

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS

25 ALLINGTON CRESCENT, ELANORA HEIGHTS

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INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No. 05-25- ARL sheets 1– 12 dated May 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.

As a result of this assessment it is concluded that the development of the site in the manner proposed is acceptable and is worthy of the support of the council.

PROPERTY DESCRIPTION

The subject allotment is described as 25 Allington Crescent, Elanora Heights being Lot 35 in D.P.219787

Site Description

The site is a 695.9 m² residential block, located on the southern side of Allington Crescent opposite Allington Reserve.

The site is located on a bend in the road and is triangular in shape with a road frontage of 31.21 metres. The east and southwest (cranked) side boundaries measure 45.235 metres and 47.620 metres respectively.

Natural surface falls diagonally across the block towards the east at approximately 5%.

At its closest point the existing residence is located approximately 10.5 metres from the front boundary, 1.32 metres from the southwest boundary and 1.59 metres from the east boundary. The residence is an L shaped two storey painted brick structure with pitched metal roofs.

The main body of the house extends along the southwest boundary and is located close to ground level with two steps into the house both at the front and rear. The eastern wing of the house is elevated by approximately 600mm.

At ground floor level the main body of the residence contains an entry and stair foyer, two bedrooms at the rear one with ensuite and walk in robe, bathroom, laundry and a living room at the front of the house. Also at this level is a detached storeroom which forms the eastern wing. The storeroom is separated from the residence by a breezeway which provides access through to the rear yard.

At first floor accommodation consists of a master bedroom with ensuite, robe and sitting area, separate study, kitchen, dining and living room. A small balcony extends off the eastern side of the living room.

Access from Allington Crescent is via a paved driveway which enters the property in the northern corner. The driveway extends to an open car parking area that extends across the residence's entry, breezeway and storeroom.

The front yard contains a walled pool area which extends from the residence to the front boundary and the driveway to the east. The remainder of the front yard which extends along the properties eastern setback is established with lawn and gardens.

At the rear of the property there is a deck off a bedroom at the rear of the residence and a garden shed behind the storeroom.

The remainder of the rear yard is established with lawn and mature tropical gardens at the very end of the yard.

The adjoining property to the east No.23 Allington Crescent contains a one and two storey residence at the front of the property and a single level outbuilding at the rear. This properties primary living spaces at the rear are orientated away from the subject residence. Along the west boundary the subject property adjoins both No.43 and No.45 Kalang Road. Both properties contain two storey residences that are located approximately 12 metres from the common boundary with No.25 Allington Crescent. No.45 has a garage structure adjacent the subject properties pool area whilst No.43 has an elevated pool structure adjacent the rear portion of the subject residence.

Details of the subject site and surrounding area are as detailed on the accompanying survey plan by Urban Surveying Ref: 25047 and accompanies this application.



Looking at No.25 from Allington Crescent



Looking at rear of No.25



Looking along eastern setback



Looking along southwest setback



Looking at rear yard

Proposed Development

New carport

- Construct skillion roof over existing carparking area. The new roof will also provide a covered area at the residence's entry

New first floor deck and covered balcony at rear of residence

- Construct new covered balcony and timber deck off existing kitchen and study. The covered balcony portion will be built over existing ground floor structure under. A timber deck extending off the covered balcony will wrap around the rear of the building following the line of the existing ground floor deck below.

Pittwater Local Environmental Plan 2014

Part 2 Permitted or prohibited development

Clause 2.3 Zone Objectives and Land Use Table

The subject site is zoned R2 Low Density Residential under Pittwater LEP 2014.

The development of and the use of the land for residential purposes within R2 Low Density Residential Zone is consistent with the zone objectives, which are noted as:

- *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 proposed carport at the front of the property will provide a practical all weather parking facility and added protection to the residence's entry.

The first floor covered balcony and deck will provide a much needed outdoor recreation space off the residences primary indoor living space. Currently there is only a small balcony at this level off the living room that faces onto the street. The balcony is inadequate in terms of space and does not take advantage of the outlook onto the existing rear yard and district outlook.

Part 4 Principal development standards

Clause 4.3 Height of Buildings

The maximum building height in this part of Elanora is 8.5 metres.

All new structure is contained comfortably below the maximum building height.

Part 5 Miscellaneous provisions

Clause 5.1 Heritage Conservation

The site does not contain any heritage items or located in a conservation area.

Clause 5.9 Preservation of trees or vegetation

The works do not require the removal of any trees or significant vegetation.

Part 7 Additional local provisions

Clause 7.1 Acid Sulphate soils

The site has been identified on Council's mapping as being in a Class 5 zone.

Excavation will be restricted to pad footings for new support posts with no work within 500 metres of a Class 1, 2, 3, or 4 land.

Clause 7.2 Earthworks

Refer to Clause 7.1 above for comment

Clause 7.6 Biodiversity Protection

The land is not noted as being within a Biodiversity mapped area.

Clause 7.7 Geotechnical Hazards

The property is not identified on Council's mapping as a Geotechnical Hazard.

Pittwater 21 Development Control Plan 2014

Council's Pittwater 21 DCP Section B (General Controls), Section C (Design Criteria) and Section D5 Elanora Heights Locality Statement outlines controls and objectives for development within the subject locality.

Section B General Controls

B3.1 Landslip Hazard

Refer Clause 7.7 above for comment.

B3.2 Bushfire Hazard

The property is not identified on Council's Mapping as being located within a bushfire prone area.

B3.11 Flood Prone Land

The property is not identified on Council's mapping as being within a flood prone precinct. The very rear of the site adjoins a low risk precinct however the nearest proposed works are over 20 metres uphill from this location.

B4.5 Landscape and Flora and Fauna Enhancement

Refer Clause 7.6 above for comment.

B4.6 Wildlife Corridors

Refer Clause 7.6 above for comment.

B5.15 Stormwater Management

The proposed development results in an increase in built upon area of 17.4m² and will not therefore require an OSD system to be installed. All new roof waters will be captured and piped into the existing stormwater system which discharges via gravity to Allington Crescent. Refer to Sheet 12 of drawings.

B6.3 Off-Street Vehicle Parking Requirements – Low Density Residential

The new carport will provide parking for two vehicles.

The parking requirement for this property is two vehicle spaces for the existing 3 bedroom residence.

B8.1 Construction & demolition – excavation and landfill

Refer to Clause 7.2 above for comment.

B8.2 Construction & demolition – Erosion and Sediment Management

The works only require the excavation of 6 pad footings. Temporary sediment control measures as required will be implemented during excavation of these footings.

B8.3 Construction & demolition – Waste Minimisation

All waste will be removed from site by the builder or a waste contractor to Kimbriki Waste Centre.

B8.4 Construction & demolition – Site Fencing and Security

Temporary fencing will be installed as necessary during the course of the works.

Statutory site signage will also be installed at the front of the property.

Section C Design Criteria

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

C1.1 Landscaping

Refer to Clause D5.9 below for comment.

C1.2 Safety and Security

The proposed works will not affect the properties existing safety and security. The front of the property including entry points are quite visible from the street.

C1.3 View Sharing

There will be no loss of outlook from adjoining residences which are located well away from the proposed works at both the front, rear and sides of the property.

C1.4 Solar Access (Refer to Sheets 8 – 10)

As detailed on the accompanying shadow plans, during the morning period in winter No.43 Kalang Road will sustain some additional shadow to its pool area. The extent of shadowing is not extensive and considering the time of day and the season that it will occur should not impact unduly on the function of the pool area. There will be no impact on the solar access of No.43's residence.

In the late afternoon period some additional shadow will fall onto the garden area behind the outbuilding at the rear of No.23 Allington Crescent. We note the additional shadow will fall in an area currently shaded by existing trees.

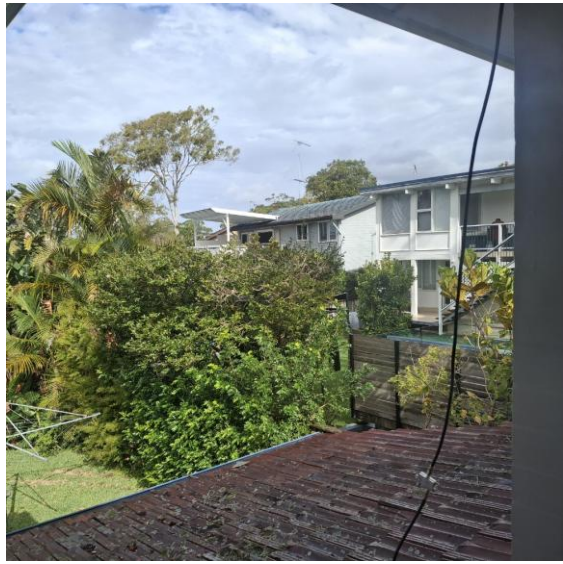
C1.5 Visual Privacy

The covered balcony and timber deck at first floor level incorporates solid walling along its southwest side to ensure the privacy of the pool area and rear yard of No. 43 Kalang Road will be maintained.

Regarding overlooking towards No.23 Allington Crescent, that properties existing structures and thick vegetation along the fence line will ensure the privacy of its outdoor living spaces will be maintained.



Looking towards No.23 Allington Crescent



Looking towards No.43 Kalang Road

C1.6 Acoustic Privacy

The generous separation between the proposed first floor balcony and deck and the adjoining residences will ensure the aural amenity of those properties is maintained.

C1.7 Private Open Space

The existing private open spaces at both the front and rear of the property will be unaffected by the proposed works. The rear yard alone provides over 150m² of private open space.

Section D Locality Specific Development Controls

The **D5 Elanora Heights Locality Statement** contains a number of desired outcomes for development in the locality. Regarding those outcomes we submit that the proposed works are well designed and consistent with the community vision for development in Pittwater in that :

- The new first floor outdoor recreation areas are well designed to take advantage of the open and light amenity at the rear of the property.
- The works will not result in the loss of any trees or significant vegetation.
- The new carport and balcony structures incorporate low profile roofing that will be located a significant distance from adjoining residences therefore not impacting unduly on their existing visual amenity.

A summary of the DCP controls for the D5 Elanora Heights Locality is as follows:

D5.1 Character as viewed from a Public Place

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

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.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

The proposed carport at the front of the property will be a low profile structure with a generous setback of 8.4 metres from the front boundary. The structure will be tucked in behind the existing pool walling minimising its visual presence within the broad streetscape. The new balcony and deck at the rear will not be seen from the street. The proposed works in general will not interfere with any existing public vistas or unduly impact on the outlook from adjoining development in particular from Allington Reserve. Spatial separation to adjoining development will ensure existing visual and aural amenities will be maintained.

D5.2 Scenic Protection - General

Refer to D5.1 above.

D5.3 Building Colours, Materials and Construction

All construction will be lightweight and finished in colours to match the existing residence. Refer to accompanying schedule of finishes.

D5.5 Front Building Line

The relevant control is to maintain a 6.5 metre setback to all new structure at the front of the property.

The proposed carport at its closest point will be 8.4 metres from the front boundary.

D5.6 Side and Rear Building Line

The relevant control is to maintain a minimum side boundary setback of 2.5 metres for at least one side and minimum 1 metre setback for the other side.

At the rear the control requires a minimum 6.5 metre setback.

The carport proposes a minimum side setback of 3.25 metres to the eastern boundary and the first floor balcony and deck will maintain the existing side setback to the southwestern boundary of 1.41 metres.

The proposed first floor deck will be setback over 20 metres from the rear boundary.

All proposed setbacks conform to the relevant controls.

D5.7 Building Envelope

The proposed carport will be contained within the relevant building envelope.

The new first floor balcony roof will breach the relevant building envelope by approximately 700mm. We submit the proposed roofing is not extensive, is a low profile design and located a significant distance from the adjoining residence No. 43 Kalang Road therefore negating any unreasonable impacts on that property.

D5.9 Landscaped Area – Environmentally Sensitive Land

The relevant control is to limit residential development to maintain a minimum landscaped area of 60% of site area (417.5m²).

The developments proposed landscaped indices are as follows:

Site Area.....	695.9
<u>Landscaped Area</u>	
Vegetated areas	282.9
<u>Impervious Landscaping</u>	
Portion of existing pool area (6% of site area)	41.7
Total Landscaped Area (46.6%)	324.6
<i>Required (60%)</i>	<i>417.5</i>
Existing Landscaped Area (49.1%)	342.0

The development will result in a loss of 17.4m² of lawn which is represented by an area of new carport roofing that will extend over existing lawn and part of the footprint below the new first floor deck.

In the case of the carport roof the geometry is such that the roof needs to extend over the lawn to allow for a conventional construction. The intention is to retain the affected portion of lawn, as considering the northeast aspect and exposure in this location the lawn will remain viable.

Regarding the loss of lawn area at the rear we submit that the valuable and much needed outdoor recreation space created by the proposed first floor balcony and deck will more than compensate for the small loss of lawn area that currently does not contribute significantly to the landscaping within the rear yard or the surrounding area.

We request that Council consider a variation to the control in this instance based on the practical and improved amenity both the carport and new first floor deck will provide for the occupants

Conclusion

The principle objective of the proposed works is to provide an all-weather parking facility at the front of the property and a practical outdoor recreation space at the rear of first floor level where the residences primary indoor living areas are located. We submit that both building elements will significantly improve the function of the residence whilst maintaining the existing amenity of adjoining development.

We submit that the development as described within this document and detailed in the accompanying documentation will broadly meet the objectives of Council's controls and be compatible in form and scale to surrounding development.

We therefore request the issue of Development Consent under the delegation of Council.