



INCIDENTAL  
ARCHITECTURE

## STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY PROPOSED NEW ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND  
ANCILLARY EXTERNAL WORKS AT:

**14 ELOUERA RD, AVALON**

**DA ISSUE**

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## **APPENDIX 1 – SITE PHOTOGRAPHS**



## 1 INTRODUCTION

This application for the proposed alterations and additions to the existing dwelling and associated landscaping works at 14 Elouera Rd, Avalon [Lot 113 in D.P. 915] has been prepared in accordance with the Pittwater Council DCP, Pittwater LEP 2014, and associated planning maps. In addition, Council's ePlanning tool has been used to identify applicable zonings and restrictions.

This application seeks approval for a two-storey addition at the rear of the existing dwelling, internal modifications and associated site works.

The purpose for this application is to upgrade the level of amenity offered by the existing site by responding sensitively to the context and local climatic conditions while accommodating the needs of a large family and an ageing couple. Of particular concern to the owners is the ability to allow natural light into the primary living spaces, and to integrate internal and external living spaces on the site.

This report is to be read in conjunction with Architectural Drawings DA1-DA10 prepared by Incidental Architecture (dated June 2025), survey plan prepared by DP Surveying, Hydraulics Plans by NB Consulting Engineers (June 2025), Preliminary Geotechnical Assessment by Ascent Geo (Feb 2025), and BASIX certificate.

## 2 THE SITE

The site is zoned low density Residential area R2. Within this zone, construction of a dwelling house is permissible with consent.

There are three objectives for this zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The project has been designed to meet these three objectives.

The site does not contain a listed heritage item. It is not affected by any natural watercourses, or locations thought to house aboriginal relics. There is no history of contamination on the site. The site is not Flood Affected Land, or susceptible to Acid Sulphate Soil.

The site is in Area X on the Height of Buildings Map in which there is a maximum allowable building height of 8.5m. The site is in Area E (Collaroy Plateau Area Slopes >15°) on the Landslip Risk Map. A portion of the site is mapped as in Area D (Collaroy Plateau Area Flanking Slopes 5° to 15°). A Geotechnical Assessment Report has been prepared by a geotechnical engineer and accompanies this application.

The site is bounded by Elouera Road to the south. To the north-east, a single storey weatherboard and rendered house (#16). To the south-east is a single storey weatherboard and rendered house (#19). Opposite the subject site there are several two-story houses (#9, #11).

As the attached survey plan indicates, there is a fall of approximately 8.5m across the subject site from a high edge along Elouera Rd to the lower boundary of the site (#73 Avalon Pde). There are filtered district views available towards the North from the subject property and its neighbours.

The subject site has an 18.29m street frontage along Elouera Rd. It is a long site, measuring approximately 60.35m along the Northern boundary. The site is relatively protected from unfavourable weather conditions due to the Northern orientation, the surrounding topography and neighbouring properties partly shielding unfavourable weather from the West and South. It also has excellent access to cooling summer North-East sea breezes.

The site contains a single storey stone and fibro dwelling currently occupied by the owners. The existing house is in significant disrepair and does not meet the needs for the occupants and their family. Additionally, due to the fall of the site, the living areas of the existing house are disconnected from the garden and private open space.

### 3 PROPOSAL

The proposed development involves alterations and additions to the existing dwelling and associated site works. It seeks to make use of the large site area to increase the amenity of the site and enable the existing owners accommodate their large family.

Significant aspects of the proposed renovation are as follows :

- The front of the existing dwelling as viewed from the street is to be retained. A new attached living, dining, master bedroom and associated deck is proposed to the rear of the existing house at the ground floor. The proposed addition is designed to allow as much natural light and ventilation as possible. The existing maximum ridge height of the roof remains. There will be no overall increase in the height of the house.
- Two proposed new bedrooms and rumpus on the lower floor.
- The proposed dwelling will be sited as to maintain views and solar access for the existing dwelling and adjoining neighbours. The design also improves the amenity of the existing garden and private open space.
- Pedestrian access is improved to increase casual surveillance and relationship to street.
- Driveway and parking are maintained as per existing.
- Site planting to be upgraded.
- The existing shed to the rear of the property to be demolished.

### 4 ALTERNATIVES CONSIDERED

The proposal has resulted from a carefully considered design process in which a number of alternative solutions were considered. The submitted proposal found favour due to the fact that it achieves the spatial requirements of the occupants while also responding in the most positive manner to the surrounding environment and climatic conditions.

Alternative design solutions and reasons for rejection are briefly listed below:

*Alternative Option 1:*

**Second storey addition.**

This was considered for the fact it would maximise floor area while not impacting upon site coverage. It was rejected for the following reasons:

- An addition could appear very bulky, impacting solar access and views for neighbours. Furthermore, a second storey addition would negatively impact the street's established character of single storey dwellings (note immediate neighbours #)
- A second storey addition would be disconnected from the garden and associated private open spaces.

#### *Alternative Option 2:*

##### **New dwelling.**

This was considered for the fact it would allow much greater design freedom. It was rejected for the following reasons:

- The existing dwelling is representative of a once prevalent architectural style which is currently being rapidly replaced. Where possible to retain the existing dwelling, it is a responsible thing to do, architecturally and environmentally.
- It is a costly exercise to demolish the existing and build a completely new dwelling.
- Retaining the front of the existing dwelling allows Elouera Rd's established character to be preserved.

## **5 ENVIRONMENTAL EFFECTS OF PROPOSED DEVELOPMENT**

### **Development Controls**

1. **Aboriginal Heritage Significance** – There are no known items of aboriginal heritage significance on the site. There is no history of quarrying on the site. There is no evidence of aboriginal relics or any notable features as outlined by B1.4 in the Pittwater DCP.
2. **Landslip Hazard**– The site is located within an area of no known geotechnical hazard as identified by the Pittwater LEP Geotechnical Hazard Map.
3. **Stormwater Discharge into Public Drainage System** – A stormwater management plan is submitted with the application indicating the proposed methods of dealing with stormwater without need for an easement. In accordance with P21 DCP Clause B5.7, there is a requirement for OSD. OSD details are shown on the attached stormwater plans. A large portion of site area will be soft landscaped area in order to increase on site absorption, and slow runoff. Refer to Hydraulics Plans by NB Consulting Engineers (Feb 2025) for details.
4. **Access Driveways** – Existing driveway and kerb crossing are to be retained.
5. **Off Street Parking** – Two off street parking spaces are to be maintained as per existing in accordance with P21 DCP B6.5.
6. **Landscaping** – Indigenous species are proposed in consultation with the Northern Beaches Council Native Gardening Booklet. Removed plant material which is capable of being relocated will be re-used on site in accordance with the attached landscape plan.



7. **Safety and Security** – Existing pedestrian entry from Elouera Rd is improved to increase casual surveillance and living/dining area is located to direct outlook towards the front and rear yards.
8. **View Sharing** – There will be no significant impact on the views currently enjoyed by neighbouring properties.
9. **Solar Access** – The proposed dwelling achieves appropriate solar access throughout the year, including at least 3 hours of sunlight between 9am and 3pm on June 21<sup>st</sup>.
10. **Visual Privacy** – The proposed development will not lead to any reduction in the privacy of neighbouring properties. Increased plant screening is proposed along the side and rear boundaries. Balconies are located as to prevent overlooking into the neighbouring properties and include privacy screens where necessary.
11. **Acoustic Privacy** – There will be no additional noise generating activity on the site. The proposal does not include noise generating plant equipment such as air conditioning or pool filters. The proposed use is as a single family dwelling, which is the same as the current usage.
12. **Private Open Space** – The existing dwelling easily complies with the requirement for 80m<sup>2</sup> of private open space by providing 104m<sup>2</sup>. Private Open Space calculations are shown on Architectural Plan DA9.
13. **Character as Viewed from a Public Place** – The character of the proposed dwelling will have a positive effect upon the site and locality. The paired pavilion plan with wide eaves on the top floor will lead to extensive shading on the façade, and hence the appearance of articulated smaller buildings rather than an unsympathetic monolithic mass. In addition, the building will be seen in the context of surrounding gardens when viewed from the street frontage or neighbouring properties, which will further soften its appearance. It is strongly felt by the applicant that the proposal exemplifies some of the DCP's desired future characteristics for the Newport locality :
  - *High quality buildings designed and built for the natural context and any natural hazards.*
  - *Buildings do not dominate the streetscape and are at 'human scale'. - Within residential areas, buildings give the appearance of being two-storey maximum.*
  - *To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*
  - *To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component. D10.1*
14. **Building colours and materials** - The proposal will be constructed using materials with a low reflectivity index, and in natural colours. There will be extensive use of timber, planting and natural materials in order to visually soften the elevations. D10.4
15. **Height** – The entire building will be below the maximum 8.5m height limit.
16. **Front Building Line** - The entire building will be within the 6.5m front setback.
17. **Side and Rear Building Line** – The proposed dwelling should be considered to have three side setback conditions in accordance with Pittwater DCP D10.8:
  - **Side Setbacks** – The proposed development complies with the minimum 1m setback (proposed 1.6m Southern side) and 2.5m setback on the Northern side.

- **Rear Setback** – The proposed development complies with the minimum rear setback requirement.
- 18. Building Envelope** – The 3.5m / 45 degree envelope is shown on the plans. The proposed development has an insignificant non-compliance in the north-east corner, where a highlight window extends into the envelope by 400mm.
- 19. Landscaped Area** – The proposed development complies with the numerical controls in the Clause D10.12 of the DCP. With a total of 555m<sup>2</sup> (51%) of Landscaped Area, the development complies with the 50% minimum of the site area. Landscaped open space calculations are shown on DA8.
- 20. BASIX** – The proposed development has achieved a BASIX certification. A copy of the certificate is attached with this application.

## CONCLUSION

The proposal for the alterations and additions, and associated works for 14 Elouera Rd, Avalon, fulfils the necessary requirement of providing amenity, privacy, and responding sensitively to the surrounding locality while being environmentally responsible. The proposal is sympathetic to the scale and character of the existing dwelling on the site, its environment and its neighbours.

The proposed development has been carefully considered in reference to the Northern Beaches Council planning instruments. The proposal meets all council objectives with consideration for minimal impact to the surrounding built and natural environment.

The construction of the proposed dwelling to meet the needs of the occupants will have a positive social impact, by allowing the owners to be long-term residents of the locality. A range of higher impact solutions have been considered by the applicant; however, the proposed design has been submitted due to its lower impact on the environment.

The proposal has been designed by experienced architects and will be constructed to a high standard by a builder with extensive experience in high quality domestic architecture.

The proposal should be granted Development Approval as it will allow for upgrade of the existing structures on the site and add to the quality of the built environment in the locality. It is strongly felt by the applicant that the natural beauty of the local area must be complemented with a high-quality built environment. The proposed development will increase the visual appeal of the existing site and make a positive contribution to the future of the suburb.





## APPENDIX 1 – Site Photos

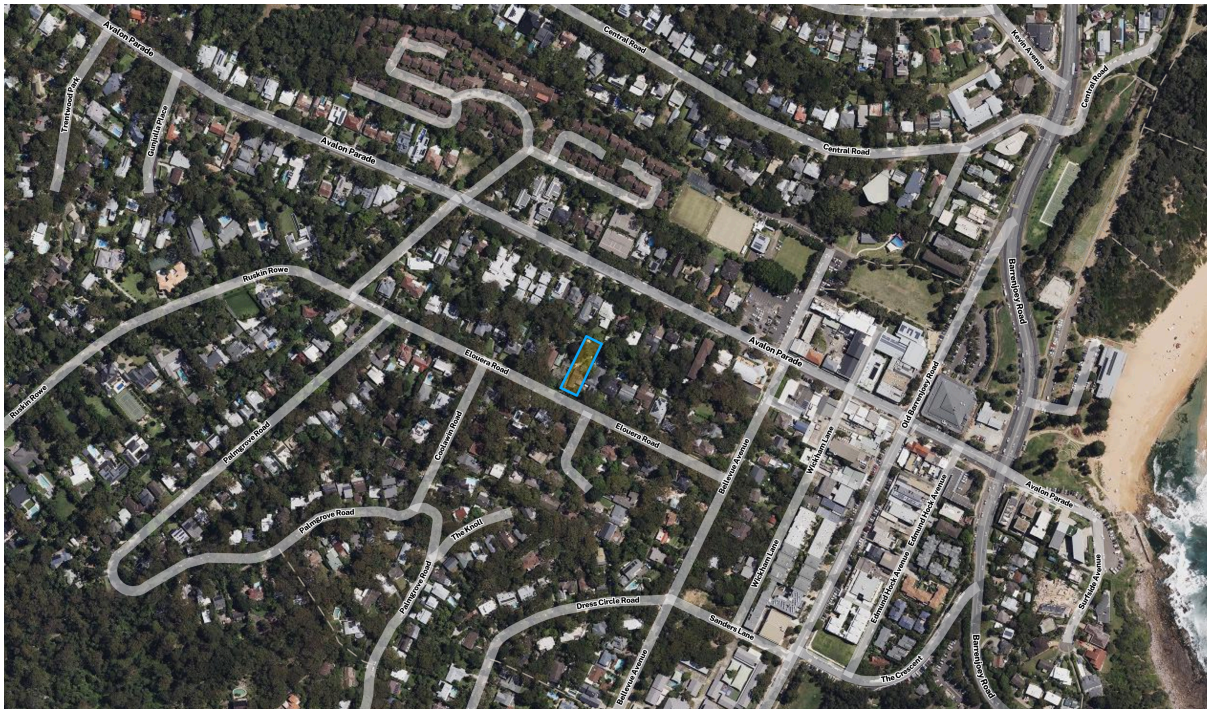


Photo 1 – Site Context. Site shown in Yellow. Source SixMaps

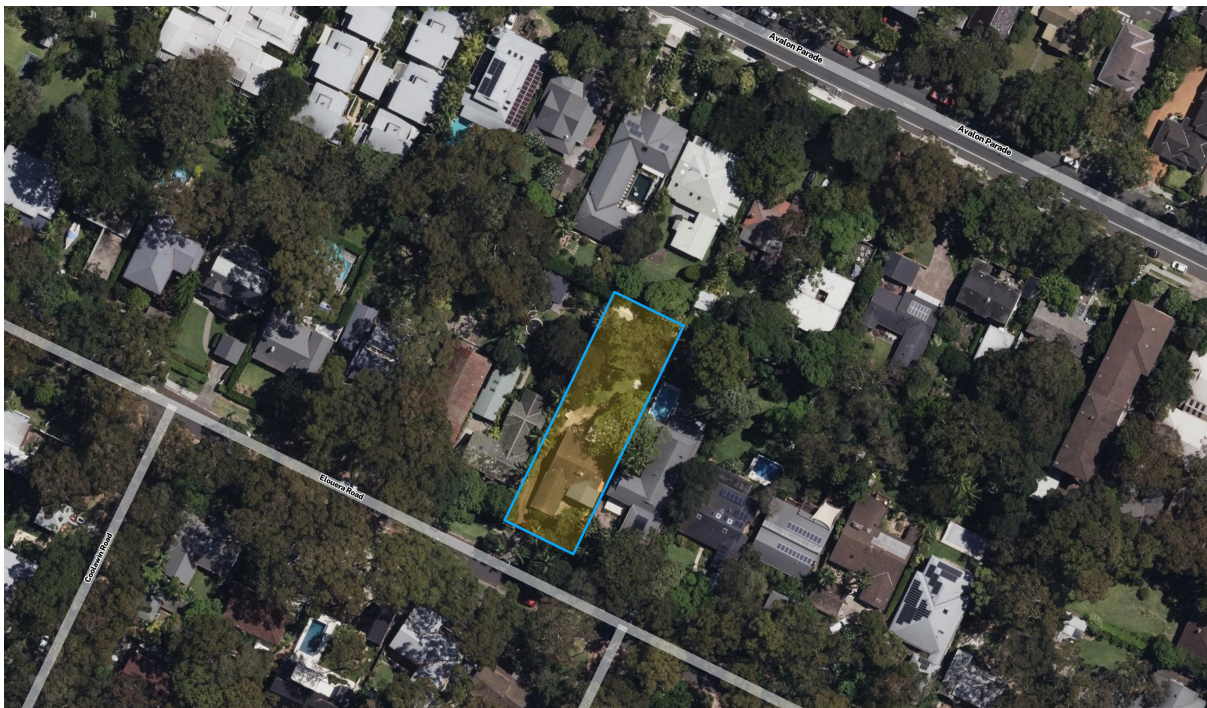


Photo 2 – Site Context. Site shown in Yellow. Source SixMaps





Photo 3 – Front façade and driveway.





Photo 4 – Rear façade and back yard.





Photo 5 – View from existing deck looking North-East.





Photo 6 – Front façade and front yard.