

STATEMENT OF ENVIRONMENTAL EFFECTS

for

PROPOSED ALTERATIONS AND ADDITIONS

At

51 ELANORA ROAD HEIGHTS

LOT 62 D.P. 247638

Prepared for Nick Ashworth
Date SEPT 2018
Prepared by Mitchell John Charles Clark

Introduction

This Statement of Environmental Effects accompanies plans prepared by *Mitch Clark Design + Draft* for a development approval. This Statement is prepared on behalf of the residence.

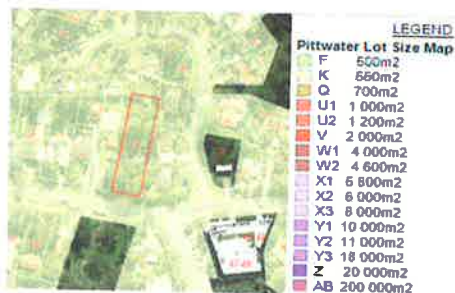
This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of modifications proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of northern beach council.

In preparation of this document, consideration has been given to the following;

1. Site Description

Identified as Lot 62 D.P 24638 also known as 51 Elanora Road, Elanora Heights, the subject site is located on the northern side of Elanora Road, Elanora Heights.

The site is a rectangular shaped allotment having a 18.29m frontage to Elanora Road, and side boundary depths of 67.055m. The total site area is 1214m².



Minimum lot size Map

The surface of the land slopes at an average gradient of 1: 5 parallel to Elanora Road, Elanora Heights

The site has grassed areas, with formalized garden beds and mature trees are found to the front and rear of the property. The property is vegetated with native and non-native tree species.



Photo-Front of property



Photo-Rear of property

Access to the property is via a concrete driveway which runs from Elanora Road south to North of the property, Entry to the house is via steps from the concrete existing driveway.

Private entertaining areas which comprise of a covered timber deck found to the North of the residence.



Photo-Covered timber deck

Neighboring properties are found to the East (No: 1, 2, 3 Georgina Avenue), and West (No: 53 Elanora Road)



LOCALITY



SATALITE LOCALITY

2. Proposed Development

As detailed within the accompanying plans prepared by mitchCLARK design+draft , the

proposed development involves:

External Modifications:

1. **Proposed subdivision of lot 62 D.P 247638 to lot size of 634m²**
(Refer to survey prepared by – Frankham engineering surveys – Dwg No- 21709)
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
2. **Proposed existing wall to be reduced 3m from boundary to allow for subdivision**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
3. **Proposed driveway to rear proposed subdivision boundary**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
4. **Proposed services to rear proposed subdivision boundary**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
5. **Proposed driveway to be extended 1085mm**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
6. **Proposed carport with timber deck over inc. 1.8m Privacy screen**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
7. **Proposed first floor addition (main bed including ensuite)**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
8. **Proposed Colorbond roof sheeting (ground and first floor)**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
9. **Proposed open timber pergola**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)

Internal Modifications:

10. **Proposed wall removal**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
11. **Proposed ground floor staircase to proposed first floor addition**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A15)
12. **Proposed New doors and windows**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)
13. **Proposed First floor addition**
(Refer to plans prepared by – Mitch clark design +draft – Dwg No- A1-A16)

3. Subdivision – Low Density Residential Areas

Outcomes

- Achieve the desired future character of the locality. (S)
- Maintenance of the existing environment. (En)
- Equitable preservation of views and vistas to and/or from public/private places (S)
- The built form does not dominate the natural setting. (En)
- Population density does not exceed the capacity of local and regional infrastructure and community services, (En, S, Ec)
- Population density does not exceed the capacity of local and regional transport facilities. (En, S, Ec)

3.1 Controls

- The proposed subdivision of existing lot 62 D.P 247638 has a minimum lot depth of 36.961m exceeding the minimum 27m requirement.
- The proposed subdivision of existing lot 62 D.P 247638 identified as Area 1 on the Landscape Area map has a minimum lot width of 18m exceeding the minimum 27m requirement.

- The proposed subdivision of existing lot 62 D.P 247638 is a capable site for providing the construction which will be safe from hazards, does not unreasonably impact on the natural environment, does not adversely affect heritage, and can be provided with adequate and safe access and services. Refer to site descriptions below.
- The proposed subdivision of existing lot 62 D.P 247638 is not intended to be created with a slope in excess of 16.7 degrees (30%) measured between the highest and lowest points on the proposed allotment.
- The proposed subdivision of existing lot 62 D.P 247638 is to be 550m² as per survey prepared by Frankham engineering surveys – Dwg No- 21709.

Continued from page 7 – ITEM BELOW FROM PITTWATER DCP

B2.2 Subdivision - Low Density Residential Areas

Land to which this control applies

Land zoned R2 Low Density Residential, E3 Environmental Management or E4 Environmental Living.

Uses to which this control applies

Subdivision

Outcomes

Achieve the desired future character of the locality. (S)

Maintenance of the existing environment. (En)

Equitable preservation of views and vistas to and/or from public/private places. (S)

The built form does not dominate the natural setting. (En)

Population density does not exceed the capacity of local and regional infrastructure and community services.

(En, S, Ec)

Population density does not exceed the capacity of local and regional transport facilities. (En, S, Ec)

Controls

Any lot (or lots) to be created by a subdivision of an existing lot (or lots) shall have a minimum lot depth of 27 metres.

Any lot (or lots) to be created by a subdivision of an existing lot (or lots) on land identified as Area 1 on the Landscaped Area Map shall have a minimum lot width at the building line of 16 metres.

Any lot (or lots) to be created by a subdivision of an existing lot (or lots) on land identified as Area 2 or 3 on the Landscaped Area Map shall have a minimum lot width at the building line of 15 metres.

Any lot (or lots) to be created by a subdivision of an existing lot (or lots) shall have a minimum lot width at the building line of 9 metres at the waterfrontage.

Any lot (or lots) are to be capable of providing for the construction of a building which is safe from hazards, does not unreasonably impact on the natural environment, does not adversely affect heritage, and can be provided with adequate and safe access and services.

A person shall not subdivide land if the allotment(s) intended to be created have a slope in excess of 16.7 degrees (30%), measured between the highest and lowest points on any such allotment(s).

The minimum area for building shall be 175m².

Variations

Provided the outcomes of this control are achieved, Council may consider a variation for the following purposes:

- the making of an adjustment to a boundary between allotments that does not create an additional lot;
- the rectifying of an encroachment on an allotment;
- the excising from an allotment of land that is or is intended to be used for public purposes, including drainage, rescue services, public conveniences or public reserve.

Advisory Notes

To determine which area on the Landscaped Area Map that applies to your property, please use the property search function via Council's ePlanning Portal or call the Assistant Development Officers on 9970 1674.

Merit Assessment minimum subdivision lot size

objectives

- (a) to protect residential character and amenity by providing for subdivision where all resulting lots are consistent with the desired character of the locality, and the pattern, size and configuration of existing lots in the locality,
 - (b) to provide for subdivision where all resulting lots are capable of providing for the construction of a building that is safe from hazards,
 - (c) to provide for subdivision where all resulting lots are capable of providing for buildings that will not unacceptably impact on the natural environment or the amenity of neighbouring properties,
 - (d) to provide for subdivision that does not adversely affect the heritage significance of any heritage item or heritage conservation area,
 - (e) to provide for subdivision where all resulting lots can be provided with adequate and safe access and services,
 - (f) to maintain the existing function and character of rural areas and minimise fragmentation of rural land,
 - (g) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.
- (4) This clause does not apply in relation to the subdivision of any land:
- (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
 - (b) by any kind of subdivision under the Community Land Development Act 1989.

Below the relevant objectives have been identified and addressed in regards to proposed subdivision.

(a) the locality, and the pattern, size and configuration of proposed subdivision does not negatively impact the existing lots in the locality

(b) the proposed lots are capable of providing for the construction of a building that is safe from hazards,

(c) the locality, size and configuration of the proposed buildings will not unacceptably impact on the natural environment or the amenity of neighboring properties,

(d) the proposed subdivision does not adversely affect the heritage significance of any heritage item or heritage conservation area,

(e) the proposed subdivision will be provided 3m Right of Carriage way and 5x10m Passing area to provide an adequate and safe access to both properties. The proposed service location is underneath the proposed driveway providing a safe and uninterrupted location for all services.

(3) The proposed subdivision lot is less than the minimum size shown on the Lot Size Map in relation to that land.

-Proposed Site Area 51: 676.3m² (Before Right of Carriage Way)

-Proposed Right of Carriage Way 133m²

-Proposed Site Area 51: 543.3m² (After Right of Carriage way)

The proposed subdivision at 51 Elanora Road Heights does not comply to the minimum lot size of 550m² after the right of carriage way has a total area of 133.3m² which has been deducted from her lot size of 676.3m². Total lot size would be 543.3m²

Neighbouring properties found at 55 Elanora Road Elanora Heights have a similar subdivision with a lot size smaller then minimum lot 550m².

4. Site Suitability

4.1 Zoning

-The site zoning under the northern beaches council zoning map include:

1 Land Zoned R2 low density residential



Zoning Map

4.2 Heritage

-There are no heritage items on, or within the vicinity of the site. As a consequence. There are no heritage issues that need to be addressed regarding the addition. We therefore consider the proposal complies with controls



LEGEND
Pittwater Heritage Map Points
Archaeological Site
Heritage Item

Heritage Map

5. Hazards

5.1 Flooding

- The property is located in a medium risk to life flood zone as per flood risk management policy 2017.

The alterations and additions are to comply to requirements of report prepared by Jack Hodgson Consultants PTY LTD.
Please Refer to flood report prepared by Jack Hodgson Consultants PTY LTD.

5.2 Land Stability

- The Property is not located in a landslip zone, We there consider the proposal to comply to controls



LEGEND
Pittwater Geotechnical Hazard Map
Geotechnical Hazard H1
Geotechnical Hazard H2

Geotechnical Risk Map

5.3 Coastal Processes

-The property is not affected by coastal processes. We therefore consider the proposal to comply with controls.



LEGEND
Pittwater Coastal Risk Planning Map
Wave Inundation
Coastal Erosion/Wave Inundation
Buff/Cruff Instability

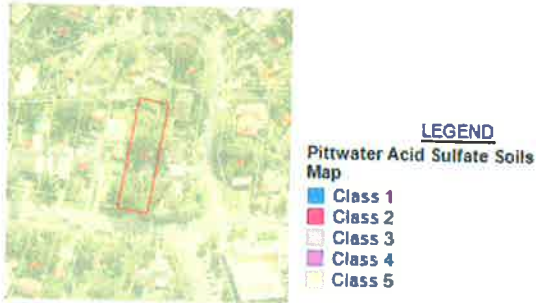
Coastal Risk Map

4.4 Bushfire

-The Property is located in a Bushfire zone land.
The alterations and additions are to comply with requirements of report prepared by relevant bushfire consultant.

4.5 Acid Sulphate

- The Property is located in a class 5 Acid Sulphate prone zone. We therefore consider it complies with controls.



Acid sulphate Map

5. Natural Resource Issues

5.1 Flora and Fauna Habitat

The location and size of the proposal does not negatively effect flora and fauna habitats or animal pathways.

New Formalized landscaping will be provided as substitution of proposal

Refer to mitchCLARK design+draft for landscape plan. – See sheet A11 for details.

5.2 Protection of native wildlife

- The size and location of the proposal should not impact on any native wildlife species. We therefore consider this proposal will comply with control.

6. Construction and Demolition

All demolition and construction works are to be carried out in a safe manner by trained personnel under the management of a licensed demolisher who is registered with the Work Cover Authority, in accordance with all relevant Acts, Regulations and Australian Standards AS2601.2001 'Demolition of Structures'.

The subject site shall be protected by a Hoarding in accordance with section 126(1) of the Roads Act whilst construction is undertaken.

6.1 Construction:

- Concrete driveway to rear boundary to engineers details
- Carport to engineers details
- Ground floor timber deck/carport roof to engineers details
- Ground floor timber Colorbond roof to engineers details
- First floor timber floor to engineers details
- First floor timber Colorbond roof to engineers details
- All wall removal and openings to engineers details
- Clad external walls as required

6.2 Demolition:

- Existing wall to be reduced 3m from boundary to allow for subdivision
- Removed existing concrete driveway where required
- Remove existing walls/ Create openings as required
- Remove existing ground floor roof tiles and replace with Colorbond

7. Landscaping

- The existing site already consists of landscaped garden beds and grassed areas. The proposed landscape plan has been provided as per proposed alterations. Refer to landscape plan provided by *mitch CLARK design+draft*. – See sheet A12 for details.

8. Solar Access

- Due to the location and minimal height of this proposal, there will be only minor increase shadowing over neighbours on Georgina Avenue, Elanora Heights. Neighbours will not be

affected by the proposed proposal

9. Visual Privacy

-The location of the proposal does not negatively affect the neighbouring properties in terms of visual privacy. Windows and doors have been design in locations to limit impact on neighbouring properties.

Privacy Screens will also be proposed where required to limit visual privacy.
We therefore consider the proposal complies with control

10. Acoustic Privacy

-The location and type of the proposal does not adversely impact upon the neighboring properties in terms of acoustic privacy. We therefore consider the proposal complies with controls.

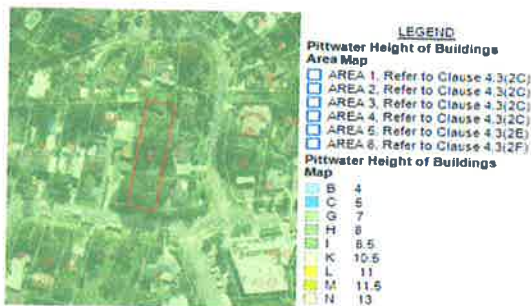
11. Private Open Space

-The Proposed additions to the existing residence include a ground floor deck and a first floor juliet balcony facing east. Both the ground floor deck and first floor juliet balcony design has incorporated a 1.8m Slatted timber privacy screen facing the East and south whilst the pitched skillion ground floor roof should give ample privacy for both neighbors and the residents.
We therefore consider the proposal to comply with control

12. Height

-The Proposal is not over the 8.5m Maximum height requirement. We therefore consider this addition to comply with controls.

-The Proposed is not over the 7.2m Maximum wall Height requirement. We therefore consider this addition to comply with controls.



Height Map

13. Side Building Envelope

-The Proposed addition to existing residence does not extend over the 3.5m building envelope. We therefore consider that the addition complies with controls.

14. Side Boundary Setback

-The Proposed addition to the existing residence does not extend past the 900mm Setback..

We therefore consider that the addition complies with controls.

15. Front Boundary Setback

-The Proposed addition to the existing residence does not extend past the 6.5m Front Boundary Setback.

16. Traffic, Access and Safety

The proposed modifications will not affect this control.

17. Parking Facilities

The proposed modifications will not affect this control. The Proposed carport will create more parking facilities on the street for the public whilst creating a private and safe space for the residents of 51 Elanora Road, Elanora Heights.

18. Stormwater

The proposed modifications will connect to the existing stormwater facilities as the proposed modifications are not exceeding the existing hard surface area.

Refer to stormwater concept plan prepared by – *mitch CLARK design+draft*

19. Erosion and Sediment

Erosion and sediment prevention measures will be installed in compliance with the details provided.

Refer to stormwater concept plan prepared by – *mitch CLARK design+draft*

20. Landfill

The proposal does not require the need for landfill. Any excavation material not re-used on site is to be disposed of at an appropriate waste facility. Any landfill is filtered and cleaned so not to contain any debris or contaminated material.

21. Waste Management

The subject sites waste materials generated through demolition, excavation and construction works will be disposed at an appropriate waste facility.

22. Site Calculations

-Site Area:

1226m²

-Proposed Site Area 51:	676.3m2 (Before Right of Carriage Way)
-Proposed Right of Carriage Way:	133.6m2
-Proposed Site Area 51:	542.7m2 (After Right of Carriage way)
-Proposed Site Area 51A:	550m2
-Existing Hard surface Area:	267m ²
-Proposed Hard Surface Area:	312m2
-Existing Site Coverage:	21.99%
-Proposed Site Coverage	49.21%
-Proposed Landscape Area	50.79%

15. Building Colors, Materials and Construction

- The proposed alterations and additions will dominantly be colored with Light earthy tones.
- The use of Light earthy tones will enhance the aesthetic appeal of the existing residence by harmonizing with the natural surroundings whilst enhancing the aesthetic appeal of the property.
- Refer to Schedule of finishes prepared by *mitch CLARK design+draft*
- New landscaping will be provided to enhance the overall aesthetics and to soften any materials which become overbearing aesthetically.
- During construction a sediment fence will be used to make sure no sediment is washed or blown down to the streetscape.

23. Design Criteria for Subdivision

C4.1 - Subdivision - Protection from Hazards

This application is accompanied by a Flood Report and Bushfire Impact Assessment. Both the reports support the development subject to the recommendation of the reports. We note that Council Natural Environmental team recommended approval, subject to conditions, in regard to flood before the application was withdrawn.

C4.2 Subdivision - Access Driveways and Off-Street Parking Facilities

The proposed driveway will provide safe and convenient access to each lot with a passing bay included. The site is not identified as being in a geotechnical hazard area and has a gentle slope of which the driveway will follow. Compliant off-street parking is proposed to each lot.

C4.3 Subdivision - Transport and Traffic Management

The proposed subdivision will not result in traffic generation above the capacity of the existing road network.

C4.5 Subdivision - Utility Services

Utility services are to be provided under the proposed driveway.

C4.7 Subdivision - Amenity and Design

The proposed development is consistent with the Elanora Heights locality and will maintain the primarily low density residential set in a landscaped setting desired future character of the local area.

The subdivision will require the removal of some trees but will include enhancing landscaping elements as indicated on the landscape plan provided. It is considered that the works will not significantly adversely impact on the ecological sustainability of the local environment.

The proposed dwellings have been designed to minimise any adverse impacts to neighbours through appropriate fenestration, privacy screens and landscaping.