

STATEMENT OF ENVIRONMENTAL EFFECTS

**Alterations and Additions to a Dwelling
House - New Driveway / Access**

10 Florida Road, Palm Beach

21 March 2023

Prepared by Chapman Planning
Member PIA

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1.0 INTRODUCTION and SUMMARY

This statement has been prepared as part of the supporting documentation for a development application relating to 10 Florida Road, Palm Beach.

The development proposal is for a new access driveway for the dwelling house. The proposed works include the partial demolition of the existing access driveway and hardstand, and construction of a new access driveway and retaining walls within the Road Reserve to improve safety for vehicles and pedestrians.

The subject site is zoned C4 – *Environmental Living* under the Pittwater Local Environmental Plan 2014 and the proposed works to the ancillary structures of the dwelling house are permissible with development consent.

The subject site is located on the northern side of Florida Road, approximately 70m above the southern corner of Palm Beach, at an elevation of 38m-40m A.H.D.

The subject site is a regular shaped lot with an 18.29m frontage to Florida Road, a maximum site depth of 47m and total area of 758.81m².

The site contains a four storey dwelling house on a steep slope with access driveway and landing. The site contains a dense scattering of vegetation, mostly located within the rear setback, with a landscaped front setback - driveway access and landing within Council land.

The subject site adjoins three and four storey dwellings to the east and west, including access driveways and carports located within Council's Road Reserve.

The locality is characterised by 2-4 storey residential dwelling houses within landscaped settings built on steep sloping sites with north-facing views of the coastline.

The development application is supported by the following plans:

- *Survey Plan numbered 2977, dated August 2021, prepared by Richards & Loftus Surveying Services;*
- *Architectural Plans numbered DA01 – DA05, dated March 2023, prepared by Peter Princi Architects;*
- *Geotechnical report numbered AG 23077, dated 8 March 2023, prepared by Ascent Geotechnical;*
- *Traffic Impact Assessment dated 7 March 2023, prepared by Park Transit Traffic and Parking Design;*
- *Stormwater Management Plan numbered 22022-175-H1, dated March 2023, prepared by Burgess, Arnott & Grava;*
- *Section 138 & 139 – Use of a Portion of a Road Reserve Application.*

The proposal is presented and assessed in relation to the relevant planning controls, being:

- *Roads Act 1993;*
- *State Environmental Planning Policy (Coastal Management) 2018;*
- *Pittwater Local Environmental Plan 2014;*
- *Pittwater 21 DCP 2014; and*
- *S.4.15 Environmental Planning and Assessment Act 1979.*

2.0 SITE and CONTEXT

2.1 Locality Description

The subject site is located on the northern side of Florida Road, approximately 70m above the southern corner of Palm Beach, at an elevation of 38m-40m A.H.D.

The locality is characterised by 2-4 storey residential dwelling houses within landscaped settings built on steep sloping sites with north-facing views of the coastline.

The site is located 800m from bus stops located on Florida Road and Ocean Place, providing services across the Northern Beaches. The site is located 1km south of a Palm Beach neighbourhood centre and 300m beach (walking distance) to the beach.

The subject site locality is shown in the following aerial photograph.



Source: SIX Maps Viewer

Photograph 1 shows the streetscape of Florida Road, looking east.



Source: Google Maps

Photograph 2 shows the streetscape of Florida Road, looking west.



Source: Chapman Planning

2.2 Site Description

The real property description is Lot 11 in Deposited Plan 13005 known as 10 Florida Road, Palm Beach. The subject site is a regular shaped lot with an 18.29m frontage to Florida Road, a maximum site depth of 47m and total area of 758.81m².

The site contains a four storey dwelling house on a steep slope with access driveway. The site contains a dense scattering of vegetation, mostly located within the rear setback, with a landscaped front setback -driveway access and hardstand landing within Council land. The existing driveway and hardstand area are not large enough to allow vehicles to enter and exit in a forward direction, creating a safety hazard for pedestrians and vehicles on Florida Road.

The site has a significant slope from the front southern boundary (RL 40.96) to the rear northern boundary (RL 17.96).

The subject site adjoins three and four storey dwellings to the east and west, including access driveways and carports located within Council's Road Reserve.

The subject site is not located within biodiversity significant area, but is within Geotechnical Hazard H1 and class 5 acid sulfate soils land.

The subject site and adjoining properties are shown in the following aerial photograph.



Source: SIX Maps Viewer

Photograph 3 shows the subject dwelling viewed from Florida Road, looking north, and includes the portion of Council's Road Reserve that is the subject of this application.



Source: Chapman Planning

3.0 DEVELOPMENT PROPOSAL

The development proposal is for partial demolition of the existing access driveway and construction of a new access driveway and retaining walls.

The design of the existing access driveway requires the residents to either reverse vehicles onto Florida Road –near a blind corner, or reverse vehicles down the driveway to the dwelling frontage. This existing vehicular access is not only impractical and unsafe for the residents, but also creates a significant safety hazard for vehicles and pedestrians using Florida Road. Based on recommendations within a Traffic Impact Assessment prepared by *Park Transit Parking and Traffic Design*, the proposal presents a new access driveway, relocating the access handle towards the road.

The proposed changes to the driveway will allow residents to enter and exit in a forward direction, providing an area to conduct a three point turn to improve safety and comply with the relevant Australian Standard. The proposal will result in a nominal additional BUA / loss in landscaped area in the Road Reserve of 7m².

▪ Materials and Finishes

The new access driveway will be retain the concrete finish to complement the existing structure.

4.0 PLANNING CONTROLS

4.1 Roads Act 1993

Section 138 and 139 of the Roads Act 1993 apply to the subject site, noting the proposed access works require a structure to be erected in a public road reserve. Accordingly, a *Section 138 & 139 – Use of a Portion of a Road Reserve* application is submitted with the application, to be referred to Council's Transport & Civil Infrastructure team.

As stated in the Traffic Impact Assessment prepared by *Park Transit Parking and Traffic Design*, the existing driveway and landing does not allow cars to enter and exit in a forward direction, resulting in an unsafe traffic hazard due to the close proximity to a blind corner on Florida Road. The proposal is to expand the landing area by relocating the driveway closer to Florida Road to achieve compliance with the relevant Australian Standard.

4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 of SEPP (Resilience and Hazards) 2021 applies to the subject site as the site is identified as being on land that is within the Coastal Environmental Area and Coastal Use area, as shown on the NSW Coastal Management mapping depicted below:



Source: SEPP (Resilience and Hazards) 2021 – Coastal Use Area Map



Source: SEPP (resilience and Hazards) 2021 – Coastal Environment Area Map

Division 3 & 4 of the SEPP contains provisions related to development on land within the coastal environment and coastal use areas.

Clause 2.10 of the SEPP provides the following with regarding to development applications on land within the Coastal Environment Area:

- (1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (a) *the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
 - (b) *coastal environmental values and natural coastal processes,*
 - (c) *the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
 - (d) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
 - (e) *existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (f) *Aboriginal cultural heritage, practices and places,*
 - (g) *the use of the surf zone.*
- (2) *Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—*

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Clause 2.11 of the SEPP provides the following with regarding to development applications on land within the Coastal Use Area:

- (1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—*
 - (a) has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) Aboriginal cultural heritage, practices and places,*
 - (v) cultural and built environment heritage, and*
 - (b) is satisfied that—*
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
 - (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*

The proposed driveway and access are consistent with the provisions of clause 2.10 and 2.11 of the SEPP (Resilience and Hazards) 2021 based on the following:

- The proposed works are located wholly within the road reserve between the subject site and Florida Road and will not impact upon access to the foreshore.
- The proposed works will not impact surface and ground water quality. Stormwater will be discharged via existing approved drains in the forecourt area. Stormwater management plans prepared by *Burgess, Arnott & Grava* are submitted in support of the application.
- The proposed works will not impact marine or native vegetation and fauna and their habitats given that the site is already developed.

- The proposed works will not impact views across the site given the works are at ground level, and concealed below the road behind roadside hedging.
- The proposed works are consistent with the access driveways in the immediate vicinity along Florida Road.
- The proposed works present no bulk or massing impacts.

Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 requires the consent authority to consider whether land is contaminated and if contaminated the consent authority must be satisfied that the land is suitable for the purpose.

The subject site has been historically used for residential purposes and in this instance the consent authority – Northern Beaches City Council can be satisfied that clause 4.6 of the SEPP (Resilience and Hazards) 2021 has been satisfied and the land is suitable for the proposed use.

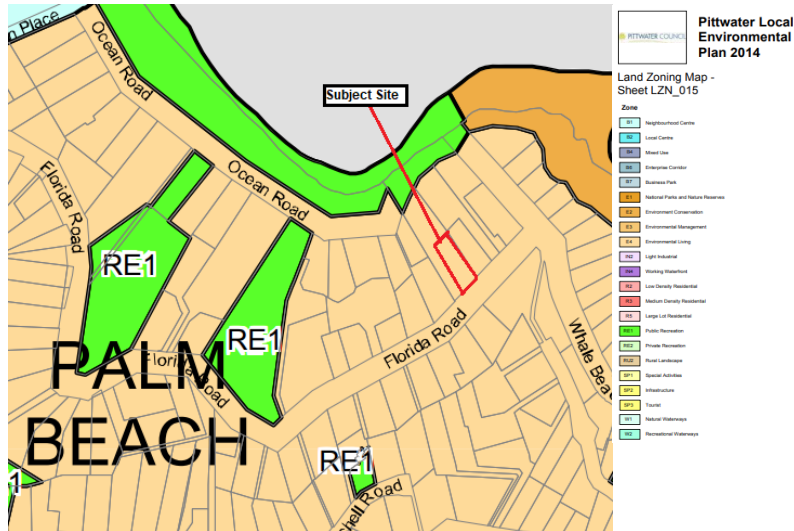
4.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of the SEPP (Biodiversity and Conservation) 2021 provides provisions regarding vegetation in non-rural areas. The aims of this Chapter are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The application does not seek the removal of any significant landscaping or vegetation and as such is considered acceptable with respect to Chapter 2 of this SEPP.

4.4 Pittwater Local Environmental Plan 2014

The subject site is located in the C4 – *Environmental Living* zone under the Pittwater LEP 2014, as shown on the zoning extract below, and the works to the existing ancillary structures are permissible with Council consent.



Source: Pittwater LEP 2014

The objectives of the E4 – *Environmental Living* zone are:

- *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.*

The proposed works to the access driveway meet the relevant objectives of the C4 – *Environmental Living* zone based on the following assessment:

- The existing use of the site as a residential dwelling is retained;
- The development proposal includes modifying the access driveway with minimal impact on the overall landscaped area of the site;
- The proposed access driveway retains the landscape setting of the site when viewed from the public domain – Florida Road; and
- The development proposal will not result in unreasonable amenity impacts to the adjoining properties.

Clause 4.3 Height of Buildings contains the building height control for the subject site with reference to the Height of Buildings Map, being 8.5m. The proposed works to the driveway do not result in any changes in height for the development.

Clause 4.4 Floor Space Ratio does not apply to the application given the proposed works are not on the subject site but rather, in the Road Reserve.

Clause 7.1 Acid Sulfate Soils applies to the proposal, given the subject site is identified as containing class 5 Acid Sulfate Soils. The proposed works include excavation for the installation of a driveway at 38m – 40m (R.L.) above class 4 soils –located at beach level. Given the excavation works impact only a minor section of a landscaped garden which includes previously imported soil, the proposal is not likely to not expose acid sulfate soils. Thus, a management plan in accordance with the Acid Sulfate Soils Manual (1998) is not required.

Clause 7.2 Earthworks applies to the development proposal. The proposal requires 65m³ of excavation to accommodate the proposed driveway. A Geotechnical Report prepared by *Ascent Geotechnical* is submitted in support of the development application.

Clause 7.6 Biodiversity applies to the proposal as the proposal as the site is identified as “Biodiversity” on the Biodiversity Map. The development proposal includes the removal of a bank of vegetation which does not contain any significant or protected flora. The impacted vegetation is shown in the below photographs:



Source: Chapman Planning



Source: Chapman Planning

The proposal retains a landscaped area of 456m² or 60.1% of the subject site, complying with clause 12.10 of the Pittwater DCP -60% landscaping for C4 sites. Given the extensive landscaping on site as a whole, the reduction of a small patch (7m²) of non-significant, non-protected vegetation within the road reserve is seen as a nominal loss within the overall context. Further, hedge planting will be maintained at the front of the Road Reserve to preserve the landscape presentation to Florida Road.

Clause 7.7 Geotechnical Hazards applies to the subject site which is identified as “Geotechnical Hazard H1” within the Pittwater LEP Geotechnical Hazard Map. The proposal includes excavation to accommodate the proposed driveway relocation, including two new retaining walls. A Geotechnical Report prepared by *Ascent Geotechnical* is submitted in support of the development application.

Clause 7.10 Essential Services applies to the proposal and the site will continue to be serviced by existing services and utilities.

4.5 Pittwater 21 Development Control Plan 2014

The Pittwater 21 DCP 2014 applies to the proposal. The relevant numerical development controls are addressed in the Development Control Table at Section 5 of this statement and the planning provisions such as amenity impacts and streetscape character are addressed at Section 6 of this statement. The remaining provisions area addressed under the following headings.

Section A – Shaping Development in Pittwater

A4 – Localities

A4.12 Palm Beach Locality

The site is located within the Palm Beach locality. The proposed changes to the driveway location in the Council reserve and front area of the subject site retain all major landscaping and built form features, with the changes being not dominant from the streetscape.

Section B – General Controls

B1 – Heritage controls.

The subject site is not a heritage listed property nor within the vicinity of a heritage item. The proposed changes to the driveway within the Road Reserve will be imperceptible from the Public domain and will not impact the heritage significance of any heritage items and the conservation area located to the west and north which are outside of the visual catchment.

B3 – Hazard Controls

B3.1 Landslip Hazard

A Geotechnical Report prepared by *Ascent Geotechnical* is submitted with the development application and demonstrates compliance with the requirements contained within the Geotechnical Risk Management Policy for Pittwater (Appendix 5). The Geotechnical Report concludes:

“The proposed development is considered to be suitable for the site. No significant geotechnical hazards will result from the completion of the proposed development provided the recommendations presented in Table 5 are adhered to during design and construction.”

B3.6 Contaminated Land and Potentially Contaminated Land

The development proposal addresses SEPP No. 55 – Remediation of land at Part 4.2 of this report. The subject site has been historically used for residential purposes. The proposed relocation of the driveway access does not involve disturbance of soil that would warrant further investigations in accordance with the Contamination Planning Guidelines.

B4 – Controls Relating to the Natural Environment

B4.2 – B4.5 Flora and Fauna Conservation

The proposal as the site is identified as “Biodiversity” on the Biodiversity Map of the Pittwater LEP 2014. The development proposal does not include the removal of any significant or protected vegetation and will only impact a small section of privately managed landscaped terrace on council’s land between the lot boundary and the road.

The proposal retains a landscaped area of 456m² or 60.1% of the subject site, complying with the 60% requirement of clause 12.10 of the Pittwater DCP. Given the extensive landscaping on site as a whole, the reduction of a small patch (7m²) of non-significant, non-protected vegetation within the road reserve

is seen as a nominal loss within the overall context. Further, hedge planting will be maintained at the front of the Road Reserve to preserve the landscape presentation to Florida Road.

B4.6 Wildlife Corridors

The development proposal does not impact, reduce or degrade habitats for locally native species, threatened species, endangered populations or endangered ecological communities. The development proposal retains an adequate buffer to wildlife corridors.

B4.22 Preservation of Trees and Bushland

The development application does not seek to remove trees.

B5 – Water Management

B5.1 Water Management Plan

Stormwater Management Plans prepared by *Burgess, Arnott & Grava* are submitted with the development application.

B6 Access and Parking

B6.1 Access Driveways and Works on the Public Road Reserve

The proposal makes alterations to the existing driveway contained within Council's Road Reserve. The changes retain the existing driveway crossover, however, relocate the driveway closer to the road by excavating part of the road reserve that is currently privately managed and landscaped.

The proposed new driveway replaces the existing driveway and will comply with the applicable Australian Standard. The proposed driveway location provides safer access for residents, allowing a three point turn within the road reserve to prevent residents reversing onto Florida Road -near a blind corner. Subsequently, the improved ease of access will result in a safer outcome for pedestrians and vehicles on the public road.

Examples of similar access driveways are shown below.



12 Florida Road. Note the carport parking within the road reserve.





16 Florida Road



17 Florida Road. Note the carport parking in the road reserve

A Traffic Impact Assessment prepared by *Park Transit Parking and Traffic Design* is submitted in support of the development application. The proposed driveway will be built to Australian Standard for off-Street Parking facilities (AS2890.1-2004).

B8 – Site Works and Management

B8.1 Construction and Demolition – Excavation and Landfill

The development proposal includes excavation to accommodate the relocation of the driveway closer to the road to enhance vehicular access and allow vehicles to exit the driveway in a forward direction –improving safety.

A Geotechnical Report prepared by *Ascent Geotechnical* is submitted with the development application.

B8.3 Construction and Demolition – Waste Management

All waste from demolition will be disposed at approved waste facilities as per the EPA *Waste Classification Guidelines*.

B8.4 Construction and Demolition – Site Fencing and Security

The site will be protected by site fencing for the duration of the works.

B8.5 Construction and Demolition - Works in the Public Domain

The proposed demolition and construction works in Council's reserve (between the subject site and Florida Road) will not detrimentally impact pedestrian or vehicle safety.

N.B. Public land along Florida Road is typically managed by private lot owners. This is a result of sites being steeply sloped adjoining the road, with landscaping/hedging concealing dwellings from the public domain.

B8.6 Construction and Demolition - Works in the Public Domain

The proposed excavation volume is 65m³. The development works therefore do not meet the threshold of 100m³, thus a Construction Traffic Management Plan is not required.

Section C – Development Type Controls

C1 – Design Criteria for Residential Development

C1.1 Landscaping

The proposal retains a landscaped area of 456m² or 60.1% of the subject site. As discussed above, the subject site retains ample landscaping. The reduction of 7m² within the road reserve is a nominal loss of non-significant, non-protected vegetation for the purpose of enhancing safe access.

C1.24 Public Road Reserve – Landscaping and Infrastructure

The proposal retains 8m² of landscaped area in the road reserve. As discussed above, hedge plantings at the roadside will be provided according to the DCP controls, maintaining the landscape presentation to the street. Although a small portion of landscaped area will be removed as part of the driveway relocation, the vegetation is not significant nor protected.

The new access driveway is allowed as part of the DCP infrastructure controls. Noting the existing crossover is to be retained and no parking is proposed on the road reserve.

Section D – Locality Specific Development Controls

D12 – Palm Beach Locality

D12.1 Character as Viewed from a Public Place

The dwelling will continue to present to Florida Road within the existing landscaped setting. The proposal changes are imperceptible from the public domain, largely hidden from sight by hedge plantings at the front of the road reserve.

D12.2 Scenic Protection – General

The proposal does not impact on the visual scenery of the site when viewed from Florida Road. The proposed changes to the driveway occur below the line of vision from the road and adjacent properties, and are concealed by hedge plantings.

D12.3 Building Colours and Materials

The proposed works do not impact existing building aesthetics. The new driveway will be made of concrete, matching the existing hardstand within the road reserve.

D12.5 Front Building Line

There are no proposed changes to the front building line.

D12.10 Landscaped Area – General

The proposal retains a landscaped area of 60.1% of the subject site and complies with clause 12.10 of the Pittwater DCP. No changes are proposed within the subject site, however, a small reduction of 7m² of non-significant and non-protected vegetation within the road reserve is required for the provision of safe vehicular access. Noting that hedge planting will be maintained at the front of the Road Reserve to preserve the landscape presentation to Florida Road.

D.12.13 Construction, Retaining Walls, Terracing and Undercroft Areas

The proposal includes new retaining walls within the road reserve to support excavated road reserve areas. These retaining walls will not be readily visible from the public domain, and hedge plantings will conceal the works. The works are designed to meet the future character of the locality.

D3.15 Scenic Protection Category One Areas

The proposal retains existing hedge plantings at the front of the road reserve, which conceal the proposed access driveway works from public view. Given that the proposed works are located below the level of the road, there will be no likely impact on the visual significance of natural features within the area, and all existing views will be maintained.

5.0 DEVELOPMENT CONTROL TABLE

The following table is an assessment of the development proposal in accordance with the relevant numerical planning controls contained in Pittwater LEP 2014 and Pittwater 21 DCP 2014.

	Proposed	Standard	Compliance
Pittwater LEP 2014			
Height (m)	No change	8.5m	Yes
Floor Area (m² and FSR)	No change	NA	NA
Pittwater 21 DCP			
B6 – Access and Parking			
Access Driveway Width	Built to Australian Standard – 3m	3m - as per Australian Standard	Yes
Width at Boundary	No change to width at boundary	Width of car parking area or garage	Yes
Width at Kerb	No change to width at Kerb	No Change	Yes

	Proposed	Standard	Compliance
Off-Street Vehicle Parking Requirements 2 Bedrooms or More	Maintained existing parking.	2 spaces or existing	No change
C1 – Design Criteria for Residential Dwellings			
Landscaped Area Within Front Seatback	No change within subject site. Road Reserve will retain 8m ² .	60%	N/A
Landscaping in Road Reserve	There are no trees in the road reserve. Hedge plantings retained.	All trees over 3m in height to be retained	Yes
D12 – Palm Beach Locality			
Front Building Line	No change	6.5m or existing	N/A
Setbacks	No change to building setbacks	N/A	N/A
Landscaped Area – Environmentally Sensitive Land	No change to landscaped area of the subject site Road Reserve will retain 8m ²	60% of site area.	Yes

6.0 ENVIRONMENTAL ASSESSMENT

6.1 Planning Instruments

The planning instruments applying to the subject site and the development proposal are addressed in detail in the previous section of this report.

In summary, the subject site is zoned E4 – *Environmental Living* zone under the Pittwater LEP 2014 and the alterations and additions to the dwelling house are permissible with the consent of Council.

The development proposal meets the intent and performance criteria of the development controls contained in the Pittwater 21 DCP, the proposed alterations and additions will not result in unreasonable amenity impacts to the adjoining properties.

6.2 Design and Streetscape Qualities

The proposed relocation of the access driveway will improve the residential amenity and functionality of the existing dwelling and is consistent with the form and scale of the existing development located within visual catchment. The proposal retains all existing building forms, all changes are concealed behind roadside hedging and will not impact the visual setting of the dwelling when viewed from the public domain.

The proposal retains all landscaped area on the subject site forward of the dwelling building line, and retains 8m² of 15m² within the road reserve to maintain the landscape setting when viewed from the public domain – Florida Road.

The proposed works meet the intent and performance criteria of the streetscape provisions contained in the Pittwater 21 DCP.

6.3 Views

The proposed relocation of the access driveway will not restrict views or outlook currently obtained from the adjoining properties or from the dwellings opposite the subject site. The driveway is concealed behind roadside hedging and is located below the view lines from the road and surrounding dwellings.

The development proposal maintains all outlook and views from the surrounding properties consistent with the view sharing principles contained within C1.3 – View Sharing of the Pittwater 21 DCP.

7.0 CONCLUSION

In conclusion, it is considered that the proposed changes to the access driveway to the existing dwelling house are acceptable under the considerations of S.4.15 of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The proposed works to the driveway within the road reserve for the purpose of enhanced access and safety are permissible under Section 138 and 139 of the Roads Act 1993;*
- *The proposed works to the driveway are permissible with the consent of Council pursuant to Pittwater LEP 2014;*
- *The proposal retains the existing nil parking on the subject site. The nil parking is acceptable under the Pittwater DCP given the location of the dwelling respective of the road reserve and topography which do not allow for parking to be included forward of the building line;*
- *The proposal maintains the landscape setting of the site to Florida Road, noting all landscaping on the subject site and hedging along the road frontage is retained;*
- *The proposed dwelling meets the intent and performance criteria of the relevant development controls contained in the Pittwater 21 DCP;*
- *The form and scale of the proposed driveway will not impact on the streetscape setting ensuring the visual setting of the dwelling from Florida Road is maintained; and*
- *The proposed driveway will not result in amenity impacts to the surrounding properties with regard to view loss.*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for alterations and additions to the dwelling house at 10 Florida Road, Palm Beach should be granted development consent.

Chapman Planning Pty Ltd
Member Planning Institute of Australia

