form

The proposed works comply with these building envelope provisions.

Landscaped Area - Environmentally Sensitive Land

Section D12.10 states that development shall have a total landscaped area of 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. The stated outcomes of this control are to minimise the bulk and scale of the development, maintain reasonable levels of amenity to adjoining properties, to retain and enhance vegetation to reduce the visual impact of the built form, conserve natural biodiversity and landform and reduce stormwater runoff.

The previously approved landscaped area circumstance is slightly increased through the increase in the allotment size achieved as a consequence of the road reserve acquisition undertaken.

4.2.5 Compliance Table

Site Area	Control	Proposed	Compliance
676.903m ²			
PALM BEACH LOCALITY - BUILT FORM CONTROLS			
Height	8.5 metres	< 8.5	YES
Front Building Line	6.5 metres	<6.5 metres and variable	NO Satisfies outcomes
Side Building Line	Min 2.5m one side and 1.0m other side	>1 metre	YES
Rear Building Line	6.5 metres	>6.5	YES
Building Envelope	3.5m at boundary in 45 degrees		YES
Landscaped Area	60%	60%	YES
RESIDENTIAL DEVELOPMENT CONTROLS			
Private Open Space	Min 80sqm	Exceeded	YES
Carparking	2 spaces	2 spaces	YES

4.3 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979(as amended):

4.3.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The development responds positively to the relevant outcomes and built form controls of the Pittwater 21 Development Control Plan. The proposal is permissible pursuant to the provisions of Pittwater LEP 2014.

4.3.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

Context and Setting

i) *What is the relationship to the region and local context on terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

The proposed development will achieve the objectives and intent of the Council's planning regime set out in the LEP and the applicable DCP. The proposal will enhance the visual amenity of the area through the design principles adopted and will not result in any unreasonable amenity impacts on the adjoining properties. The development has been found to be consistent with the desired future character statement for the Palm Beach Locality.

ii) *What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed development will have no significant impacts on the adjacent properties. The development maintains good levels of aural and visual privacy, maintains a view sharing scenario and maintains reasonable levels of solar access.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed development provides appropriately for resident and informal visitor car parking and has reasonable access to public transport.

Public domain

The proposed development will relate positively to the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

This matter has been addressed in detail in Section 4.2.2 of this report.

Waste

Normal domestic waste collection applies to this development.

Natural hazards

The site is not affected by any known hazards other than those identified within this report. The site has been found to be appropriate for the development proposed.

Economic impact in the locality

The proposed development will not have any significant economic effects in the area.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The impact of the proposal with respect to design and site planning is positive. The scheme is in accordance with the thrust of the planning regime and results in a high standard of design. The three-dimensional bulk of the development has been well articulated and modulated with appropriate finish and material treatments further reducing the visual impact of the built form.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will be able to comply with the provisions of the Building Code of Australia without difficulty. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.3.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any insurmountable development constraints. The site is well located with regards to utility services and public transport. There will be no excessive levels of transport demand created.

Are the site attributes conducive to development?

The site has no special physical or engineering constraints and is suitable for the proposed development.

4.3.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that any submissions made in relation to the proposed development will be appropriately assessed by Council.

4.3.5 The public interest.

It is considered that the development will result in a significant addition of good design to the locality. The development is consistent with the adopted planning regime. Approval would not be antipathetic to the public interest.

5.0 CONCLUSION

This document forms a component of a development application that proposes alterations and additions to the approved but unconstructed dwelling house the subject of development consent N0482/14. Specifically, the works involve the extension of the approved single garage towards the street to accommodate 2 vehicles and a corresponding extension of the approved first floor TV room and adjacent terrace over the new garage alignment below. The application also proposed a minor realignment of the driveway to increase the geometry of the forecourt area which will enable vehicles to enter and exit the site in a forward direction significantly enhancing both pedestrian and vehicular safety along this section of Palm Beach Road.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary to and compatible with the desired future character of the Palm Beach Locality. Given the relationship of the proposed works to the level and alignment of Palm Beach Road the development will not give rise to any unacceptable streetscape impacts. The front building line variation is acceptable under the circumstances.

The variation sought to the front building setback control has been acknowledged and justified having regard to the stated objectives with strict compliance found to be both unreasonable and unnecessary under the circumstances. Having given due consideration to the relevant considerations pursuant to 4.15 of the Environmental Planning & Assessment Act 1979 (as amended) it has been demonstrated that the proposed development is appropriate for approval.



Greg Boston
Director