

# STATEMENT OF ENVIRONMENTAL EFFECTS

Project:

**MINOR ALTERATIONS & ADDITIONS TO THE RESIDENCE**

Site:

19 Cooleena Road, Elanora Heights NSW 2101

For:

**Peter & Nicole Dougheney**

Date:

**November 2019**

**BY**

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Statement of Environmental Effects

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## 1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) Report has been prepared in support a Development Application in relation to 19 Cooleena Road, Elanora Heights ('the subject site').

The application seeks approval to infill an existing timber deck to the south of the Residence and extend the Residence to create a new kitchen and reconfigure the internal layout as demonstrated on the documentation provided.

The proposed development is defined as local development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979), and Northern Beaches Council is the consent authority.

The proposal is not defined as Integrated Development and does not require any additional approvals as outlined under Section 4.46 of the *EP&A Act 1979*.

This SoEE provides the following:

- Description of the site and surrounding development;
- Description of the proposed development; and
- Assessment of the proposal in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

This SoEE accompanies drawings by AS Design Drawings No. A001 - A115, drawings by Contour Landscape Architecture B01 - B03, a Site Survey by Geoff Swalwell Surveyors for submission to Northern Beaches Council as a Development Application for Minor Alterations and Additions to the Residence.

## **2.0 SITE DESCRIPTION**

### **2.1 LEGAL PROPERTY DESCRIPTION**

The subject site is identified by formal survey as 19 Cooleena Road, Elanora Heights, NSW 2101 and legally identified as Lot 2 in DP 17397.

The property is rectangular in shape.

The property's northern boundary measures 14.255 metres, the southern boundary measures 14.27 metres, the eastern boundary measures 45.72 metres and the western boundary measures as 45.72 metres.

The total site area is 652.1 square metres by D.P.

The site slopes steeply from the northern boundary to the southern boundary with a drop of over 2m.

The site includes a carport for a single car space as accessed via the Cooleena Road frontage.

The site does not contain any 'Protected Trees' identified under councils Tree Preservation Order that will be effected by the proposed development.

The development is consistent in size with surrounding properties and streetscape.

Currently erected on the site is a single storey weatherboard Residence.

The existing functional open space areas consisting of well maintained lawn and garden areas are located to the north and south of the Residence.

An existing Timber Deck to the south of the Residence provides functional recreational space to the Residents, access steps within the existing Timber Deck provide pedestrian access to the open space to the south of the Property.

### **2.2. PROPERTY ZONING**

The property is within the E4 Environmental Living.

The property is not listed in a conservation area, has an item of environmental heritage, affected by critical habitat or a Bush Fire Zone.

This proposal does not form part of an integrated development with any other authorities.

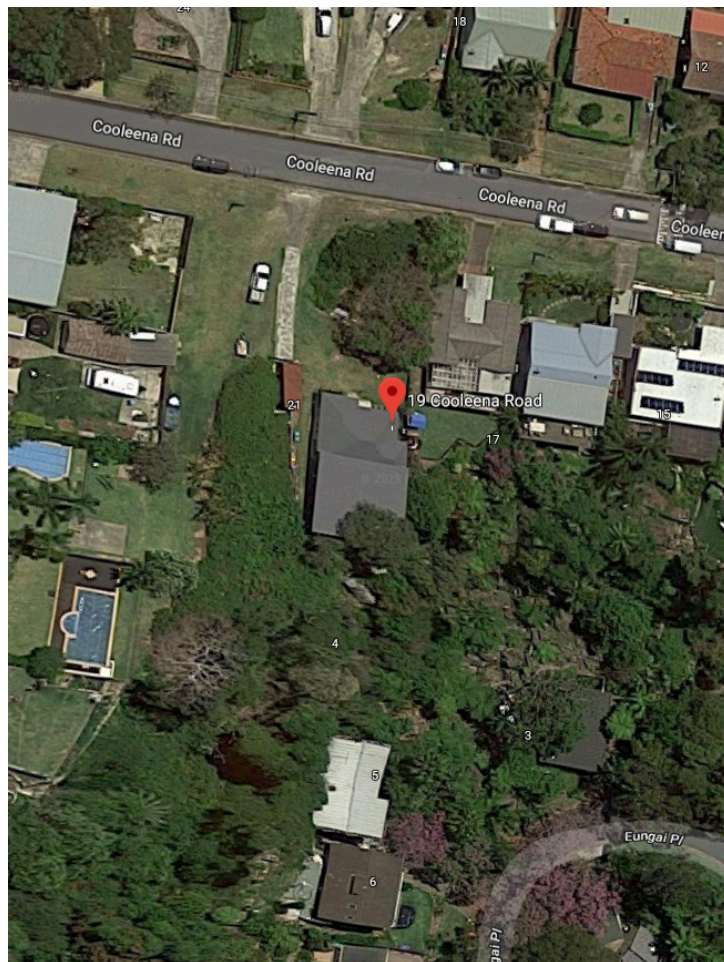


Figure 1: Location of the Site



Figure 2: Front elevation of the existing dwelling, and relationship to streetscape

## 4.0 THE PROJECT

The application seeks approval from Council to infill the existing timber deck to the south of the dwelling and the construction of a new kitchen, Master Bathroom and Bedrooms. The existing Timber Deck shall be retained and made good, the existing access steps shall be in-filled and relocated to the west of the Timber Deck.

The following provides further description of the proposed works:

### 4.01 Development Statistics

#### a) Landscaped Area- Environmentally Sensitive Land

Site area is 652.1sqm

Landscaped area requirement is min. 60%	(391.26sqm)
Existing landscaped area is	452.60sqm – 69%
New Landscaped area is	452.60sqm – 69%

Landscape Area Requirements complies with council's numerical requirements.

#### b) Building Height

Building height complies with council's max. height limit of 8.5m.

#### c) Setback requirements

Existing side setback to the Western Boundary is 1533mm  
Existing side setback to the Eastern Boundary is 902mm

The existing footprint of the dwelling shall be retained as part of this proposal therefore the existing setback to the eastern and western boundaries shall remain. The proposed development retains a single storey structure and therefore there will be no negative effect on the neighbouring Properties. The current setbacks are to be retained and should be supported by council as it would be deemed unreasonable in this instance to numerically comply with Councils required side setback control of 1.0m to one side and 2.5m to the other.

The proposal complies with the rear setback control of 6.5m as the proposal has a 28.7m rear setback.

#### d) Building envelope

The required control is to maintain the development within a height envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposed alterations and additions have been designed to largely observe Council's building envelope.

#### e) Privacy and Solar Control

There will be no loss of privacy.

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

#### f) View Sharing

Neighbours views will not be affected by the proposed alterations and additions

### 5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

### **5.3) Any development control plan**

The development has been designed to comply with the requirements of the Elanora Heights locality and the general principles of Pittwater 21 Development Control Plan 2014.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

### **5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions to the residence will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area. The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater 21 Development Control Plan 2014

### **5.6) The suitability of the site for the development**

The subject land is within the Elanora Heights Locality and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development.

The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

### **5.7) Submissions made in accordance with this Act or the regulations**

This is matter for Council in the consideration of this proposal.

### **5.8) The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

## **7.0 SUMMARY**

This proposal should be supported and approved by Council.

The minor alterations and additions have been carefully considered in conjunction with the existing residence, structures and topography and also with neighbouring homes and gardens.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works comply with council's planning guidelines as set out in Pittwater Council's Development Control Plan. It has been demonstrated herein that the intent and objectives of the guidelines have been more than satisfied.

The proposal will improve the property and should be supported by Council.