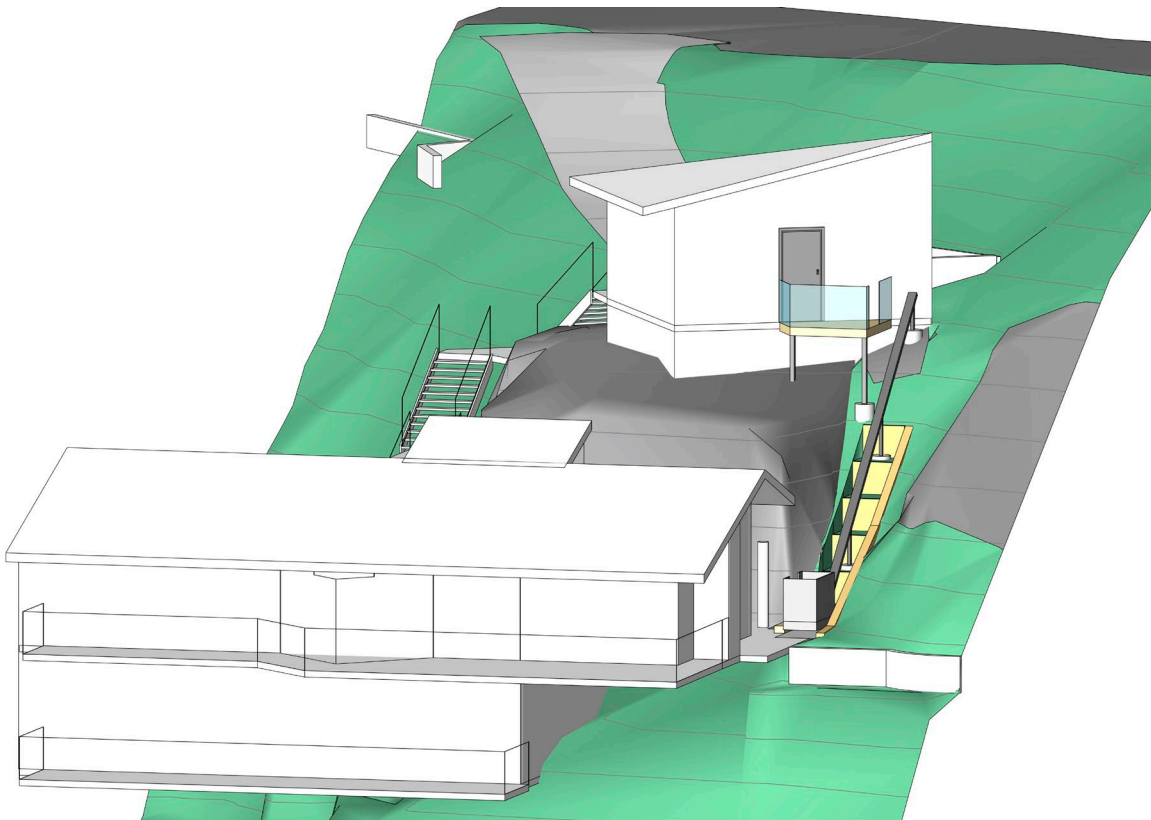


STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Inclined Passenger lift to serve the existing dwelling at 12 Sunrise Road, Palm Beach



PROPOSED DEVELOPMENT

This Development Application seeks approval for the installation of a new Inclined Passenger lift at number 12 Sunrise Road, to improve the access and amenity characteristics of the existing site and dwelling.

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings numbered 2114 - 00 to 02 by Peter Downes Designs

Topographical Survey by Bee and Lethbridge Surveyors

Geotech report by Ascent Geotechnical Consulting

Arborist report by AQF Level 5 Arborist Joanne Willis

PROPERTY DESCRIPTION

Title Description

LOT B in DP 317980

Street Address

12 Sunrise Road, Palm Beach NSW 2108

Dimensions and Description

The subject property roughly trapezoidal in shape. The main portion has the following boundary dimensions:

North 30.69 m

East 20.35 m

South 50.33 m

West 30.34 m

Total Site Area = 814.9 m²

Slope

The site topography varies greatly due to the rocky cliffs and escarpments that occur onsite. The overall slope is on average 33 degrees at the Northern boundary, and falls from the North West corner of the site at RL 40660, down to North East corner at an estimated RL 21000, a vertical difference of around 20 meters.

Easements

There are no noted easements either encumbering or in favour of the subject property.

Covenants

There are no noted covenants on the subject property.

ZONING AND CONTROLS

Pittwater LEP 2014

Acid Sulfate soils Class 5

The excavation associated with the proposal are minor in nature and are not likely to disturb any nearby watertable.

Zone E4 Environmental Living

The proposed development is in line with the objectives of the zone.

Pittwater Geotechnical Hazard H1

Please see attached Geotech report.

Pittwater DCP 2014

Pittwater 21 DCP

C1.19 Incline Lifts

- i) The design and placement of the lift has resulted in minimal excavation being proposed.
- ii) The travel path of the lift is as low to the ground as possible.
- iii) The running noise of the lift will not exceed 60db(A) when measured one meter from the nearest adjoining premises.
- iv) The lift will be painted in med to dark colours and will be screened by existing vegetation.
- v) A **Variation** of the 2m setback requirement is respectfully sought for the lift due to the site constraints imposed by the existing garage, dwelling and large rock outcrops. The proposal works achieve the overall objectives of C1.19 and will greatly improve the access and amenity characteristics of the site.
- vi) All proposed works are wholly within private land.
- vii) The lift is low to the ground, is shielded by existing dense vegetation that is sited between the lift and the nearest corner of the adjoining dwelling at number 14, there are no windows on the adjoining property

that directly face in the direction of the lift or landing areas and as such, the proposed works do not pose a reduction in privacy for either the occupants of the subject property, or of the adjoining residence at number 14.

Northern Beaches Bushfire Prone Land Map

The subject property is not within a bushfire zone or vegetation buffer area.

SEPP Coastal Management 2018

The design of the lift, landings and associated footings is sensitive to the needs (and hazards) of the Coastal Zone, and is in line with the objectives of the SEPP.



Photo 1 – standing on top of the rock outcrop, looking down to the proposed lower landing area, the existing timber deck seen in the bottom right-hand corner of the photo will provide access to and from the lift.

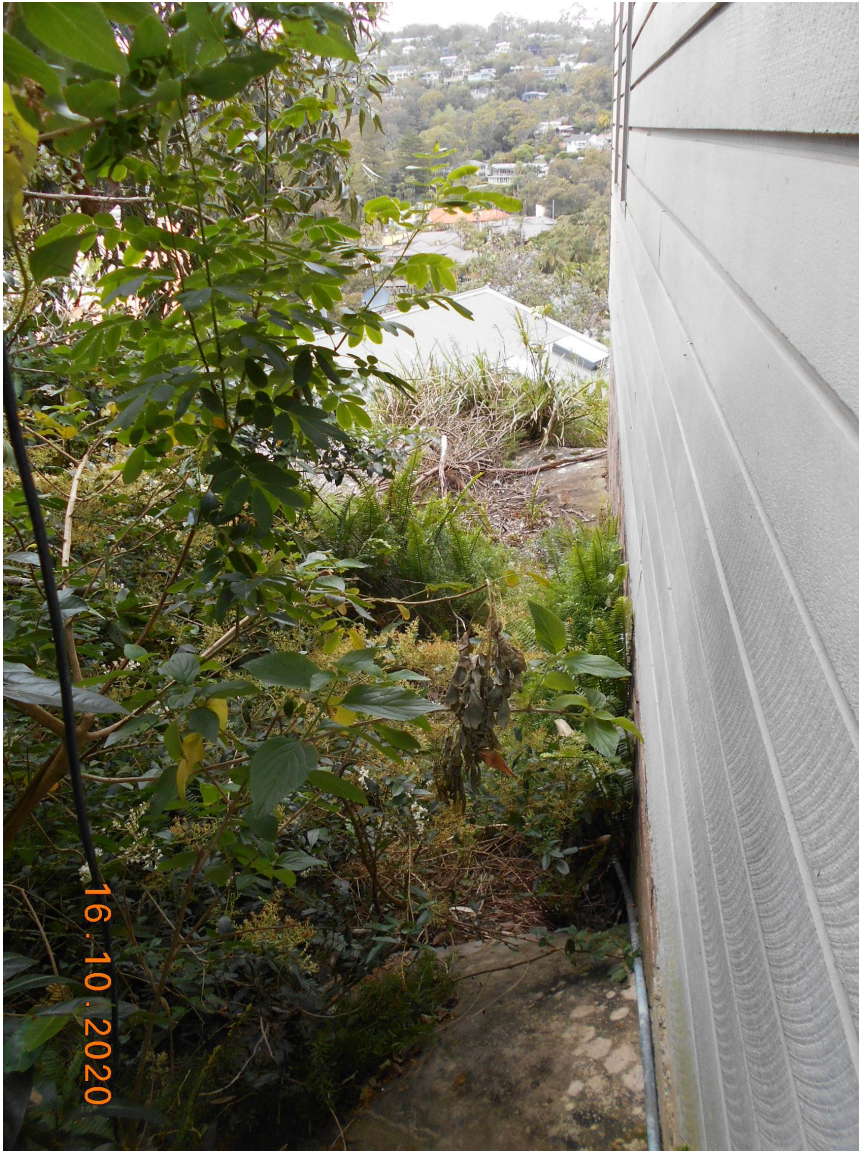


Photo 2 – standing near the location of the top landing, the proposed lift will run beside the rock outcrop and downhill to the lower landing. The edge of the rock outcrop is obscured by vegetation in this photo, note the daylight visible through the vegetation in the lower left-hand side of the photo.



Photo 3 – standing near the lower landing area, looking up to the top landing area, note the outside edge of the existing garage can be seen in the center-top region of the photo.

SITE ANALYSIS

Refer to site plan.

SITE DATA

N/A

HEIGHT CONTROLS

N/A

BUILDING ENVELOPE CONTROL

N/A

SETBACK CONTROLS

See Variation requested in C1.19 v) above.

DRAINAGE

Approximately 3 m² of impervious area is proposed at the lower landing area, drainage shall be in accordance with Geotech report and directed into the existing stormwater system.

CAR PARKING AND ACCESS

N/A

LANDSCAPING

N/A

PRIVACY

Privacy is discussed above, no privacy concerns are anticipated.

OVERSHADOWING

There are no overshadowing issues resulting from the proposed development.

ENERGY EFFICIENCY

N/A

SITE MANAGEMENT

See Drawing 01 Site Plan for ESCP details.

VIEW LOSS

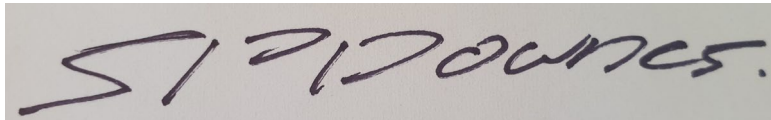
There are no views loss issues resulting from the proposed development.

WASTE MANAGEMENT AREA

See Drawing 01 Site Plan for proposed Waste Management Area.

CONCLUSION

The proposed development complies with the intent of all Council's policies, enhances the natural and built environments and should receive favorable consideration during the approval process.

A handwritten signature in dark ink, reading "S/ P Downes.", is displayed on a light-colored rectangular background.

Simon Downes
Building Designer
Peter Downes Designs