

Northern Beaches Council

Planning & Development

STATEMENT OF ENVIRONMENTAL EFFECTS.

PROPOSED SECONDARY DWELLING

3 LUMEAH AVENUE ELANORA HEIGHTS NSW 2101



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1. INTRODUCTION

The following document is to be read in conjunction with plans, specifications and associated documentation prepared by:

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PROPOSED SECONDARY DWELLING
3 LUMEAH AVENUE, ELANORA HEIGHTS

2. TYPE OF DEVELOPMENT

The owners of the property wish to apply for a Development Approval for the following scope of works:

- A new secondary dwelling with two bedrooms, kitchen, bathroom and laundry facilities.
- The secondary dwelling to include an attached deck
- New fencing and paving to new dwelling site for access and privacy.
- New driveway and paved car space area beside the principle dwelling.

3. SITE DESCRIPTION

- The existing home sits on Lot 108 DP 24360
- The zoning controls are – E4 Environmental living
- The site has a large rear yard which has a level area to house a secondary dwelling.
- The existing dwelling is a single storey full brick dwelling with basement and single garage
- The existing dwelling has existing terraces to the ground floor level.
- The property is on a sloping site and contains established landscaping including lawns gardens and rocky outcrops.
- The property is fully fenced and has a paved vehicular driveway and pathways.

4. CONTROLS & ASSESSMENTS

This statement has been prepared to analyse and respond to the relevant objectives, planning controls and to adhere to the desired future character of the local environment contained within the following.

[Pittwater Local Environment Plan 2014](#)

PART 1 PRELIMINARY – NA

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Zone E4 Environmental living

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Assessment

- The proposed development is allowable under the objectives of the zone and is permissible with consent.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT – NA

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

Control	Requirement	Comments	Compliance
4.3 Height of buildings	<p>(1) The objectives of this clause are as follows:</p> <p>(a) a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</p> <p>(b) b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(c) c) to minimise any overshadowing of neighbouring properties,</p> <p>(d) d) to allow for the reasonable sharing of views,</p> <p>(e) e) to encourage buildings that are designed to respond sensitively to the natural topography,</p> <p>(f) f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>Maximum Height = 8.5m</p>	<p>The proposed first floor addition does not exceed the maximum building height – 8.5m.</p> <p>The maximum height from natural ground level to the proposed ridge is – 4.1</p>	Yes
4.4 Floor space ratio	<p>1. The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>•</p>	<p>• NOT SHOWN IN MAPPING</p>	
4.5 Calculation of floor space ratio and site area	<p>1. Definition of “floor space ratio” The <i>floor space ratio</i> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area</p> <p>1. Existing buildings The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings</p>	<p>The proposal has a floor space ratio of 21.9 %</p>	Yes

PART 5 MISCELLANEOUS PROVISIONS – NA

PART 6 RELEASE AREAS – NA

PART 7 LOCAL PROVISIONS

Control	Requirement	Comments	Compliance
7.1 Acid sulphate soils	<ol style="list-style-type: none"> The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulphate Soils Map as being of the class specified for those works. <p>Class 5</p> <p>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p>	<p>There are excavations required for the new dwelling footings to a depth to be advised by the referring Engineer.</p> <p>The footings will be no greater than 600mm below natural ground level.</p> <p>The existing ground level is above 5.0m AHD</p> <p>Any pier hole boring required will be to natural ground or rock.</p>	Yes
7.7 Geotechnical hazards	<ol style="list-style-type: none"> This clause applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the Geotechnical Hazard Map. 	<p>The property has been identified and is not in a geotechnical hazard area.</p>	Yes

Pittwater 21 - Development Control Plan 2014

Section A Shaping Development in Pittwater - NA

Section B General Controls

Control	Requirement	Comments	Compliance
B3.1 Landslip Hazard	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) .	The property has been identified and is not in a geotechnical hazard area.	Yes

Section C Development Type Controls

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Control	Requirement	Comments	Compliance
C1.1 Landscaping	In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.	<p>There is existing landscaping contained on the site including, trees, shrubs and gardens.</p> <p>There is one tree noted on the site plan to be removed for the development.</p> <p>Further landscaping and tree planting will be provided for the purpose of this development</p>	Yes


C1.3 View Sharing	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation</p>	<p>The proposed development has adhered to the guidelines in the DCP regarding height, size and bulk, and is thought to have minimal effect on the existing views of adjoining properties.</p> <p>The new dwelling does not impact any significant views which are shared by the adjoining properties.</p> <p>There is one tree which requires removal for this development however its removal is not for obtaining views and its removal is necessary due to site positioning of the dwelling.</p>	<p>Yes</p>
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows)</p>	<p>The development is single storey and has solar access which meets the requirements of the DCP.</p> <p>Windows have been located to provide adequate light and ventilation whilst still providing privacy to the bedroom and living areas.</p>	<p>Yes</p>
C1.5 Visual Privacy	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</p> <p>Elevated decks and pools, verandas and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</p> <p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below</p>	<p>The additional effect upon any private open space of adjoining dwellings is considered minimal.</p> <p>There is a small deck at ground level attached to the dwelling which will be screened from adjoining properties using screen plants at the rear boundary.</p> <p>Privacy and overlooking from windows has been minimised by the use of spacial separation and the use of highlight windows with a sill height greater than 1.5m from FFL</p>	<p>Yes</p> <p>Yes</p>
C1.6 Acoustic Privacy	<p>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.</p> <p>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>).</p> <p>Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary</p>	<p>All external walls are to be insulated to reduce noise transmission.</p> <p>The site position of the proposed dwelling would suggest noise will have a minimal effect upon the dwelling and the adjoining properties.</p>	<p>Yes</p>



C1.7 Private Open Space	<p>Private open space shall be provided as follows:-</p> <p><u>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</u></p> <p>Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.</p>	<p>The site provides existing private open space of 151 sqm in the rear of the principle dwelling with a further 26 sqm of terrace which will has direct access from the new living room and is situated with a NW orientation.</p> <p>The proposed secondary dwelling contains 50 sqm of level grassed area and a further 25 sqm of paved courtyard and paths, providing 75 sqm of private open space directly accessible to the main living areas.</p> <p>A further 10 sqm of open deck with direct access to the main living area has been provided with a NW orientation for solar access.</p> <p>A further 35 sqm of terraced gardens adjoin the area of private open space, providing privacy and shade in summer.</p> <p>There is a paved clothes drying area included in the private open space.</p>	<p>Yes</p>
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Section D Locality Specific Development Controls

D5 Elanora Heights Locality

Control	Requirement	Comments	Compliance
D5.1 Character as viewed from a public place	<p>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.</p> <p>Blank street frontage facades without windows shall not be permitted.</p> <p>Walls without articulation shall not have a length greater than 8 metres to any street frontage</p>	<p>The addition incorporates modern roof forms, cladding and windows which will match the existing external materials and textures of the current facades.</p> <p>The development has minimal visual impact on the streetscape and is considered to complement the desired future character of the Locality</p> <p>The design incorporates transitional a wall and a low-pitched roof element on the front façade to give relief to the wall height and subsequent width of the structure.</p>	<p>Yes</p>
			<p>Yes</p>

D5.1 Character as viewed from a public place (continued)	The bulk and scale of buildings must be minimised.	The proposal does not dominate the streetscape and it has a scale and bulk that will have minimal effect on the local character of the area.	Yes
D5.2 Scenic protection - General	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The size and scale ensures that the bushland landscape of Pittwater is the predominant feature.	Yes
D5.3 Building colours and materials	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	The wall and roof colours utilize colours and materials which harmonise with the natural environment minimising the visual prominence of the development and limit the damage to existing native vegetation and habitat.	Yes
			
D5.5 Front building line	Land zoned R2 Low Density Residential or E4 Environmental Living 6.5, or established building line, whichever is the greater	The proposed secondary dwelling is sited behind the existing dwelling which is 16m from the front building line which helps provide adequate spacial relief when viewed from the street.	Yes
D5.6 Side and rear building line	Land zoned R2 Low Density Residential or E4 Environmental Living 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	The proposed dwelling is setback 1.5m from the southern boundary and 6.5m from the northern side boundary. The rear setback is shown below as complying with the SEPP 2009	Yes
<p>State Environmental Planning Policy (Affordable Rental Housing) 2009 Current version for 28 February 2019 to date (accessed 27 August 2019 at 14:43) Schedule 1 Schedule 1 Development standards for secondary dwellings</p> <p>Part 3 Building heights and setbacks</p> <p>9 Setbacks from side boundaries</p> <p>(b) 1.5 metres, if the lot has an area of more than 900 square metres but not more than 1500 square metres,</p> <p>10 Setbacks from rear boundaries</p> <p>(b) 5 metres, if the lot has an area of more than 900 square metres but not more than 1500 square metres,</p>			

D5.7 Building envelope	<p>Buildings are to be sited within the following envelope:</p>  <p>STREET FRONTAGE</p>	<p>The building envelopes shown below shows compliance with the side building envelope</p> <p>Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.</p>	Yes
D5.7 Building envelope			
D5.9 Landscaped Area - Environmentally Sensitive Land	<p>The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area</p>	<p>The site plan shows the proposed Landscaped area of 60/9% and includes a table identifying:</p> <ul style="list-style-type: none"> Existing roofed area Additional roofed area Existing and proposed hard surface area Total site area 	Yes
D11.12 Fences – General	<p><u>a. Front fences and side fences (within the front building setback)</u></p>	<p>The existing front and side fences within the front building setback will be retained post construction.</p>	Yes
	<p><u>b. Rear fences and side fences (to the front building line)</u></p>	<p>The existing rear and side fences to the front building line will be retained post construction.</p> <p>New dividing fences 1.8m high will be erected for safe access to the secondary dwelling and to provide privacy to the private open space of the principle and secondary dwelling.</p>	Yes

5. CONCLUSION

The proposed development has considered the relevant guidelines contained in the;

- State Environmental planning Policy 2009
- Pittwater Local Environment plan 2014
- Pittwater 21 - Development Control Plan 2014

It is thought the development will have minimal impact on its surrounding natural and built environment, streetscape and general visual character and has sought to comply with the guidelines provided.

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