

39 ATTUNGA ROAD NEWPORT

RESPONSE TO NEIGHBOUR OBJECTION

12 July 2021

INTRODUCTION

Further to Council's request we provide further detailed analysis to demonstrate the minimal impact of the proposed design. A complying envelope model and the proposed model have been run through a solar animation that shows the progression of sun across the eastern façade of the neighbour. The following is an analysis of that process. Attached are two diagrams showing the solar animation at 10.42, the time at which the sun is fully on the side window for a complying scheme. We can share these solar animations over Zoom if required.

ANALYSIS OF COMPLYING ENVELOPE AND PROPOSED ENVELOPE

COMPLYING	PROPOSED	NOTES
9.55 Sun starts hitting window	10.25 Sun starts hitting window	30 min delay
10.15 ½ window in sun	10.40 ½ window in sun	25 min delay
10.26 ¾ window in sun	11.07 ¾ window in sun	
10.30 Total North elevation in sun	10.40 Full North elevation in sun	
10.42 Full window in sun but very shallow angle		
11.04 Full East elevation in sun	11.18 Full elevation in sun	

REVIEW OF IMPACT

30 minute delay in sun hitting window.

Sunlight amenity through window
72 minutes complying
42 minutes proposed

Therefore 30 minutes reduction but not total loss.

Full sun on Eastern façade
14 minutes reduction

Critical North elevation in full sun
7 minutes reduction, then this façade is in full sun for well over 3 hours

There is impact on the elevation at June 21/22 over the complying envelope. However at this time of year the angle of sun into the windows is acute and only allows a narrow band of sunlight into the

house. Reduction by 25 minutes of this amenity is not significant as this is clearly not the only, or major, solar amenity of this property. The main solar amenity is achieved through the clerestory windows to the North (see attached photo). Internally the house is split level and open plan which allows light and sunlight through to the living areas to the South (the same space impacted above).
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REVIEW OF IMPACT - Continued

The impact on this amenity is negligible and more than 3 hours of northern sun is achieved thus meeting the requirements of Council's Solar Amenity Control.

It should be noted that the butterfly roof element, which has been reduced in height and overhang as a response to Council feedback, does not contribute to any solar impact to windows. The portion of building creating the minor impact has a conventional pitch roof and exceeds the side setback. This portion of the building is entirely consistent with the streetscape and side height plane non-compliance (see attached diagram).

SUMMARY

- The proposal has minimal impact at the worst time of year on an eastern elevation.
- There is not a total loss of sunlight amenity to the eastern façade as a result of non-compliance.
- The proposal does not impact the neighbours significant solar amenity from their northern elevation and more than meets with Council's Objectives and requirements for solar amenity under the DCP C.1.4 Solar Access.
- The western elevation of the proposal is highly articulated with the side setbacks exceeding Council's Controls and the building is set well back behind the rear building line. The articulation significantly reduces the impact of bulk and scale. This was designed to maintain the cherished view from the neighbours kitchen.
- While the building does not comply to the side height plane it is entirely consistent with the built form on the headland including the neighbours house which also does not comply.
- This is a quality design proposal that has evolved in consultation with the neighbour and Council since Pre-DA, over a year ago. The end result is a balanced amenity between neighbours that respects the surrounding environment and Council's Controls. We ask for Council's support for this proposal.