

Proposed Alterations and Additions to
Existing Dwelling

17 St Andrews Gate, Elanora Heights

Lot 195 DP 24922

STATEMENT OF
ENVIRONMENTAL
EFFECTS

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1. The Site

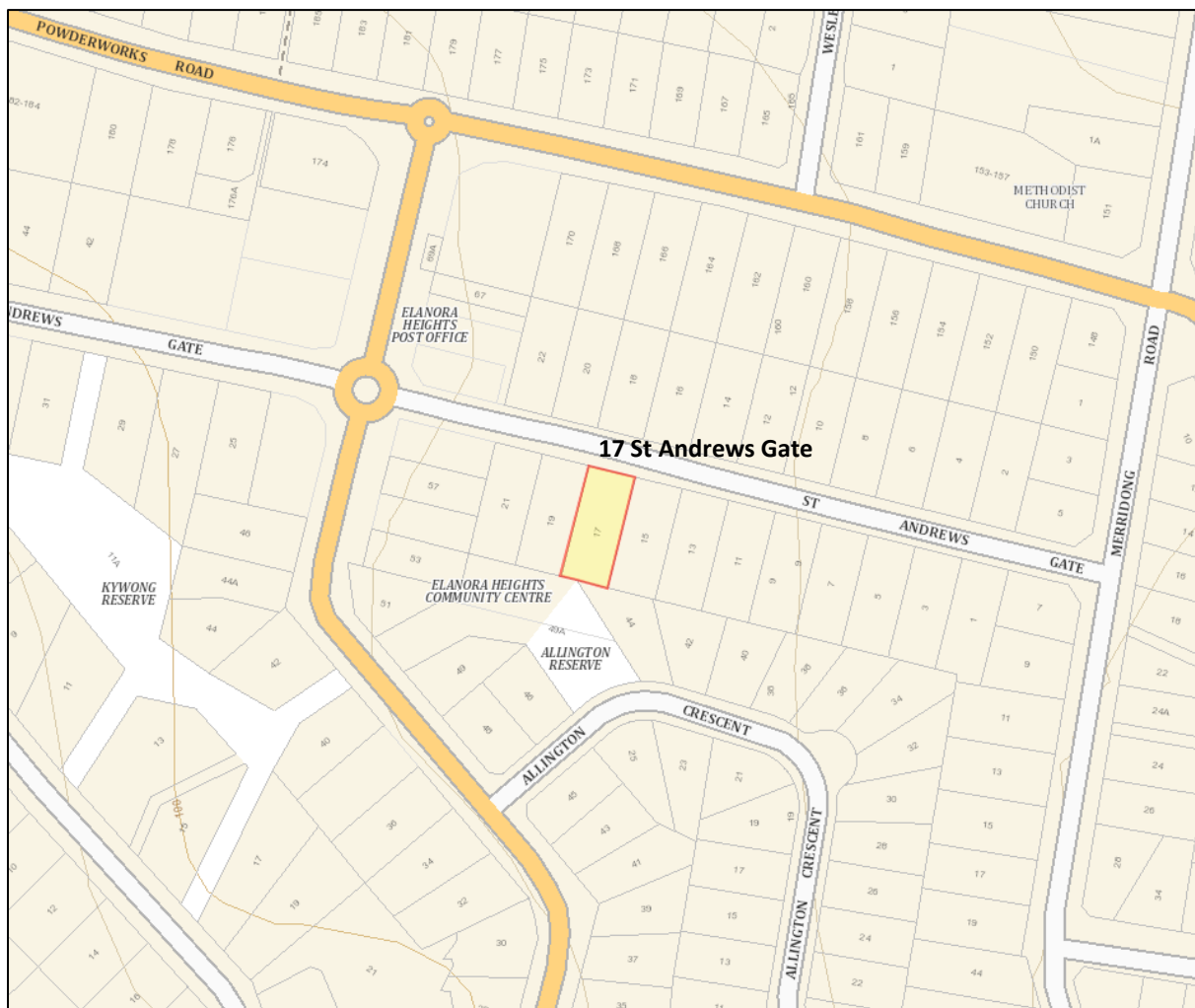
The property is located at 17 St Andrews Gate, Elanora Heights and is identified as Lot 195 DP 24922.

The site has an area of 860m² and is zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014.

The rectangular shaped property has a 19m frontage and partially backs on to Elanora Heights Community Centre and Preschool. The site has a gentle fall to the east with a northerly aspect.

Existing improvements on the site include a single storey dwelling with attached garage.

Surrounding development includes low density residential development to the north, east and south and commercial uses within the nearby Elanora Heights Village Centre to the west.



Location Map (Source: SIX Maps)

2. The Proposal

This Development Application seeks approval for alterations and additions to the existing dwelling on the site in the form of enlargement of the front and rear decks and garage and a second storey addition.

The proposed ground floor plan is little changed from the existing dwelling, with the proposed first floor addition comprising additional bedrooms and a study.

The development is well designed and consistent with the community's vision set out through the objectives of the Pittwater DCP. The design utilises the existing ground floor footprint plus an expanded garage and gains additions via a second storey rather than increasing site coverage, thereby retaining the landscape setting surrounding the house.



Approximate siting of second storey indicated by black dash-line (Basemap source: maps.six.nsw.gov.au)

3. Relevant Planning Controls

The following provides an outline of the relevant planning controls applicable to the Development Application. The site is located within Northern Beaches Council and is part of the former Pittwater local government area.

Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential. Dwelling houses are permitted in the zone.

Clause 4.3 Height of Buildings

The proposed second storey addition is within the maximum height limit of 8.5m prescribed for the site under the LEP Height of Buildings Map.

Clause 5.9 Preservation of trees or vegetation

No significant vegetation is required to be removed.

Clause 7.1 Acid Sulfate Soils

The property is mapped as Class 5 Acid Sulfate Soils. The proposed development will not disturb, expose or drain acid sulfate soils.

Clause 7.2 Earthworks

The additions and alterations do not require any excavation.

Pittwater 21 Development Control Plan

Section A Shaping Development in Pittwater, Section B General Controls, Section C Design Criteria and Section D5 Elanora Heights Locality of the Pittwater 21 Development Control Plan 2013 apply to the proposed development. Of particular relevance are the following controls:

Section A Shaping Development in Pittwater

The proposed additions and alterations meet the environmental, social, and economic objectives of the Pittwater 21 DCP as follows:

Environmental: The proposal has been designed and sited to minimise land excavation and fill and to retain vegetation.

Social: The proposal is consistent with the character of the area and comprises additions to an existing dwelling to cater for changing housing needs and contemporary living standards.

Economic: The proposal facilitates the provision of an appropriate balance and mixes of land uses and built forms.

Section B General Controls

	Requirement	Compliance
B5.15 Stormwater	Not cause downstream flooding, drainage in accordance with Council policy	Yes
B6.3 Off-street parking	Minimum 2 spaces	Yes

Section C Design Criteria for Residential Development

	Requirement	Compliance	Comment
C1.1 Landscaping	Retention of shrubs and canopy trees	Yes	The design utilises the existing ground floor footprint plus an expanded garage and gains additions via a second storey rather than increasing site coverage, thereby retaining the landscape setting surrounding the house.
C1.4 Solar Access	Main private open space and windows to principal living areas of the dwelling and adjoining dwellings receive 3 hours sunlight between 9am and 3pm on June 21	Yes	The proposal complies with the sunlight access requirements. Solar access and natural light will be accessible to the north facing proposed development. The shadow diagrams indicate the additional shadowing to neighbouring properties demonstrating that a minimum of 3 hours sunlight between 9am and 3pm is maintained for all adjoining properties.
C1.5 Visual Privacy	Avoid overlooking by building layout, landscaping, screening, or separation	Yes	The proposal achieves an acceptable level of privacy for residents and protects the privacy of adjoining properties. Border planting and trees are being retained No windows are proposed on the elevation along the western boundary and the neighbouring dwelling adjoining the eastern boundary has no openings facing the proposed additions.
C1.7 Private Open Space	80m ² private open space at ground level to the rear of the dwelling	Yes	A number of private open space areas are provided to the rear of the dwelling, including a large deck/outdoor dining area with direct access from the living area, and a large backyard adjoining and surrounding the deck. The existing planting and turf in the rear yard is being retained.

Section D Elanora Heights Locality

	Requirement	Compliance	Comment
D5.1 Character as view from a public place	Street presence, articulation, windows, landscaping, garage width	Yes	The proposal responds to the spatial characteristics of the existing built and natural environment. A second storey addition is proposed to retain the landscape setting surrounding the existing dwelling. The proposal will retain the street presence

			with an enlarged decked entry and articulation in the front façade. The garage will not be a dominant feature, with a proposed width of 5.2m, well below the maximum permitted 7.5m.
D5.2 Scenic Protection	Minimise visual impact on the natural environment	Yes	The proposal retains significant vegetation and plantings, protecting the landscape setting of the existing house.
D5.3 Building colours and materials	Earthy colours to minimise visual prominence	Yes	A colour schedule is included on the plans and will match and complement the existing colour schedule of the house including earthy colours, natural sandstone & timber.
D5.5 Front building line	6.5m	Yes	A complying front setback of 13m is proposed.
D5.6 Side and rear building line	6.5m rear 2.5m to one side, 1m to the other side	Yes variation sought	A complying rear setback of 10m is proposed. The side setbacks do not comply with the DCP requirements. However, the side setback non-compliances are existing. Pittwater 21 DCP specifies that where additions and alterations to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered. The existing dwelling has a setback of approx. 1.35m to the western side boundary and approx. 1m to the eastern side boundary. The proposal does not seek to change ground floor of the dwelling, therefore the western side setback is unchanged at 1.35m. The eastern side boundary will be reduced slightly to allow for a modest double garage and is proposed at 0.96m, a difference of approx. 0.04m The variation to side setbacks is considered justified as it relates to an existing non-compliance and overall the proposal achieves the outcomes of Clause D5.6, namely the proposal is consistent with the desired character of the area, the bulk and scale of the dwelling is similar to existing dwellings in the street and locality, views are not compromised, privacy, amenity and solar access is provided, the landscape setting and streetscape is not reduced or diminished and vegetation is retained.
D5.7 Building envelope	45 degrees at 3.5m above ground level	variation sought	The eaves of the second storey protrude outside the building envelope along the western elevation, which is a permitted variation. The eaves and some of the second storey on the eastern elevation protrudes outside the

			<p>building envelope for which a variation is sought.</p> <p>Pittwater 21 DCP specifies that a variation may be considered for the addition of a second storey where the existing dwelling is maintained.</p> <p>The variation for the protrusion of the building envelope is considered justified as it represents a minor non-compliance for a design that utilises the existing ground floor footprint (plus a slightly expanded garage) and gains additional floorspace via a second storey addition rather than increasing site coverage which would reduce the landscape setting around the house.</p> <p>The roof design has been set at a 21-degree pitch, rather than matching the existing, much steeper roof pitch, to minimise impacts of the bulk and scale and to sit within the building envelope. The pitch point of the roof has been reduced to 2.1m along the western boundary, to better achieve compliance with the DCP whilst maintaining NCC requirements.</p> <p>The design of the proposal, despite the non-compliance, meets the outcomes of the building envelope control by minimising bulk and scale, retaining vegetation and ensuring privacy, amenity and solar access is maintained to adjoining properties.</p> <p>The character of the Elanora Heights locality will be maintained, with the plantings and vegetation being retained and remaining highly visible from the public domain. The dwelling is setback 13m and will not dominate the streetscape.</p>
D5.9 Landscaped Area – Sensitive Land	60%	Yes	<p>Landscape plans have been submitted with the DA. The proposal retains vegetation, plantings, and existing turf areas, protecting the landscape setting of the existing house through the addition of a second storey rather than a ground floor extension. The proposed landscape area totals just over 512m², or tantamount to 60%.</p>

4. Section 4.15 Evaluation

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act* as they relate to this proposal and Statement of Environmental Effects are set out below:

Provisions of any environmental planning instrument

Pittwater LEP 2014 applies to the site and its relevant provisions and development standards are addressed within this Statement of Environmental Effects

Any development control plan

The proposed development has been designed to achieve the outcomes and desired character set out in the Pittwater 21 Development Control Plan. Notwithstanding minor non-compliances to the side setback and building envelope, the proposal is consistent with the desired character of the area and the bulk and scale of the dwelling is similar to existing dwellings in the street and locality

In accordance with Section 4.15 3A, flexibility is requested from Council in applying the provisions of the DCP to allow the requested variations which achieve the outcomes set out for the provisions of the DCP.

Likely Impacts of the Development

The likely impacts of the development have been assessed against the Pittwater 21 DCP in this Statement of Environmental Effects and as outlined below.

Landform modification

The alteration involves a garage extension and second storey addition with no land form disturbance or cut and fill.

Water Management

The proposal will not alter water flows to adjoining properties or natural ecosystems. The additional roof area is proposed to be connected to the existing stormwater system and taken to the existing street outlet via new and existing downpipes. A stormwater plan is included with the DA submission.

Sewage Management

The dwelling will be connected to the existing sewage management.

Waste Disposal

Construction waste will be disposed of in accordance with the Waste Management Plan submitted with this application.

Erosion and Sedimentation Control

Erosion and sediment control details are provided on the Demolition and Sediment Control Plan included with the DA submission.

Vegetation

The development is unlikely to affect threatened species, populations or ecological communities or their habitat. No trees are proposed to be removed.

Bushfire Hazard

The property is not mapped as bushfire prone land.

Suitability of the site

The property is zoned R2 Low Density Residential and is a suitable site for a proposed residential dwelling. The proposed development is consistent with the character of the area and comprises additions to an existing dwelling to cater for changing housing needs, a growing family and contemporary living standards.

The public interest

The proposal has been designed in accordance with the Pittwater 21 DCP to meet the environmental, social, and economic objectives of Council and the community. Privacy, amenity, and solar access is maintained to adjoining properties and the proposed additions and alterations do not increase any impacts on the amenity of adjoining landowners or on the environment.

5. Conclusion

The proposal seeks alterations to an existing dwelling in the form of an enlarged garage and second storey addition.

The proposal is permissible in the zone, is consistent with the residential character of the area and is generally consistent with the planning instruments, development controls and other considerations outlined in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Notwithstanding minor non-compliances to the side setback and building envelope, justification for which is set out in this Statement of Environmental Effects, the proposal is consistent with the objectives of Council's planning controls as follows:

- Consistent with the desired character of the Elanora Heights locality;
- The bulk and scale of the dwelling is similar to existing dwellings in the street and locality;
- Views are not compromised,
- Privacy, amenity and solar access is provided,
- The landscape setting and streetscape is not reduced or diminished; and
- Vegetation is retained.

The proposed development will have minimal environmental impact, will not impact on the amenity of adjoining landowners and is an appropriate development.