

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 156 WHALE BEACH ROAD, WHALE BEACH SUMMARY OF CHANGES & STATEMENT OF ENVIRONMENTAL EFFECTS ADDENDUM

1.00 PROPOSAL SUMMARY

This addendum to the Statement of Environmental Effect is being provided for the modified DA (DA2020/1080) at 156 Whale Beach Road, Whale Beach, in order to assess 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;

- Construction of a steel framed retractable pergola over the existing First Floor terrace

1.01 JUSTIFICATION FOR CHANGES;

The purpose of the proposed modification is to improve the thermal efficiency and amenity of the dwelling by providing shading and shelter to the First Floor North facing windows and terrace

2.00 LOCALITY IMPACTS

2.01 BIODIVERSITY

As the proposed works do not alter the building footprint, the surrounding environment and biodiversity will be unaffected by the proposal works.

2.02 LANDSLIP

As the proposed works do not alter the building footprint, the structural stability of the site and existing built foundations will be unaffected by the proposal works.

2.03 STREETSCAPE

Due to the significant setback, steep change in elevation, and thick band of vegetation between the dwelling and Whale Beach Road, the proposed works will not be visible from the streetscape of Whale Beach. As the proposed new works are located on the north-east corner of the existing dwelling, the works will also not be visible from Beauty Drive.

2.04 SCENIC PROTECTION

According to the council's DCP 'Palm Beach Locality' controls, the subject site is required to be assessed against 'scenic protection' to preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront;

- As the site is located more the 200m away from the coastline, the subject site is not visible from the water and therefore does not contribute to the waterfront.
- As the proposed works do not alter the building footprint or envelope, the existing context of the dwelling will remain relatively unchanged, ensuring that the surrounding environment and natural features of the site will be unaffected by the proposal works.
- Due to the location and orientation of the built works relative to the adjoining sites, the view lines of the adjoining properties will be unaffected by the proposed works.

As such, the proposed works will have minimal impact on the scenic quality of the area.

3.00 BUILDING CONTROL COMPLIANCE:

3.01 LEP CONTROLS; MAXIMUM BUILDING HEIGHT

Control	Existing	Proposed	Compliance
8.5m	9.8m	8.9m (NEW WORKS ONLY)	NO

Although the proposal exceeds the numerical height value under the LEP, the proposal still meets the objectives of the LEP. A clause 4.6 Annexure has been supplied with this application in order to justify this variation from the control.

3.02 DCP CONTROLS; MAXIMUM STOREYS

Control	Existing	Proposed	Compliance
2	2	UNCHANGED	YES

FRONT SETBACK;

Control	Existing	Proposed	Compliance
N/A	-	UNCHANGED	YES

SIDE SETBACK;

Control	Existing	Proposed	Compliance
2.5M ONE SIDE 1M OTHER SIDE	NORTH = 7.5m	UNCHANGED	YES
	SOUTH = 1.5m	UNCHANGED	YES

BUILDING ENVELOPE;

Although the proposal exceeds the building envelope line established by the DCP, the proposal still meets the objectives of the DCP.

This has been addressed within the original 4.6 Annexure included with this submission.

OPEN AREA;

Control	Existing	Proposed	Compliance
N/A	-	UNCHANGED	YES

LANDSCAPED AREA;

Control	Existing	Proposed	Compliance
N/A	-	UNCHANGED	YES

4.00 NEIGHBOURING AMENITY IMPACTS**4.01 SOLAR ACCESS;**

Due to the orientation of the site relative to the adjoining properties, the only property to have solar amenity impacted by the proposed works is the southern site No. 16 Beauty Drive, however, the area of additional shadow generated has minimal impact on the solar amenity of the adjoining dwelling as shadows are not cast over principle private open space or windows. Shadow diagrams have been supplied with this application to demonstrate this.

4.02 PRIVACY;

As the new works do not include the addition of any new boundary facing windows or terraces, the private amenity of the adjoining dwellings will be unaffected by the new works.

4.03 VIEW SHARING;

Due to the location and orientation of the built works relative to the adjoining sites, the view lines of the adjoining properties will be unaffected by the proposed works.

5.00 ENVIRONMENTAL IMPACTS**5.01 ENERGY EFFICIENCY**

The works will improve the thermal and energy efficiency of the dwelling by providing shading to the first floor north facing windows. As the estimated cost of works is less than \$50,000, a BASIX certificate is not required for this application.

5.02 SEDIMENT CONTROL

As the proposed works do not alter the building footprint, the originally provided sediment controls plans remain applicable

5.03 STORMWATER

The new roof area is to be connected to the existing stormwater system. As the proposed works only cover the existing First Floor terrace, the total impervious area on the site will remain unchanged. As such, the capacity of the existing stormwater system will be unaffected by the new works.

5.04 WASTE

During the demolition of the existing dwelling and construction of the new dwelling, 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

No trees will be affected by the proposed works

CONCLUSION

The proposed new works 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.