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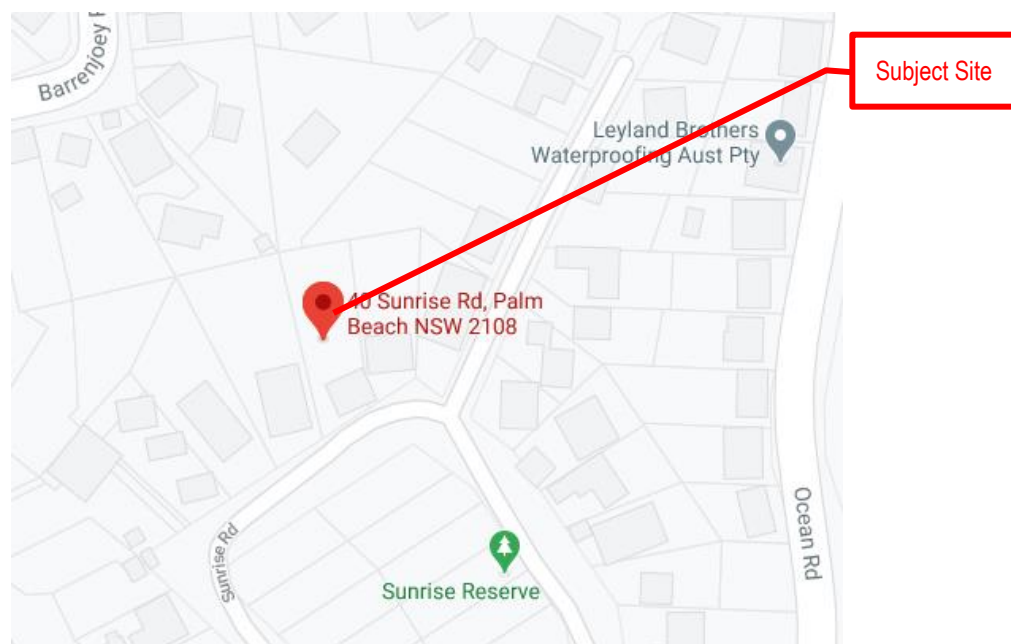
NEW RESIDENCE AT 40 SUNRISE ROAD, PALM BEACH

STATEMENT OF ENVIRONMENTAL EFFECTS

1.00 PROPOSAL SUMMARY

1.01 SUBJECT PROPERTY;

This application has been prepared for the new residence at 40 Sunrise Road, Palm Beach, LOT 151 DP 6937. The site has a primary street frontage of 20.42m wide and is 71.09m long, with an overall area of 1528m²



(above) Location Plan (Google Maps)

1.02 PROPOSAL;

The scope of works being proposed by this application include the construction of a 2-storey 7 Bedroom dwelling with basement level, including a pool and attached garage;

First Floor

- Bed 1 & Bed 2 (with individual ensuites) with access to Terrace 1 & 2

Ground Floor

- Open Kitchen, Living and Dining Plan with access to Terrace 3
- 2-car Garage

Lower Ground Floor

- Bed 3 – 7 (with individual ensuites)
- Rumpus room
- Cinema
- Laundry
- Pool with Spa

Throughout the design process, consideration has been made to ensure the new works will not have adverse impacts towards the amenity of the adjoining properties, or the integrity of the streetscape, and achieve the design objectives outlined by the council's planning control principles

1.03 ZONING;

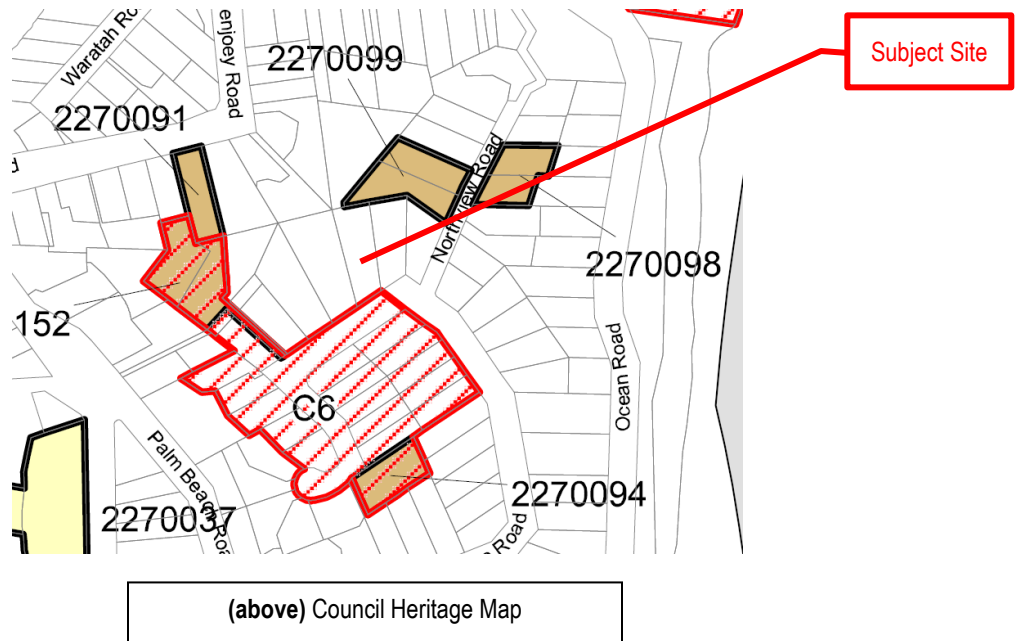
According to Council LEP Maps and State Environmental Maps, the subject property is categorized by the following zone types;

LAND USE ZONE	E4 ENVIRONMENTAL LIVING
BIODIVERSITY AREA	YES
ACID SULPHATE AREA	CLASS 5
HERITAGE	
<i>CONSERVATION AREA</i>	NO
<i>SUBJECT ITEM</i>	NO
<i>ITEMS IN VICINITY</i>	YES
	3 Northview Road, Palm Beach
BUSHFIRE PRONE LAND	NO
FLOODING PRONE LAND	NO
LANDSLIP PRONE LAND	YES – HAZARD H1
FLIGHT PATH NOISE	NO
FORESHORE BUILDING LINE	NO
COASTAL ENVIRONMENT AREA	NO
SYDNEY HARBOUR CATCHMENT	NO
SCENIC PROTECTION AREA	NO

Land Use Zone

According to the council's LEP Maps, the subject property title is categorized as E4 Environmental Living. Within this zone 'Dwelling Houses' are permissible, as outlined by the LEP Land Use Table

Heritage



The subject site is not listed as a heritage item, nor is located within a Heritage Conservation area. The site is however within the vicinity of heritage listed item 3 Northview Road, Palm Beach. As such, a heritage impact statement has been prepared for this application within this statement.

Biodiversity



According to the council's LEP Maps, the subject property title is located within Biodiversity Area. An ecology report has been prepared by "Naturally Trees" in order to assess the impacts of the proposal towards the surrounding biodiversity, and ensure the proposal is compliant against the relevant control principles.

Landslip



According to the council's LEP Maps, the subject property title is located within a landslip risk area. A geotechnical report has been prepared by "JK Geotechnics" to assess the site and provide necessary construction specifications to mitigate the risks of site destabilization, and ensure the proposal is compliant against the relevant control principles.

2.00 LOCALITY IMPACTS

2.01 HERITAGE IMPACT STATEMENT

It is recognized that the subject property is within the vicinity of four heritage item "Villa D'este" at 3 Northview Road. The house was built in 1933 and designed by Fred Verrills as a holiday house, and is a rare intact example of Spanish Mission House typical of the early Pittwater subdivisions, associated with the development of the Northern Beaches as a holiday destination.

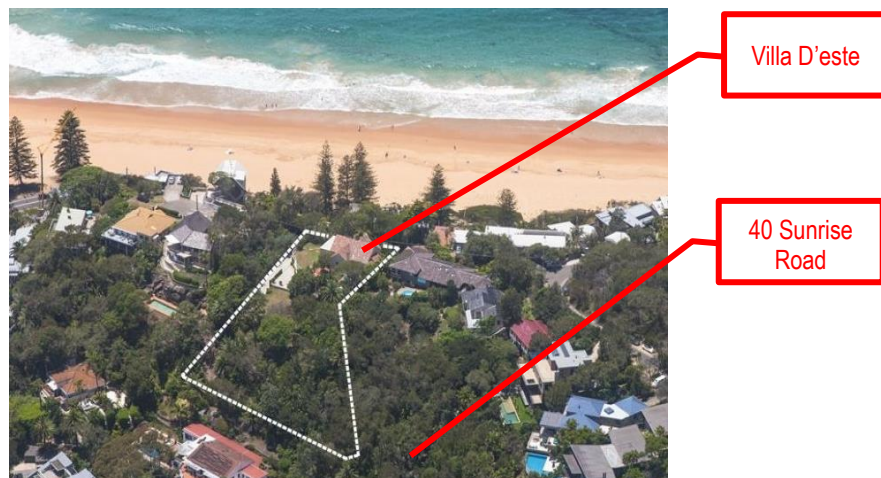
The architecture of the above item is predominantly viewed from Northview Road and Palm Beach. Due to the distance and topography between the sites, the subject site 40 Sunrise Road does not contribute to the immediate streetscape of the heritage item, nor is the item visible as a backdrop from the street view of the subject site. As such, any proposed works at the subject site will have no impact towards the historic quality of the heritage item.



Above: View of "Villa D'este" from within heritage Lot



Above: View of "Villa D'este" from Northview Road



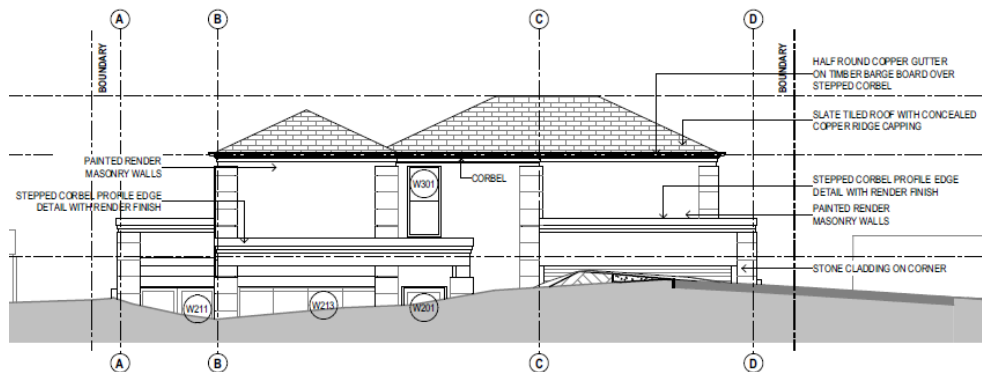
Above: Aerial View of "Villa D'este"

2.02 PALM BEACH SCENIC PROTECTION & SUNRISE ROAD STREETSCAPE

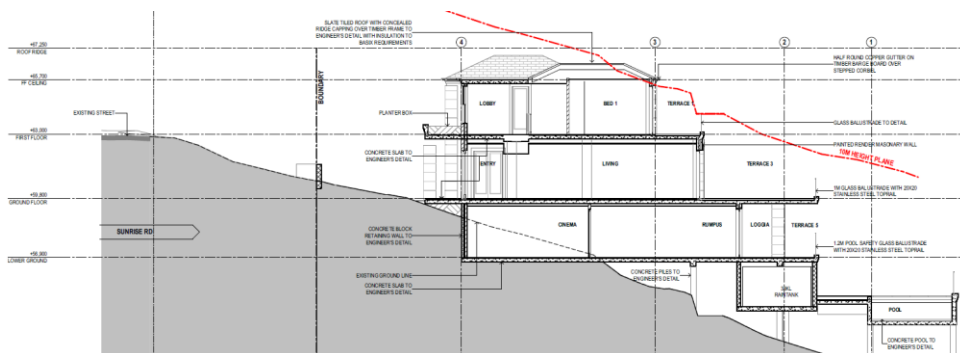
Within the locality of Pittwater, the protection and perception of the bushland as the predominant feature of a site, with the built form being the secondary component in the visual catchment from the public domain, is the key objective of the locality's desired future character. In order to achieve this, the steep sloping topography of the site has been utilized so minimize the dwelling's visual density from the streetscape, in conjunction with a coordinated landscape design, using plantings within the front setback to soften the presence of the built form and reinforce the integrity of the bushland, including the retention of significant existing trees.

Across the length of the site, the slope of the land steeply falls away from the existing street level (exceeding an 18° slope). While still achieving a suitable access to the dwelling, the ground level of the house is located approximately 2.8m below the street level, significantly limiting the visibility of the dwelling from the street. To further blend the built form into the surrounding bushland, the building has been setback from the street boundary in order to allow for a substantial band of planting to screen the site, incorporating the retention of existing significant trees as part of the landscape design.

By treating the design of the proposal in this manner, the visual character of the new dwelling will remain a subservient feature of the streetscape and recede in comparison to the locality's bushland environment.



Above: Palm Beach Street View Elevation



Above: Section through site showing the lowered elevation of the dwelling relative to the street level

3.00 BUILDING CONTROL COMPLIANCE;

3.01 LEP CONTROLS;

MAXIMUM BUILDING HEIGHT

Control	Proposed	Compliance
10m	11.6m	NO

As part of this application, a clause 4.6 Annexure has been provided to justify this variation from the LEP control

3.02 DCP CONTROLS;

MAXIMUM STOREYS

Control	Proposed	Compliance
2 Storey Appearance from Streetscape	2 Storey Appearance from Streetscape	YES

Due to the steeply sloping nature of the site, the provision of a basement storey beneath the dwelling has been included as part of the proposal. When viewed from the principle streetscape, this floor is completely concealed, ensuring that the dwelling maintains a 2-storey appearance from the public domain.

FRONT SETBACK;

Control	Proposed	Compliance
6.5m	2.9m @ closest point	NO

Although the proposal does not comply with the numerical control for the Front Setback, strict compliance is deemed unreasonable and unnecessary as the proposal achieves the objectives of the DCP without impacting on the public or private amenity of the surrounding area.

The objectives of the Front Setback DCP are as follows;

<p>(a) <i>Achieve the desired future character of the Locality</i></p>	<p>As outlined in section 2.02 of this statement, the proposal responds to the council's outlines for desired future character in ensuring the bushland remains the predominant feature of a site. This has been achieved by lowering the elevation of the built form with the slope of the site, as well as filling the front setback with appropriate landscape to screen and soften the appearance of the dwelling from the streetscape.</p>
<p>(b) <i>Equitable preservation of views and vistas to and/or from public/private places</i></p>	<p>Views towards Palm Beach are currently achievable over the empty site. Although the proposal will result in some obstruction of view, the level of obstruction is deemed reasonable given that views towards the beach will still be achievable along the side setbacks.</p> <p>The expectation to maintain views over a dwelling is unreasonable as it would prevent a dwelling being reasonably located on the site; access to views through side setbacks is the prevalent expectation, and has been provided by the proposal.</p>

	The reduction of the front setback in no way compromises the proposal's response to the preservation of view vistas, as access to views is only affected by side setbacks and building height.
<i>(c) The amenity of residential development adjoining a main road is maintained</i>	The subject street is not a main road; therefore this objective is irrelevant in this case.
<i>(d) Vegetation is retained and enhances to visually reduce the built form</i>	Outlined in response to objective (a) above
<i>(e) Vehicle manoeuvring in a forward direction is facilitated</i>	The proposed front setback allows for a compliant driveway access to be achieved as demonstrated on the supplied plans
<i>(f) To preserve and enhance the rural and bushland character of the locality</i>	Outlined in response to objective (a) above The proposed front setback allows sufficient area for landscaping to screen and soften the appearance of the dwelling from the streetscape, ensuring bushland remains the predominant feature of a site.
<i>(g) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.</i>	Outlined in response to objective (a) above The proposed front setback allows sufficient area for landscaping to screen and soften the appearance of the dwelling from the streetscape, ensuring bushland remains the predominant feature of a site.
<i>(h) To encourage attractive street frontages and improve pedestrian amenity.</i>	Outlined in response to objective (a) above The proposed front setback allows sufficient area for landscaping to screen and soften the appearance of the dwelling from the streetscape, ensuring bushland remains the predominant feature of a site.
<i>(i) To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</i>	Along the existing streetscape, the pattern of a front setback varies, however, when viewed from an aerial perspective, an approximate 2.6m setback line can be observed between the setbacks of No. 38 and 46 Sunrise road along the relevant straight stretch of road. Within this context, the proposal respects the pattern established by the greater streetscape, considering the proposal at its closest point achieves a setback of 2.8m at its closest point.

The variations to the DCP control have been shown to be consistent with the underlying objectives of the control. As set out above, strict compliance with the control would preclude the reasonable development of the site. As such, the proposed variation is considered reasonable, and worthy of approval.

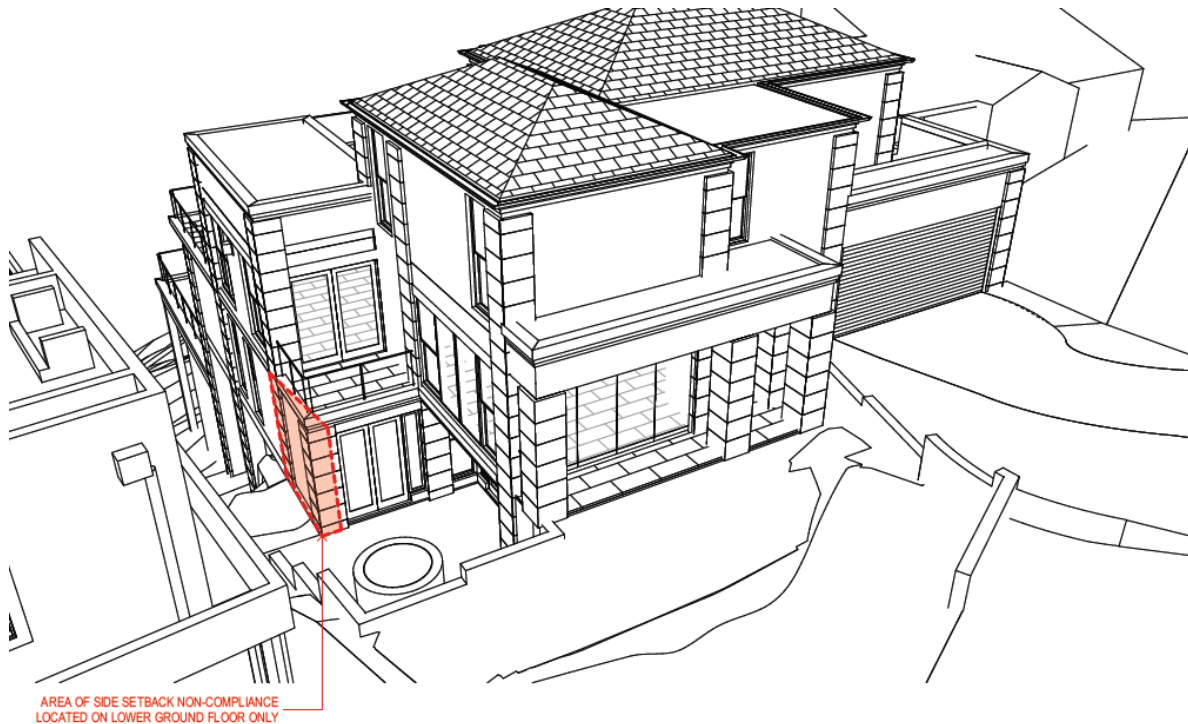


Above; Site Plan Diagram demonstrating the relationship between the proposed building envelope and the existing streetscape setback line

SIDE SETBACK;

Control	Proposed	Compliance
2.5m One Side	3.6m - 2.2m One Side	NO
1m Other Side	1.08m Other Side	YES

Although the proposal does not comply with the numerical control for the Side Setback, strict compliance is deemed unreasonable and unnecessary as the proposal achieves the objectives of the DCP without impacting on the public or private amenity of the surrounding area. Along the western boundary, the majority of the façade is setback further than is required; it is only over a length of 2.5m at the Lower Ground Floor that the building mass exceeds the setback.



Above; 3D Diagram highlighting extent of non-compliance

The objectives of the side setback are as follows;

<p>a) To achieve the desired future character of the Locality</p>	<p>As outlined in section 2.02 of this statement, the proposal responds to the council’s outlines for desired future character in ensuring the bushland remains the predominant feature of a site. This has been achieved by lowering the elevation of the built form with the slope of the site, as well as filling the front setback with appropriate landscape to screen and soften the appearance of the dwelling from the streetscape.</p>
<p>b) The bulk and scale of the built form is minimised</p>	<p>The bulk and scale of the proposal has been minimized by lowering the elevation of the dwelling with the slope of the site, and providing sufficient site setbacks with appropriate landscape to soften the dwellings visible</p>

	<p>mass. The variation exceeding the setback on the Lower Ground Floor has little impact on the dwellings mass as the wall at this point only achieves a single storey height, and indistinguishable from the street view.</p>
<p>c) Equitable preservation of views and vistas to and/or from public/private places</p>	<p>The area of reduced setback on the Lower Ground Floor has little impact on the dwellings mass as the wall at this point only achieves a single storey height from a basement level, and indistinguishable from the street view. As such, views towards Palm beach along the side setbacks are clearly achievable.</p>
<p>d) To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping</p>	<p>Outlined in response to objective (c) above</p>
<p>e) To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties</p>	<p>The area of reduced setback on the Lower Ground Floor has little impact on the amenity of the adjoining property to the south as the wall at this point only achieves a single storey height from a basement level.</p> <p>The point of reduced setback does not impact on the neighbours privacy as it only occurs on the basement floor, and no new windows are proposed in this effected area.</p> <p>The creation of overshadowing on the adjoining dwelling is unavoidable between the hours of 9am-12pm regardless of setback, given that the site is currently empty, but from 12pm onwards the neighbour achieved appropriate solar access.</p>
<p>f) Substantial landscaping, a mature tree canopy and an attractive streetscape</p>	<p>The provided side setbacks allow for suitable landscape planting as demonstrated on the landscape plan</p>
<p>g) Flexibility in the siting of buildings and access</p>	<p>The provided side setbacks allow for suitable circulation and access around the site</p>
<p>h) Vegetation is retained and enhanced to visually reduce the built form</p>	<p>The provided side setbacks allow for suitable landscape planting as demonstrated on the landscape plan</p>
<p>i) To ensure a landscaped buffer between commercial and residential zones is established</p>	<p>The site is not adjacent to any commercial zones; therefore this objective is irrelevant in this case.</p>

The variations to the DCP control have been shown to be consistent with the underlying objectives of the control. As set out above, strict compliance with the control would preclude the reasonable development of the site. As such, the proposed variation is considered reasonable, and worthy of approval.

REAR SETBACKS;

Control	Proposed	Compliance
6.5m	42m	YES

LANDSCAPED AREA;

Control	Proposed	Compliance
60% of the Site (54% Soft + 6% Hard)	69% of Site (69% Soft Landscape)	YES

BUILDING ENVELOPE SETBACK;

Control	Proposed	Compliance
Based On merit if site slope exceeds 16.7 Degrees	Proposal Meets DCP Objectives	YES

The objectives of the building envelope controls are as follows;

a) To achieve the desired future character of the Locality	As outlined in Section 2.02 of this statement, the proposal responds to the council's outlines for desired future character in ensuring the bushland remains the predominant feature of a site. This has been achieved by lowering the elevation of the built form with the slope of the site, as well as filling the front setback with appropriate landscape to screen and soften the appearance of the dwelling from the streetscape.
b) To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment	Outlined in response to objective (a) above
c) To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment	Outlined in response to objective (a) above
d) The bulk and scale of the built form is minimised	The bulk and scale of the proposal has been minimized by lowering the elevation of the dwelling with the slope of the site, and providing sufficient site setbacks with appropriate landscape to soften the dwellings visible mass.
e) Equitable preservation of views and vistas to and/or from public/private places	Outlined in Section 4.03 of this statement
f) To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties	Outlined in Section 4.01 and 4.02 of this statement
g) Vegetation is retained and enhanced to visually reduce the built form	The provided side setbacks allow for suitable landscape planting as demonstrated on the landscape plan

4.00 NEIGHBOURING AMENITY IMPACTS

4.01 SOLAR ACCESS:

Given that the subject site is currently empty, it is unavoidable that development of any kind will result in some form of overshadowing to the adjoining properties. The amount of shadow that has been created as a result of the proposal however is deemed to be reasonable given that the neighbouring dwellings achieve the minimum required amount of 3 hours sunlight to at least 50% of their principle living room windows and open space.

Over No. 42 Sunrise Road, shadows will be cast over the east façade of the dwelling between the hours of 9am – 12pm. The windows on this façade however do not provide the principle solar access to the dwellings living spaces, and from 12pm onwards, the dwelling will maintain its current solar amenity. As such, the proposal will have little impact on the neighbour's solar amenity.

Throughout the majority of the day the solar amenity of No. 38 Sunrise road will remain unaffected by the proposed works; it is only between the hours of 2pm and 3pm that the proposal will have additional shadow over the neighbour's pergola. As such, the neighbour will still achieve more than 3 hours of sunlight to at least 50% of the area of the windows and open spaces.

The effects of overshadowing have been demonstrated on the provided Shadow Diagrams.

4.02 PRIVACY:

Consideration has been made to ensure the proposal does not affect the visual privacy of the adjoining properties, while still respecting the neighbours access to views;

- Along the eastern façade, the proposed windows do not directly view any of the neighbours windows, and are unable to achieve views towards the adjoining neighbours private open space.
- Along the western façade, the ground floor windows will be screened from being able to overlook the adjoining neighbour by canopy trees along the boundary. The first floor bedroom window will also be unable to achieve views towards the neighbour's private spaces due to its significant setback from the private open spaces, and the provision of the neighbours existing screening.
- Within the area, a mutual acceptance for overlooking across rear-facing terraces is prevalent, as the provisions of screens along the boundary edges of terraces would limit access to views towards Palm Beach, particularly north-eastward views from No. 42 over the subject site, or westward views from No. 38.

4.03 VIEW SHARING:

From the adjoining properties, view corridors towards Palm beach are currently achievable due north from the respective sites. Given that the proposed dwelling is setback behind No. 38 Palm beach, the proposal has no impact on the wider view corridor of the neighbour. From No 42, the preservation of view corridors crossing the subject site have also been considered through the respective setting back of building mass at each corresponding floor, ensuring cross views from the neighbours terraces at each level are unaffected by the works.

Views towards Palm Beach are currently achievable over the empty site. Although the proposal will result in some obstruction of view, the level of obstruction is deemed reasonable given that views towards the beach will still be achievable along the side setbacks. The expectation to maintain views over a dwelling is unreasonable as it would prevent a dwelling being reasonably located on the site; access to views through side setbacks is the prevalent expectation, and has been provided by the proposal.

5.00 ENVIRONMENTAL IMPACTS

5.01 ENERGY EFFICIENCY

Sustainable design factors, such as insulation, window shading, water heating and lighting will be completed in accordance with the requirements of the BASIX certificate sustainably efficient design provided with this application to ensure the dwelling achieves a sufficient level of sustainability.

5.02 SEDIMENT CONTROL

Sediment control barriers situated on the downward sloping side of the site will prevent sediment waste from escaping the property and will be installed in accordance with DCP requirements, demonstrated by the provided Sediment Control Plan.

5.03 STORMWATER

A stormwater concept plan has also been provided with this application to demonstrate compliance with council controls for stormwater

5.04 WASTE

During the demolition and construction of the new alterations and additions, material wastes will be generated. In order to minimize impact to the surrounding environment, any wastes generated will be collected on site and disposed of at approved waste centres in accordance with the Waste Management Plan, which has been provided with this application.

5.05 TREES

An arborist report has been prepared and submitted with this application to justify the removal of the selected trees, and to assess that the proposed works will not impact on the health of the trees adjacent to the site.

CONCLUSION

The proposed new dwelling represent an appropriate response to the relevant controls of overall scale, shape, form and density of the DCP and LEP, as well as responding to the precedents set by the streetscape. Conscious decisions have also been made to ensure that the proposed design will have minimal impact towards the amenity of the adjoining properties. Considering these key factors, which have been discussed in depth within this statement, the proposal is considered reasonable and worthy of approval.