

STATEMENT OF ENVIRONMENTAL EFFECTS

30 KALANG ROAD, ELANORA HEIGHTS

**CONSTRUCTION OF ALTERATIONS/ADDITIONS TO AN
EXISTING DWELLING**

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

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TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	SITE DESCRIPTION AND LOCALITY	4
3.	THE DEVELOPMENT PROPOSAL	7
4.	ZONING & DEVELOPMENT CONTROLS	8
5.	EP&A ACT – SECTION 4.15	18
6.	CONCLUSION	19

1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions upon land at Lot 2 in DP 876810 which is known as **No. 30 Kalang Road, 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.

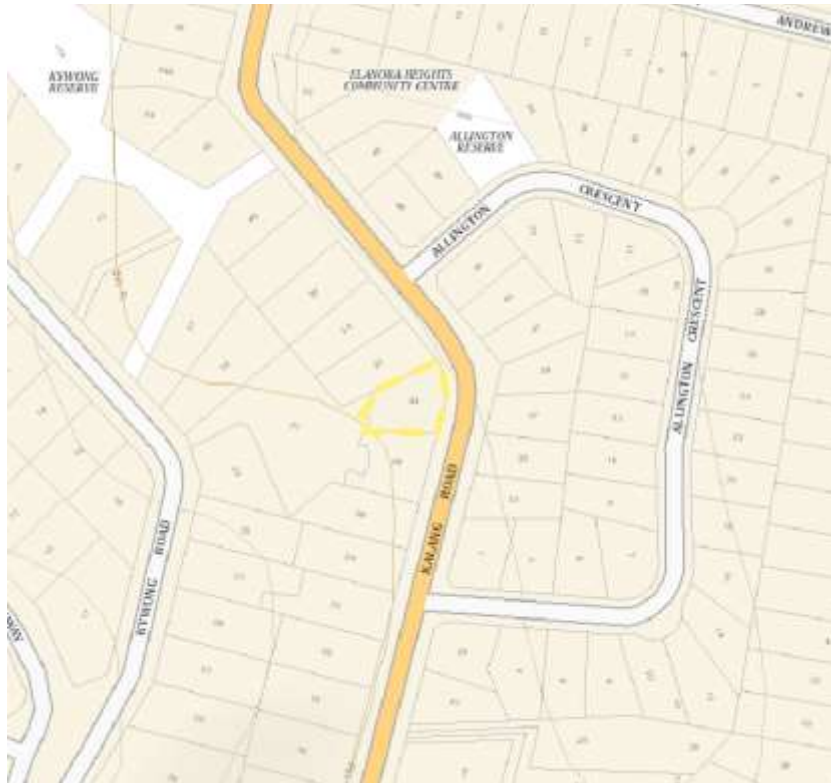
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by C & A Surveyors NSW P/L, Ref No. 16245-20 and dated 13/01/2021.
- Architectural Plans prepared by Du Plessis & Du Plessis Architects, Issue 5 and dated 01/09/2021.
- BASIX Certificate.
- Geotechnical Investigation prepared by White Geotechnical Group, Job No. J3720 and dated 21 September 2021.
- Stormwater Management Plans and Soil Erosion Plan prepared by NY Civil Engineering, Job Ref No. E210372, Issue A and dated 15/09/2021.
- Landscape Plan prepared by Studio Plum, Project No. 169 and dated 21/09/2021.
- Certified Shadow Diagrams prepared by Deneb Design, Ref No. 1944, Version 01 and dated 30/09/21.

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 2 in DP 876810 which is known as 30 Kalang Road, Elanora Heights. The site has an area of 825.6m² and is located on the western side of Kalang Road. The site which is of irregular shape has a street frontage of 32.425m to Kalang Road and a maximum length. The locality is depicted in the following map:



Site Location Map

The site falls from the rear boundary RL 101.71 towards the front northeast corner of the site (RL93.29). The site currently comprises a two storey dwelling brick and tiled roof dwelling which is located towards the rear portion of the site. A swimming pool is located forward of the dwelling on the northern portion of the site. A concrete driveway located towards the south boundary provides vehicular access to the attached double garage.

The site is depicted in the following photographs:



View of Site from Front Yard

The existing surrounding development comprises predominantly single detached dwellings on varied allotment sizes. 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/additions to an existing dwelling. The works are to be constructed of stone clad piers, concrete slab and metal roof.

The proposal provides for new covered terraces to the front façade of the ground level and shed for boat storage. These elements extend the width of the front façade and provide for a setback of at least 9.11m to the street frontage. A setback of at least 1.5m is provided to the northern boundary and the storage shed is setback at least 1.0m to the southern side boundary.

At first floor level the existing balcony on the front façade is to be extended. The southern portion of the balcony is to be provided with a flat roof. The balcony at this level is provided with a setback of 5.29m. A setback of 9.11m is provided to the street frontage consistent with the proposed ground level works.

All collected stormwater will continue to discharge to the street gutter in Kalang Road, in accordance with Council controls and the Stormwater Management Plans prepared by NY Civil Engineering.

Landscaping of the front yard and side boundaries is proposed as detailed on the Landscape Plan and includes screen planting and two new trees.

The proposal will result in the following numerical indices:

Site Area: 825.6m²

Existing Landscaped Area: 381m² or 46%

Proposed Landscaped Area: 358m² or 43%

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 Building Code for Bushfire Protection

The subject site is not identified as bushfire prone land on Council's Bushfire Map. There is no further information required in this regard.



Extract of Bushfire Map

4.2 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. Development for the purposes of construction of alterations/additions to an existing dwelling are permissible with the consent of Council within the E4 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.	Yes

The following controls are also relevant:

Clause 7.1 Acid Sulfate Soils

The site is identified as Class 5 on Council's Acid Sulfate Soils map. The proposal does not require any excessive excavation and therefore no further information is required in this regard.

Clause 7.7 Geotechnical Hazards

The subject site is not identified on Council's Geotechnical Hazard Map, however, the Council's road reserve is identified on Council's Map. A Geotechnical Investigation has been prepared by White Geotechnical Group which in summary provides:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.



Extract of Geotechnical Hazard Map

There are no other specific 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 D10 Newport 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 proposed additions to the existing dwelling does not require the removal of any vegetation and provides for additional plantings. The development is considered to be compatible with the existing surrounding development, in terms of bulk and scale. The proposal complies with the maximum height controls. The additions comprise open terraces/balconies and a storage shed and do not result in unreasonable bulk. It is considered that the proposal will sit comfortably within the site and achieves the desired future character of the locality.

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:

B4.5 Landscape and Flora and Fauna Enhancement Category 3

The proposal does not require the removal of any existing trees and provides for landscaping of the front yard of the site including two trees and screen planting. No further information is required in this regard.

B5 Water Management

The proposal will provide for all collected stormwater to continue to discharge to the existing street infrastructure in Kalang Road. The proposal results in additional site cover of only 23m² and therefore OSD is not required. The proposal complies with this clause.

B6.3 Off-street Car Parking Requirements

This clause requires 2 off street parking spaces for large dwellings (2 bedrooms or more). The proposal retains the existing parking spaces.

The proposal complies with 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 require any excessive excavation. The proposal complies with this clause.

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)

An Erosion and Sediment Management Plan 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 proposal results in a small of landscaping being removed to accommodate the storage shed, however, the proposal does not require the removal of any protected vegetation and the application includes a Landscape Plan for the front yard. The proposal complies with the intention of this clause.

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.

Inform applicant's of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements

Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

The existing dwelling is orientated to overlook the street and dwelling approach and this application retains this orientation. 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 site and surrounding properties enjoy some distant views towards the east. The proposed additions are to the front façade and do not encroach the average street setback and will not obstruct existing views from the adjoining properties. The proposal complies with this clause.

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.

Reduce usage and/dependence for artificial lighting.

The proposal provides for an addition to the existing dwelling to the ground and first floor level. Shadow diagrams have been provided which depict only minimal additional shadowing which does not extend to the habitable area or principal private open space of the adjoining properties. The proposal complies with 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 proposed additions provide for a boat storage and extension of existing terrace at ground level and addition to the balcony at the upper level. These elements are on the front façade of the dwelling and provide views of the street and the district water views. The additions do not permit overlooking into private open space or habitable areas of the adjoining properties. The proposal will ensure privacy to the adjoining properties is maintained.

C1.6 Acoustic Privacy

The proposal provides for additions to a single detached dwelling in a residential area. It is not considered that there will be any acoustic impacts to the adjoining properties.

C1.7 Private Open Space

The proposal maintains an ample area of private open space which is located forward of the existing dwelling. The new extension improves the outdoor living area. There is no further information required in this regard.

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 on site for the storage of waste and recycling receptacles so that they are not visible from the public domain. 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 complies with 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

It is considered that the proposed dwelling alterations are compatible with the requirements and objectives of this clause for the following reasons:

- The dwelling continues to be orientated towards Kalang Road.
- The additions maintains ample setback to the street.
- The proposal does not require the removal of any vegetation.
- The proposal complies with the maximum height controls and results in a dwelling that presents as two storeys from the street.
- The proposed balcony additions improve articulation and presentation to the street.

D5.2 Scenic Protection - General

As discussed above the proposal presents for an appropriate presentation to the public domain through use of a considered design, varied setbacks and appropriate external finishes. The proposal is well separated from the foreshore and the additions will not be visible from the foreshore area. The proposal does not require the removal of any vegetation.

D5.3 Building Colours and Materials

The proposed dwelling additions are designed to complement the existing dwelling and will harmonise with the natural environment and complement the existing surrounding dwelling.

D5.5 Front Building Line

The stated objectives of this clause are:

Achieve the desired future character of the Locality.

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

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

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 setback of 6.5m to the street frontage. The additions maintain a setback of at least 9.1m to the Kalang Road frontage as measured from the wall of the dwelling. The setback proposed is compatible with the established building line in this portion of Kalang Road. The proposal complies with this clause.

D5.6 Side and Rear Building Line

This clause requires a setback of 2.5m to one side boundary and 1.0m setback to the other side boundary. A rear setback of 6.5m is required to the rear boundary. The additions to the dwelling do alter the existing rear boundary setback.

The proposal provides for setbacks of 1.0m and 1.5m to the sites southern and northern boundaries, respectively. Whilst not achieving compliance with the numerical requirements of this clause, it is considered appropriate in this instance for the following reasons:

- The proposed additions improve private open space by providing for a ground level terrace adjacent to the lounge room and improve outdoor living.
- It is only the ground level that results in a non-compliance with the upper level additions complying with this clause.
- The elements that do not comply with the required setbacks do not result in any significant overshadowing or private open space or habitable areas of the adjoining properties.
- Given the ample setback to Kalang Road the non-compliance with this control will not have any impact on the streetscape.
- The non-compliance is an open structure does not result in unreasonable bulk or scale.

D5.7 Building Envelope

This clause stipulates a building envelope measured at 3.5m on the boundary and a 45 degree. The proposal complies with the building envelope.

D5.9 Landscaped Area – Environmentally Sensitive Land

This clause requires a minimum landscaped area of 60% of the site area. The proposal provides for a landscaped area of 358m² or 43%. Whilst this does not achieve the numerical requirements of this clause it is considered appropriate in this instance for the following reasons:

- The proposal results in a reduction of only 23m² of the existing landscaped area.
- This minor reduction does not have any detrimental impact on the streetscape or the adjoining properties.
- The proposal provides for landscaping as detailed in the Landscape Plan submitted with the application. This includes screen planting adjacent to the eastern boundary which will improve the amenity and outlook of the adjoining property and when viewed from the street.
- All collected stormwater will continue to be directed to the street gutter in Kalang Road and the proposal does not result in any additional runoff.
- The proposal does not require the removal of any vegetation.

There are no other provisions of the DCP that apply 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 21 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 alterations/additions to an existing dwelling without detrimentally impacting on the character of the area. In this respect the development is considered to be consistent with the existing dwelling houses and the desired future character in this locality in terms of bulk and scale.

The Suitability of the Site for the Development

The subject site is zoned E4 Environmental Living and the construction of alterations/additions to an existing dwelling house this zone is permissible with the consent of Council. The resultant dwelling 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 alterations/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/additions to an existing dwelling. As demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater 21 DCP 2014. The proposed dwelling additions do 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 alterations and additions to an existing dwelling upon land at **No. 30 Kalang Road, Elanora Heights** is worthy of the consent of Council.

Natalie Nolan
Grad Dip (Urban & Regional Planning) Ba App Sci (Env Health)
Nolan Planning Consultants
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