

STATEMENT OF ENVIRONMENTAL EFFECTS

36 ALLAWAH AVENUE, ELANORA HEIGHTS

**PROPOSED ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING HOUSE**

**PREPARED ON BEHALF OF
Mr & Mrs Lonnen**

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1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling house upon land at Lot 214 in DP 13643 which is known as **36 Allawah Avenue, Elanora Heights**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Bee & Lethbridge, Ref No. 20298, Rev 02 and dated 09/04/2025.
- Architectural Plans prepared by Sally Gardner Design and Draft, Job No. 22-0302 and dated 25/08/2025.
- BASIX Certificate No. A1811147 and issued 2 September 2025.
- Bushfire Assessment Report prepared by Australian Bushfire Consulting Services, Reference No. 23-023 and dated 17/09/2025.
- Geotechnical Report prepared by White Geotechnical Group, Ref No. J4750A and dated 11/09/2025.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 214 in DP 13643 which is known as 36 Allawah Avenue, Elanora Heights. The site has an area of 804.2m² which is generally a rectangular shaped allotment with a splayed street frontage. The site is located on the western side of Allawah Avenue with a street frontage of 16.82m and a maximum depth of 56.39m. The locality is depicted in the following map:



Site Location Map

The site has a cross floor from the front northwest corner (RL 80.85) towards the rear southeast corner (RL 78.68). The site currently comprises a two storey brick and clad dwelling with metal roof with attached single garage. A detached secondary dwelling is located towards the rear boundary. A timber fence is erected along the street frontage. A gravel driveway provides vehicular access to the attached garage and the turning area within the front setback area.

The site is depicted in the following photographs:



View of Subject Site from Allawah Avenue

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two storey dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



Aerial Photograph of the Subject Site

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling house.

The proposed additions/alterations are described below:

Ground Floor

- New windows on front elevation.
- New sliding doors on rear east elevation.
- Construction of a new deck with adjustable vergola style roof over. Privacy screen proposed along northern elevation.
- New highlight window on northern side of family room to replace existing smaller window.

First Floor Level

- Internal alterations to reconfigure existing bathroom and bedroom to create walk in robe, ensuite and powder room.
- Provide three new windows on northern elevation to replace existing windows.
- The upper level will be providing with new external cladding.

Stormwater

All collected stormwater will continue to be discharged to the existing stormwater system in Allawah Avenue.

The proposal results in the following development indices

Site Area: 804.2m²
Existing Landscaped Area: 349.42m² or 43.45%
Proposed Landscaped Area: 358.19m² or 44.54%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Planning for Bushfire Protection

The subject site is identified as bushfire prone land and therefore the provisions of Planning for Bushfire Protection apply. A Bushfire Assessment Report has been prepared by Australian Bushfire Consulting Services which in summary provides:

This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. The highest Bushfire Attack Level to the proposed new works was determined to be 'BAL12.5'. Suitable accommodations have been made herein to enable Council to issue Development Consent inclusive of conditions required to ensure compliance with all requirements of PBP 2019.

The proposal meets the aims and objectives of PBP 2019 by means of compliance with the deemed to satisfy provisions of that document. I am a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment and I have attached a certificate to this report satisfying the requirements of s4.14. As such Council can approve the application without referral to the NSW Rural Fire Service.

The proposal complies with the Planning for Bushfire Guideline.



Extract of Bushfire Map

4.2 Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to an existing dwelling house and ancillary works are permissible with the consent of Council within the C4 zone.



Extract of Zoning Map

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

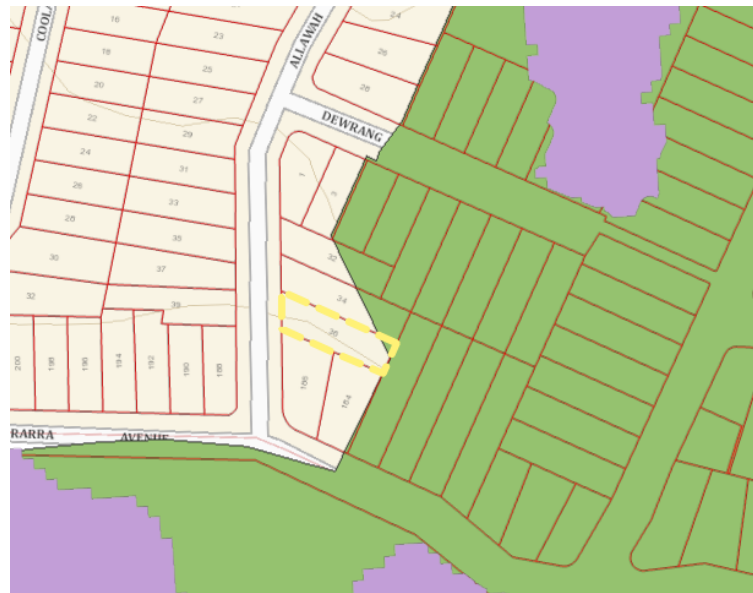
Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	Refer to plans – work do not exceed 8.5m	Yes

The following clause also applies:

Clause 7.1 Acid Sulfate Soils

The site is identified as 5 on Council's Acid Sulfate Soil map. The proposal does not result in any significant excavation. No further information is required in this regard.

Clause 7.6 Biodiversity



Extract of Biodiversity Map

The site is not identified on the NSW BDAR map (purple), with only a small portion of the rear of the site identified as biodiversity on Council's Biodiversity Map (green). The proposal does not provide for any works within that part of the site that is identified as 'biodiversity'. Further, the proposal does not require the removal of any protected trees. There is no further information required in this regard.

Clause 7.7 Geotechnical Hazards



Extract of Geotechnical Hazards Map

The rear portion of the site is identified on Council's Geotechnical Hazard map. A Geotechnical Report has been prepared by White Geotechnical Group which find in support of the proposal. No further information is required in this regard.

There are no specific other provisions of the LEP that apply to the proposed development.

4.2 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D5 Elanora Heights Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

4.2.1 Section A Introduction

A4.5 Elanora Heights Locality

The Elanora Heights locality will remain primarily a low-density residential area with [dwelling](#) houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another [dwelling](#) to encourage additional opportunities for more compact and [affordable housing](#) with minimal environmental impact in appropriate locations. Any dual occupancies will be located only on the plateau on land that has less [tree](#) canopy coverage, species and habitat diversity and fewer other constraints to development. Land in the vicinity of Caladenia Close and Dendrobium Crescent to the west will remain a low-density rural residential area due to the constraints and characteristics of the land, including steepness of slope, species and habitat diversity, and lack of infrastructure. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community, and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development on non-urban zoned land shall maintain generous spatial separation of the built form and low site coverage on large lots. Development will be designed to be safe from hazards including landslip and bushfire.

It is considered that the proposal is consistent with the desired character of the locality. The proposal provides for alterations and additions to an existing dwelling which will not be dominant in the public domain and do not require the removal of any protected vegetation. The majority of the works are behind the front building line and not visible from the public domain. The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

4.2.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B4.4 Landscape Flora and Fauna Enhancement Category 2 Land and Wildlife Corridor

The proposal does not require the removal of any protected vegetation on site. The proposal complies with the objectives of this clause.

B5.15 Stormwater

All collected stormwater will continue to drain to the existing stormwater system in Allawah Avenue in accordance with the controls of this clause.

B6.1 Access Driveways and Works on the Public Road Reserve

There is no change to the existing driveway or vehicular cross over.

6.3 Off-Street Vehicle Parking Requirements

The subject site requires 2 parking spaces on site. The subject site currently provides for a single garage with additional at grade parking on the driveway. The proposal does not seek to alter this arrangement. This complies with the numerical requirements of this clause.

B8.1 Construction & demolition – excavation and landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised.

Excavation and construction not to have an adverse impact.

Excavation operations not to cause damage on the development or adjoining property.

The proposal does not result in any significant excavation or fill. Appropriate sedimentation and erosion measures will be implemented prior to works commencing on site.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)

Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

Erosion and Sediment controls, as depicted in the architectural plans, will be implemented prior to works commencing on site.

4.2.3 Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarised over as:

C1.1 Landscaping

The controls seek to achieve the outcome:

*A built form dominated and complemented by landscaping.
Landscaping that reflects the scale and form of development.
Retention of canopy trees by encouraging the use of pier and beam footings.
Development does not result in significant loss of the urban forest.
Reduced risk of landslip.*

The proposal does not require the removal of any protected vegetation.

C1.2 Safety and Security

The controls seek to achieve the outcomes:

*On-going safety and security of the Pittwater community.
Opportunities for vandalism are minimised.*

The additions/alterations to the existing dwelling will continue to provide good surveillance of the site and the dwelling approach. The proposal provides for additional windows on the front elevation to improve the presentation to the street and enhance security and visual surveillance. The existing entry door on the front elevation will be retained. The proposal complies with this clause.

C1.3 View Sharing

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings.
Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.
Canopy trees take priority over views.*

The proposed dwelling complies with the maximum building height. The existing surrounding properties do not currently enjoy any significant views. The additions do not extend above the height of the existing dwelling and will maintain any existing views/vistas from the adjoining properties. The proposal does not result in any view loss.

C1.4 Solar Access

The controls seek to achieve the outcomes:

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Minimal need for artificial lighting.

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

Shadow diagrams have been provided which indicate only minimal additional overshadowing to 186 Woorarra Avenue at 9am on the winter solstice. The additional shadow does not extend to habitable buildings or the principal area of private open space on the adjoining property. There is no additional shadowing to adjoining properties at any other times. The proposal continues to ensure that at least 3 hours of solar access is provided to the habitable areas and private open space of the adjoining properties.

The proposal complies with the requirements of this clause.

C1.5 Visual Privacy

The controls seek to achieve the outcomes:

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposed provides additions are considered to achieve the requirements of this clause for the following reasons:

- New windows on the front elevation provide views of the street and dwelling approach and do not provide views into the adjoining properties.
- The new deck on the rear elevation is provided with a privacy screen along the northern elevation to provide privacy.
- The deck is provided with ample setback to the southern side boundary.
- The deck is located near existing ground level.
- The new window on the northern elevation of the family room is highlight window and will not permit views into the adjoining property.
- The new windows on the upper level northern elevation serve bathrooms and a robe which are not high use living areas. Further these windows are provided with frosted glazing and will not permit overlooking.

The proposal complies with this clause.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The proposed development will not have any impact on existing acoustic privacy to surrounding properties.

C1.7 Open Space

The controls seek to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

The required controls to achieve the outcomes are to ensure that dwellings are provided with suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

The development retains the existing private open space in the rear yard which is directly accessible from existing dining room. The proposed alterations improve access to the rear yard and provide for a more useable area with the incorporating of deck. The proposal complies with this clause.

C1.9 Adaptable Housing and Accessibility

The controls seek to achieve the outcomes:

The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.

All members of the community enjoy equitable access to buildings to which the general public have access.

Housing for older people and people with a disability are accessible, adaptable and safe. (S)

Equitable access in the public domain.

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

C1.12 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

There is sufficient area for the storage of waste and recycling bins. The proposal complies with the requirements of this clause.

C1.23 Eaves

The controls seek to achieve the outcomes:

Housing that reflects the coastal heritage and character of Pittwater.

Optimise roof forms.

Appropriate solar access and shading is achieved.

This clause requires dwellings to be provided with eaves having a minimum width of 450mm. The proposal provides for a parapet roof form which is compatible with the existing character of the locality. Window shades are provided where necessary. The achieves the objectives of this clause.

4.2.4 Part D Design Criteria

A summary of the DCP controls for the **D5 Elanora Heights Locality** is provided below:

D5.1 Character as Viewed from a Public Place

The additions to the dwelling do not encroach the existing front setback. The proposed modifications to the existing front façade will provide articulation and improve the aesthetics of the existing dwelling. The proposal does not require the removal of any vegetation. The proposal complies with this clause.

D5.3 Building Colours & Materials

An external materials and finishes schedule has been prepared. Finishes will complement the natural environment and charatcer of the locality.

D5.5 Front Building Lines

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality.
The amenity of residential development adjoining a main road is maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Vehicle manoeuvring in a forward direction is facilitated.
To encourage attractive street frontages and improve pedestrian amenity.
To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

This clause requires a minimum setback of 6.5m or the established building to the primary street frontage.

The proposed additions/alterations to the dwelling do not encroach the existing front setback and achieve the requirements and objectives of this clause.

D5.6 Side and Rear Building Lines

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Substantial landscaping, a mature tree canopy and an attractive streetscape.
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form.
A landscaped buffer between commercial and residential zones is achieved.*

The numerical requirements of this clause require a setback of 2.5m to one boundary and 1.0m to the other boundary. A setback of 6.5m is required to the rear boundary.

The existing dwelling does not comply with the side setback requirements of this clause. However, the proposed additions provide for a setback of 1.69m to the northern boundary and ample setback to the southern boundary (greater than 2.5m), which complies with this clause.

The proposal provides ample setback to the rear boundary in compliance with this clause.

D5.7 Building Envelope

The controls seek to achieve the outcomes:

To achieve the desired future character of the Locality.
To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Vegetation is retained and enhanced to visually reduce the built form.

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposed additions/alterations do not encroach this envelope.

D5.9 Landscaped Area – Environmentally Sensitive Land

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
A reasonable level of amenity and solar access is provided and maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Conservation of natural vegetation and biodiversity.
Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
To preserve and enhance the rural and bushland character of the area.
Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

This clause requires a landscaped area of 60% of the site. The proposal provides for the following:

Existing Landscaped Area:	349.42m ² or 43.45%
Proposed Landscaped Area:	358.19m ² or 44.54%

Whilst the proposal does not strictly comply with the numerical requirements of this clause, it is acknowledged that the existing development does not comply with the proposal resulting in an increase to the landscaped area (as defined). It is considered the stated outcomes of this clause have been achieved for the following reasons:

- The area of soft landscaping being removed is not visible from the street or the public domain.
- The deck is at ground level and does not result in any additional bulk or scale.
- The proposal does not result in any unreasonable loss of solar access to the adjoining properties as discussed previously.

- The proposal does not require the removal of any protected vegetation.
- All collected stormwater will continue to drain to the existing stormwater system.

The proposal achieves the objectives of this clause.

There are no other provisions of the DCP that are relevant to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development provides for the construction of alterations and additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal has been designed to retain privacy and amenity to the adjoining properties through considered orientation and location of windows. The proposal does not result unreasonable overshadowing. The proposal does not require the removal of any protected vegetation.

The Suitability of the Site for the Development

The subject site is zoned C4 Environmental Living and the construction of alterations and additions to an existing dwelling and associated works in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for the construction of alterations and additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling and associated work as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction alterations and additions to an existing dwelling and associated works upon land at **No. 36 Allawah Avenue, Elanora Heights** is worthy of the consent of Council.

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