

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
CONSTRUCTION OF
A SECONDARY DWELLING

PROPERTY
36 ALLAWAH AVENUE
ELANORA HEIGHTS

CLIENT
MR. ALEX LONNEN

JOB NO 19-68

DATED 19 November 2019

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 Allawah 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 Allawah Avenue, Elanora Heights. The block of land is approximately 804.2sqm in the site area, faces West on Allawah Avenue. The site gently slopes down towards the rear boundary.

A two-storey dwelling and an attached garage exist on the property. There is a vehicle crossing on Allawah Avenue, and a driveway runs along the Southern boundary that leads into the attached garage. Refer to image 1 and image 2.



Image 1. Existing dwelling at 36 Allawah Avenue

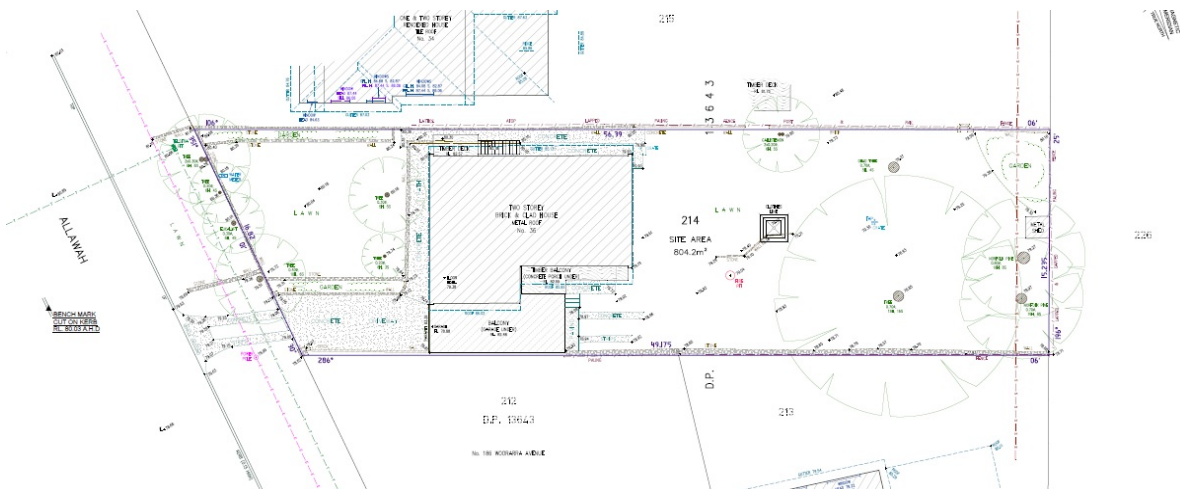


Image 2. Survey

3.0 EXISTING STREETScape

To the immediate North of the subject property, at 34 Allawah Avenue, a two-storey dwelling exists. Refer to the image 3.



Image 3. A Two-storey dwelling at 34 Allawah Avenue

To the immediate South of the subject property, at 186 Woorarra Avenue, a single-storey dwelling exists. Refer to the image 4.



Image 4. A single storey dwelling at 186 Woorarra Avenue

Across the road of the subject property, at 39 Allawah Avenue, a two-storey dwelling exists. Refer to image 5.



Image 5. A two-storey dwelling at 39 Allawah Avenue

The remainder streetscape of Allawah Avenue is an amalgamation of one and two-storey dwellings versatile in architectural styles, character, materials, finishes, bulk and scale. Refer to image 6 and image 7.



Image 6. Streetscape of Allawah Avenue



Image 7. Streetscape of Allawah Avenue continued

4.0 THE PROPOSAL

Object

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

Privacy

A new entry foyer had been created to give a sense of intimacy to the secondary dwelling. There is a shared open space between primary and secondary dwelling where they could enjoy outdoor activities between two families. Further, the privacy issue can be resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings (34 Allawah Avenue, 186 Woorarra Avenue and primary residence). Also, the secondary dwelling is placed with the required setbacks to achieve high privacy and tranquillity of residents.

Amenity

Habitable areas including living, kitchen and dining are placed towards Northeast for greater amenity. 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 entertainments.

Context consideration

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It had adopted the architectural style of a single skillion roof with a similar colour tone of the surrounding. 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 AND PITTWATER LOCAL ENVIRONMENTAL PLAN

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

LEP ZONING

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 a consent.

5.1 STREETScape AND DEVELOPMENT APPLICATION DESIGN

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

The proposed facades, inclusive of their finishes and the architectural character of the building are in keeping with the streetscapes and the area in general.

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

5.2 FLOOR AREA

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

Floor area allowed for Secondary Dwelling

- 60 sqm or 25% of the total floor area of the principal dwelling.

Proposed floor area for secondary dwelling

- 60sqm

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

5.3 BUILDING HEIGHT

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

E4 ZONE MAX HEIGHT LIMIT FOR SECONDARY DWELLING IS 5.5 METRES

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

Proposed height - 4.4 metres maximum to the highest point of the roof.

The proposed building is one storey in height with a 5-degree single skillion roof.

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

5.4 LANDSCAPED AREA

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

SITE AREA = 804.2sqm

LANDSCAPED AREA

Required Landscaping = 60 % of Site Area = 482.52sqm

Proposed Landscaped area = 478.1sqm

Proposed Landscaped area as % of Site Area = 60.6%.

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

5.5 BUILDING SETBACKS

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

Required setbacks

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

Proposed setbacks

Primary Front	-	N/A
Primary Side	-	4.8 metres
Secondary Side	-	2.0 metres
Rear	-	5.0 metres

The proposal does not comply with the rear setback requirement of the Development Control Plan. Refer to 5.6 Variation of the proposal.

5.6 VARIATION OF THE PROPOSAL

The majority of the building conforms to the Council setback requirements. However, there is noncompliance to the West rear setback. We have proposed a 5 metres rear setback. This variation does not increase the bulk and scale of the building nor does it contribute to an adverse impact in the creation of shadows on the adjoining properties. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we ask that the Council take into consideration the existing site surroundings. The West boundary adjoins rear garden and a pool of 182 Woorarra Avenue. The location of the proposed secondary dwelling is well distanced from the residence building. Refer to image 8. Further, the proposal allowed a more significant side setback of 4.8 metres from Southern boundary for better solar access of 184 Woorarra Avenue. There will be no adverse impact on the adjoining existing/future property of the site when deliberating on a variation of the rear setback requirement.

Establishing that complying with a rear setback is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling situated being too close to the principal dwelling. The North aspect will be reduced, and the rear garden will be split into two smaller areas with less solar access. The relevant objectives of the standards would not be achieved or would be thwarted by a complying development.

Furthermore, it is noted that the proposed secondary dwelling is only a single storey building. The bulk and scale of the built form is minimised, and a reasonable level of privacy, amenity and solar access is provided.



Image 8. Aerial View

Additionally, there is noncompliance to setback from trees. Norfolk pine trees at the rear are 18 metres in height. The canopy of these trees is located higher than the ridge of the proposed secondary dwelling. Further, the proposed secondary dwelling will be constructed as a pier and joist system, which will have a minimum impact on the root system of these trees. There will be no adverse impact on the trees when deliberating on a variation of the tree setback requirement. Refer to image 9.



Image 9. Norfolk Trees at rear

Although the proposal does not strictly follow all the setback requirements of the Development Control Plan, we believe that our proposal reasonably considered all aspects of the surrounding. The proposed setback is designed for excellence in external amenity of providing sufficient environmental planning grounds in the interest of the secondary dwelling residents. It is consistent with the objectives of the development standards as it is a requirement to achieve an opportunity for more significant private open space. Also, the development of the setback demonstrates a proposal, which produces a better outcome than a complying scheme.

5.7 VEHICLE ACCESS AND PARKING

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

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

The proposal presently before Council has addressed the requirements for the vehicle access and parking.

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

5.8 PRIVACY

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

5.9 BIODIVERSITY

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

A small area at North East of the subject property is classified as biodiversity zone however, the development is not on biodiversity zone, and there is no impact on the biodiversity.

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

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, car parking, materials and finishes, landscaping, 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 and providing the Proprietors with feedback that will enable them to proceed with the preparation of the Development Application submission to the Council.

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.

Rammi Kanj
RK Designs