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40 Sunrise Road Palm Beach DA2021/0900 Submission/Objection

The DA Application for 40 Sunrise Road appears to be non-complying with several conditions within the current Pittwater LEP2014 and PittwaterDCP21 and should the application proceed in its current form it could set undesirable precedents for the locality.

Our concerns include the effects of loss of Views from the Road, Excessive bulk, no evidence of any landscaping and tree cover available to ensure the built form does not dominate the site, building over more than 2 storeys, Privacy and overlooking for neighbours, and non-complying setbacks on three side.

Views from a Public Place:

The built form almost entirely blocks any view from the road, exacerbated by exceeding the allowable envelope and the number of storeys permitted. There has been no attempt to screen the built form or set the building within a landscape that allows the landscape setting to predominate, as required in the DCP , despite the removal of a number of trees within site and building footprint.

Setbacks:

There are setback non-compliances on three boundaries of the site including a significant impact on the neighbour east of the site who is burdened with a three storied wall a metre from their boundary. Setbacks on the other boundaries would appear to be able to be complying but are not.

Number of Storeys:

The building is largely 3 storied in a 2-storey zone that cannot be justified within the current controls. An explanation for this in the SoEE seems to imply that it is site-related but likely to be a consequence of the excessive built form. Its effects are to impinge on the landscape locality, neighbours,

and community. The non-compliance sets a precedence that the DCP is designed to prevent.

Privacy:

The Northern Terrace overlooks No.38's only terrace facing north, without screening, and will virtually eliminate the privacy the neighbour should be able to enjoy. The pool is placed immediately

Below the neighbour's terrace to exacerbate the lack of care for privacy.

Most of the issues of non-compliance appear to be self-inflicted, relating to the excessive size of the proposal. A more modest proposal would be welcomed for this very sensitive bushland location which is highly visible from several location in Palm Beach and adjacent to the Sunrise Road Reserve.

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