

# S U S A N R O T H W E L L

## A R C H I T E C T S

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### **ALTERATIONS AND ADDITIONS AT 40 SUNRISE ROAD, PALM BEACH STATEMENT OF ENVIRONMENTAL EFFECTS ADDENDUM**

#### **1.00 PROPOSAL SUMMARY**

This addendum to the Statement of Environmental Effect is being provided for the modified DA (DA2021/0900) at 40 Sunrise Road, Palm Beach, to assess the environmental impacts of the proposed modifications included in the Section 4.55 application.

The schedule of changes being sought by this Section 4.55 application include;

#### **Lower Ground;**

- a1. Extending the excavation south of the Laundry to form an Electrical Plant Room
- a2. Relocating the Spa to be within the pool and replacing the pool concourse paving with lawn
- a3. Adding a new pier in-line with Terrace 3 over
- a4. Minor planning amendments to the Bedroom and Ensuite walls

#### **Ground floor;**

- b1. Enclosure of Terrace 4 to be part of the Kitchen
- b2. Adding a new pergola over Terrace 3
- b3. Amendment to the driveway levels to suit council's requirements
- b4. Relocation of the fireplace within the Dining Room
- b5. Adding new stone cladding around the lift shaft

#### **First Floor;**

- c1. Extending the western planter box over the proposed enclosure of Terrace 4 below
- c2. Modifying the window size of W301 and adding a new window W301c to the stair
- c3. Adding new stone cladding around the lift shaft
- c4. Adding a profiled hob around the flat roof over the Dining Room

#### **Roof Level;**

- d1. Changing the roof material from slate to copper sheeting with standing seams
- d2. Replacing the flat roof over the lift with a new pitched roof with copper sheeting

#### **1.01 JUSTIFICATION FOR CHANGES;**

Aside from the minor planning modifications, the purpose of the proposed modifications are to;

- Provide additional services amenity space (a1)
- Provide additional landscaping to the Lower Ground floor (a2)
- Provide additional habitable amenity (b1, b2, c1)
- Provide additional articulation to the building form (a3, b5, c3, c4, d1, d2)

Due to the nature of the proposed works, the proposal will remain relatively the same as the current approval, given the dwelling's footprint remains unaltered, and will therefore have minimal additional environmental impact as described by the following.

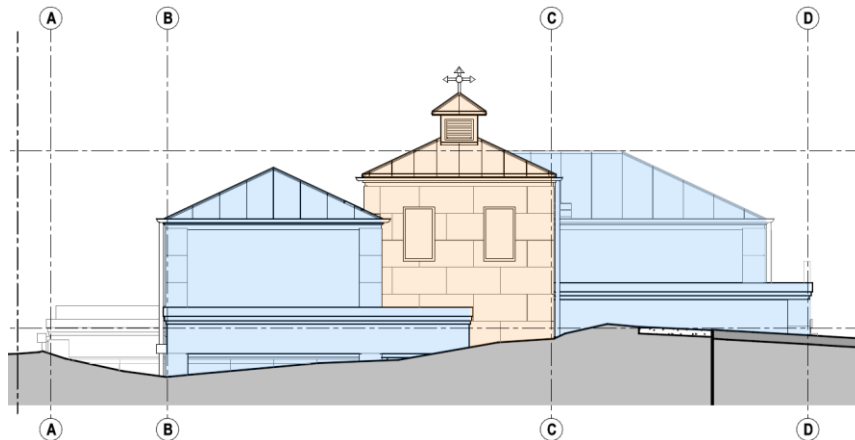
## **2.00 LOCALITY IMPACTS**

### **2.02 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. As addressed in the original statement, 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 No. 40 have minimal impact towards the historic quality of the heritage item. Given the overall massing of the proposed envelope will remain relatively unchanged from the approval, the modifications will not result in any additional impact to the heritage item.

### **2.02 PALM BEACH SCENIC PROTECTION & SUNRISE ROAD**

Within the locality of Pittwater, the protection and perception of the bushland as the predominant feature of a site is the key objective of the locality's desired future character. The introduction of the proposed modifications will support this objective by softening density of the dwelling's street facing façade. The proposed modifications which will be visible to the streetscape include changing the approved roof material from slate tiles to copper sheeting, cladding the lift shaft in stone and replacing the flat roof over the lift shaft with a pitched roof. Copper and stone are materials that complement the surrounding bushland and will assist in blending the building form with the surrounding environment. The new articulation proposed to the lift shaft's cladding and roof form will also modulate the dwelling's façade by introducing a material and formal separation between the current massing, thereby reducing the dwelling's visual density. By treating the design of the proposed modifications in this manner, the visual character of the 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 demonstrating the modulation of the façade provided by the proposed modified lift roof form and external cladding*

### **3.00 BUILDING CONTROL COMPLIANCE:**

#### **3.01 LEP CONTROLS:**

##### **MAXIMUM BUILDING HEIGHT**

<b>Control</b>	<b>Approved</b>	<b>Proposed Modifications</b>	<b>Compliance</b>
8.5m (10m Concession for sloped site)	9.95m	9.2 @ Lift Roof Turret	YES
		10.2 @ New Hob Over Dining Room	NO
		10.4 @ Planter Extension	NO

As this is a modification application where the application is generally consistent with the original determination, a clause 4.6 written variation request is not required. The merit of the variation has been considered consistent with the objectives of the LEP as outlined by the table below. The exceedance to building height is only due to the hob being added to the flat roof over the Dining Room and the extended planter over the Living Room, exceeding the height plane by only 400mm (4% variation). It does not increase overshadowing or raise view access impacts and is entirely behind the front building line and thus not visible from the street. Based on these circumstances, it is appropriate for the minor additional exceedance to building height to be approved.

<b>Objective</b>	<b>Proposed Performance</b>	<b>Objectives Met</b>
(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality, (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,	As the addition of the hob over the approved flat roof has minimal impact on the scale of the approved dwelling, the approvals relationship with the surrounding dwellings and to the character of the locality will remain consistent	YES
(c) to minimise any overshadowing of neighbouring properties,	The addition of the hob does not result in additional overshadowing being cast over the neighbouring properties	YES
(d) to allow for the reasonable sharing of views,	The addition of the hob has no impact of the neighbouring properties view corridors	YES
(e) to encourage buildings that are designed to respond sensitively to the natural topography,	As the addition of the hob over the approved flat roof has minimal impact on the scale of the approved dwelling, the approvals relationship with the surrounding environment will remain unaffected	YES
(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.	As the hob is located on the northern side of the dwelling, the modification will not be visible from the streetscape, meaning the approvals relationship to the surrounding environment will remain unaffected	YES

**3.02 DCP CONTROLS;**

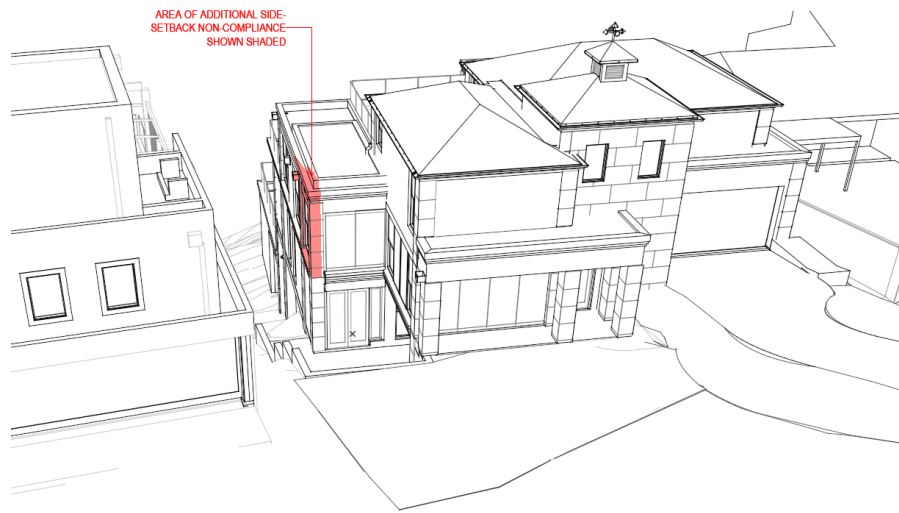
**FRONT SETBACK;**

Control	Approved	Proposed Modifications	Compliance
6.5m	4.7m @ closest point	UNCHANGED	AS APPROVED

**SIDE SETBACK;**

Control	Approved	Proposed Modifications	Compliance
2.5m	2.2m	2.2m @ Enclosed Terrace (UNCHANGED)	AS APPROVED

Although the proposed modification of the enclosed terrace does not comply with the numerical control for the side setback, strict compliance is deemed unreasonable and unnecessary as the proposal maintains the setback of the approval and achieves the objectives of the DCP without impacting on the public or private amenity of the surrounding area.



Above: 3D Diagram highlighting extent of non-compliance

The objectives of the side setback are as follows;

a) To achieve the desired future character of the Locality	As the enclosed terrace is concealed from the view of the streetscape, the proposed modification will have minimal impact on the approval's relationship to the character of the locality
b) The bulk and scale of the built form is minimised	As the enclosed terrace is concealed from the view of the streetscape and maintains the setbacks of the approval, the envelope of the approval remains relatively unchanged, meaning the proposed modification will have minimal impact on the approval's visual bulk and scale
c) Equitable preservation of views and vistas to and/or from public/private places	As the enclosed terrace maintains the setbacks of the approval, the envelope of the approval remains relatively unchanged, meaning the view corridors provided by the approval will be retained.
d) To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping	

e) To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties	The enclosure of the terrace does not result in any additional loss to privacy of the adjoining dwellings. It also does not result in additional overshadowing to the adjoining properties, as demonstrated by the provided shadow diagrams.
f) Substantial landscaping, a mature tree canopy and an attractive streetscape	The enclosure of the terrace does not result in any change to the landscape area on site
g) Flexibility in the siting of buildings and access	The enclosure of the terrace does not result in any change to the external circulation and access around the site
h) Vegetation is retained and enhanced to visually reduce the built form	The enclosure of the terrace does not result in any change to the landscape area on site
i) To ensure a landscaped buffer between commercial and residential zones is established	The site is not adjacent to any commercial zones; therefore this objective is irrelevant in this case.

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.

#### **4.00 NEIGHBOURING AMENITY IMPACTS**

##### **4.01 SOLAR ACCESS;**

As the envelope of the approval remains relatively unchanged, the works result in minimal additional shadows being cast.

- 9am: The proposed lift roof will cast a minor area of additional shadow over the front setback garden of No. 42; the principle private and habitable windows of the adjoining property will remain unaffected.
- 12pm: The proposed lift roof will cast a minor area of additional shadow over the landscape strip; the principle public amenity will remain unaffected
- 3pm: The proposed lift roof will cast a minor area of additional shadow over the landscape strip and street; the principle public amenity will remain unaffected

##### **4.02 PRIVACY;**

The proposed new window W301c in the First Floor Lobby directed east will be unable to achieve views towards the private open spaces of No. 38 due to its significant setback from the boundary.

##### **4.03 VIEW SHARING;**

As the proposed modifications do not result in any change to the approved side setback between the dwellings, the view corridors from the adjoining properties and public domain will remain unaffected.

#### **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**

As the proposed works result in minimal change to the approved building footprint, the protection measures outlined in the previously provided 'Sediment Control Plan' and approved 'Statement of Environmental Effects' remain current.

### **5.03 STORMWATER**

As the works result in minimal change to impervious area on the site, the approved stormwater system remains current.

### **5.04 WASTE**

As the proposed works result in minimal change to the approved building footprint, the waste collection and disposal measures outlined in the previously provided 'Waste Management Plan' and approved 'Statement of Environmental Effects' remains current.

### **5.05 TREES**

The proposed modifications do not require the removal or pruning of any trees

### **5.06 EXCAVATION**

The proposed modifications include an additional area of excavation for the new Electrical Plant Room on the Lower Ground Floor. As the area of additional excavation has been established by enclosing an area defined by the approved setbacks, the proposed work will have minimal additional impact on the surrounding environment, meaning the construction methodology outlined in the approved geotechnical report remains current.

### **CONCLUSION**

As the proposed modifications are minor in scale, with minimal environmental impact on the surrounding dwellings and streetscape, they represent an appropriate response to the relevant controls of overall scale, shape, form and density of the DCP and LEP. Considering these key factors, which have been discussed in depth within this statement, the proposal is considered reasonable and worthy of approval.