

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION  
OF A SECONDARY DWELLING**

**PROPERTY**  
**36 WEEROONA AVENUE,  
ELANORA HEIGHTS  
NSW 2101**

**CLIENT**  
**NIK AND MARIA FRANK**

**JOB NO 20-71**

**DATED 30 October 2020**

## **1.0 INTRODUCTION**

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed secondary dwelling the Proprietors wish to construct on the property at 36 Weeroona Avenue, Elanora Heights.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

## **2.0 THE SITE AND EXISTING BUILDING**

The property is located at 36 Weeroona Avenue, Elanora Heights. The block of land is approximately 1,005sqm in site area, faces South on Weeroona Avenue. The site slopes down towards the northern (rear) boundary.

A two storey dwelling and a detached garage exists on the property. There is a vehicle crossing on Weeroona Avenue and a driveway runs at the middle of the site frontage. Refer to image 1 and 2.



Image 1. 36 Weeroona avenue, Elanora Heights

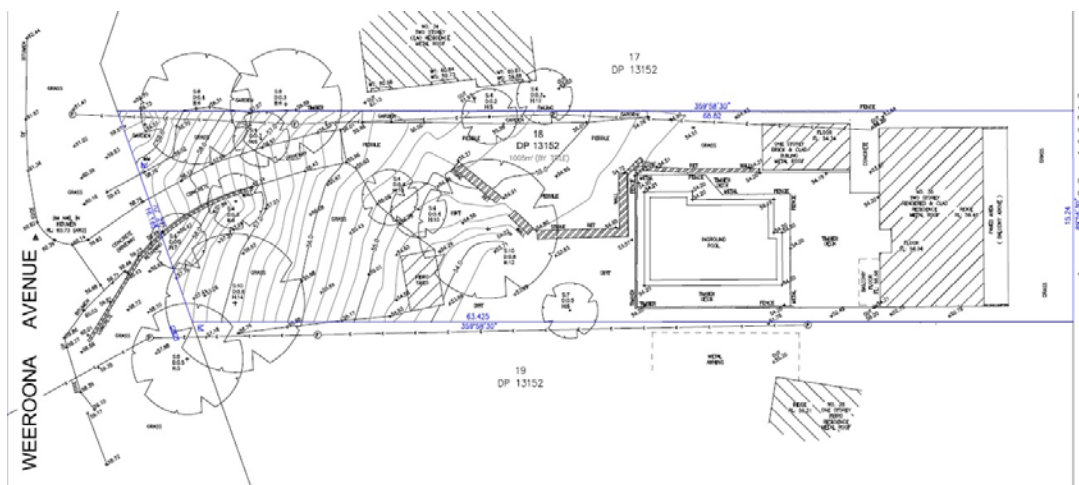


Image 2. Survey

30 October 2020



### **3.0 EXISTING STREETScape**

To the immediate East of the subject property, at 34 Weeroona Avenue, Elanora heights, a two storey dwelling exists. Refer to image 3.



Image 3. 34 Weeroona Avenue, Elanora Heights

To the immediate west of the subject property, at 38 a two storey dwelling exists. Refer to image 4.



Image 4. 38 Weeroona Avenue, Elanora Heights

Across the road of the subject property, at 37 Weeroona Avenue, Elanora Heights, a two storey dwelling exists. Refer to image 5.



Image 5. 35 Weeroona Avenue, Elanora Heights



The remainder of Weeroona Avenue is an amalgamation of one and two storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale. Refer to image 6 and 7.



Image 6. Streetscape of Weeroona Avenue



Image 7. Streetscape of Weeroona Avenue

## **4.0 THE PROPOSAL**

### **Object**

The Proprietors of 36 Weeroona Avenue, Elanora Heights, requested RK Designs to propose a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

### **Privacy**

A new entry alfresco had been created to give a sense of intimacy to the secondary dwelling. Private open spaces are separated for primary and secondary dwelling where they could enjoy outdoor activities with privacy. Further, the privacy issue can be resolved through the positioning of openings. Openings of the proposed secondary dwelling are approximately 36 metres setback from the principal dwelling. Two dwellings do not overlook each other due to the distance and level difference. Also, the secondary dwelling is placed not adjacent to adjoining properties including 34 and 38 Weeroona Avenue, Elanora Heights. The proposed development will not affect the privacy and tranquillity of residents.

### **Amenity**

To increase the amenity, habitable areas including living, kitchen and dining are placed towards North. North facing openings allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for uses. Openings towards rear garden will connect the space with green area visually and encourage uses for outdoor living and family entertainment.

### **Context consideration**

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a double skillion roof with a similar colour tone of the surroundings. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

## **5.0 COMPLIANCE WITH THE PITTWATER DCP 21 AND PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

### **Zone E4 Environmental Living**

#### **1 Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

#### **2 Permitted without consent**

Home businesses; Home occupations

#### **3 Permitted with consent**

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Water recreation structures

#### **4 Prohibited**

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Therefore, the development is permissible with consent.



## **5.1 FLOOR SPACE**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

## **5.2 BUILDING HEIGHT**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(2FA) Despite subclause (2), the maximum height for a secondary dwelling or a rural worker's dwelling in Zone E4 Environmental Living or Zone RU2 Rural Landscape is 5.5 metres if the secondary dwelling or rural worker's dwelling is separate from the principal dwelling.

Allowable height - 5.5 metres to the highest point of the roof.

Proposed height - 5.5 metres maximum to the highest point of the roof.

The proposed building is one storey in height with 3 and 14-degree double skillion roof.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Plans.

### **5.3 LANDSCAPED AREA AND PRIVATE OPEN SPACE**

The requirements of the Northern Beaches Council, the Pittwater Development Control Plan 21 and the subject proposal's compliance with the Development Control Plan 21 are outlined as follows.

**SITE AREA = 1,005sqm**

#### **LANDSCAPED AREA**

Required Landscaping = 60 % of Site Area = 603sqm  
(Minimum landscape dimension not less than 2m)

Proposed Landscaped area = 576.6sqm  
Proposed Landscaped area as % of Site Area = 57.4%.

#### **PRIVATE OPEN SPACE**

Required Private Open Space = 80sqm  
Proposed Private Open Space = 80sqm

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to the 5.4 variations D5.9 Landscaped Area Environmentally Sensitive Land



## **5.4 VARIATIONS D5.9 Landscaped Area – Environmentally Sensitive Land**

The proposed development achieves the 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. Rural and bushland character of the area is preserved and enhanced. Soft surface is maximised to provide infiltration of water to the water table, minimise run off and assist with stormwater management.

The existing site does not comply with the 60% of landscape.

There is 576.6sqm of proposed landscape, which is 57.4% of the total site area.

The additional proposed non impervious area is 77.8sqm including the secondary dwelling, deck, stairs and ramp which is proportionately minor in site area.

From the DCP of the Pittwater, below variation is considerable.

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- Impervious areas less than 1 metre in width (e.g Pathways and the like)
- For single dwellings on land zoned R2 Low Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level(existing)).

As per the clause D5.9 Landscaped Area Environmentally Sensitive Land, up to 6% of the site area, existing impervious recreational outdoor area can be included as an additional landscaped area. The site area is 1,005sqm therefore, 60.3sqm of recreational outdoor area can be included as an additional landscaped area.

Existing Recreational Outdoor area	
Deck around Pool	103.4 sqm
Pool	49.2 sqm
Rear Deck	103.3 sqm
Total Area	255.9 sqm

Table 1. Existing Recreational Outdoor Area

The existing recreational outdoor area is equal to 255.9sqm. The Existing pool area with deck is aligned with the existing ground level and is no higher than 1 metre above ground level. Refer to image 8 and 9.



Image 8. Existing Pool and deck area



Image 9. Existing pool and Deck area

#### Landscaped area calculation with a variation

Proposed landscape = 576.6sqm

Variable impervious recreational outdoor area = 60.3sqm

Total proposed landscape = 636.9sqm = 63.4% of the site area

Therefore, we ask that the Council take into consideration the varied landscape of 636.9sqm. The site still proposes undisturbed 576.6sqm of soft landscape, which is substantial benefit for the biodiversity of the Pittwater area. Further, there will be no adverse impact on the biodiversity of the site when deliberating on a variation of the landscape requirement.

Therefore, the proposal complies with the requirements of the Development Control Plan.



## **5.5 BUILDING SETBACKS**

The requirements of the Northern Beaches Council, the Pittwater Development Control Plan 21 and the subject proposal's compliance with the Development Control Plan 21 are outlined as follows.

### **Required setbacks**

Front	-	6.5 metres
Primary Side	-	2.5 metres
Secondary Side	-	1.0 metres
Rear	-	6.5 metres

### **Proposed setbacks**

Front	-	7.6 metres
Primary Side	-	4.5 metres
Secondary Side	-	1.0 metres
Rear	-	48.6 metres

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

## **5.6 VEHICLE ACCESS AND PARKING**

The requirements of the Northern Beaches Council, the Pittwater Development Control Plan 21 and the subject proposal's compliance with the Development Control Plan 21 are outlined as follows.

Provide 2 car spaces per dwelling and 1 additional space for a secondary dwelling.

The proposal presently before Council has addressed the requirements for the vehicle access and parking. The existing paved area conform to the DCP requirements in regard to location, setbacks, height, car spaces, width and length requirements of the car garage and the like.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Plans.

## **5.7 BUILDING COLOURS AND MATERIALS**

The requirements of the Northern Beaches Council, the Pittwater Development Control Plan 21 and the subject proposal's compliance with the Development Control Plan 21 are outlined as follows.

### **Controls**

External colours and materials shall be dark and earthy tones as shown below:



White, light coloured, red or orange roofs and walls are not permitted:

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.



## **5.8 PRIVACY**

Refer the privacy issues addressed in Section 4.0 The Proposal of this Statement of Environmental Effects.

## **5.9 SCENIC PROTECTION CATEGORY ONE AREA**

The requirements of the Northern Beaches Council, part D5. the Pittwater Development Control Plan 21 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

### **CONTROLS**

Screen planting shall be located between structures and boundaries facing waterways.

Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves. Development is to minimise the impact on existing significant vegetation.

The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development.

The development is to incorporate measures for planting and maintenance of native vegetation within those areas which are already cleared, and which are not required to be cleared to allow for the development.

The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes.

The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment.

Applicants are to demonstrate that proposed colours and materials will be dark and earthy.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Plans and Finishes Schedule.

#### **5.10 OTHER REQUIREMENTS**

The proposal presently before Council has also addressed other requirements such as privacy and car parking. Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like have also been addressed in detail in this development application. As a result the proposal complies with the Development Control Plan requirements for all of these items.

## **6.0 CONCLUSION**

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our Client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the Proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the Proprietors for your efforts.

Should you require any further information, however, please do not hesitate to contact our office.

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