



**174 WOORARRA AVENUE
ELANORA HEIGHTS**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS TO
AN EXISTING DWELLING AND EXISTING CARPORT**



Report prepared for
Sean and Kathryn Tapp
October 2020

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1.0 Introduction

1.1 This is a statement of environmental effects for the alterations and additions to an existing two storey single dwelling including the extension of an existing carport at 174 Woorarra Avenue, Elanora Heights.

1.2 The report describes how the application addresses and satisfies the objectives and standards of the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Architectural drawings prepared by Action Plans
- Survey prepared by Richard & Loftus
- Geotechnical report prepared by Ascent Geotechnical Consulting
- Bushfire report prepared by Bushfire Planning Services
- Stormwater Drainage Plan prepared by Geoff Hopkins & Associates

1.4 The proposed development is compliant with the objectives of Council controls, considerate of neighbouring residents, the topography of the site and streetscape and results in improved amenity, safety and access for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the northern side of Woorarra Avenue, approximately 20 metres west of its intersection with Elanora Road in Elanora Heights.
- 2.2 The lot is approximately rectangular in shape with a splayed frontage of 19.2 metres, a rear boundary of 16.155 metres and side boundaries of 35.05 metres (west) and 40.165 metres (east). The site has a total area of 645 m² and slopes steeply from the rear to the street frontage. The site sits opposite bushland with views to Narrabeen Lagoon.
- 2.3 The site is currently occupied by a two-storey brick dwelling with a tile roof. The site has an existing steep driveway access to the frontage of the lot. The existing building is set within formal terraced gardens.
- 2.4 The site is surrounded by detached residential dwellings in all directions with the Narrabeen retail centre and beach to the south and east.



Figure 1. The subject site

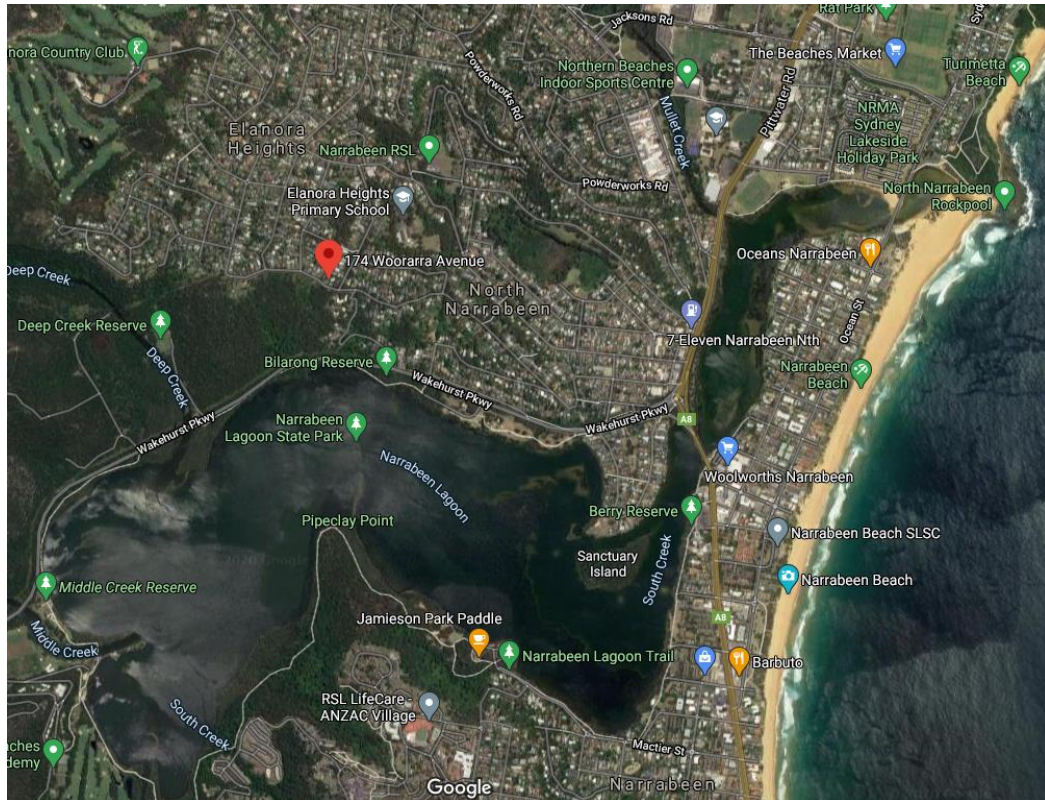


Figure 2. Aerial photograph of the site within its locality

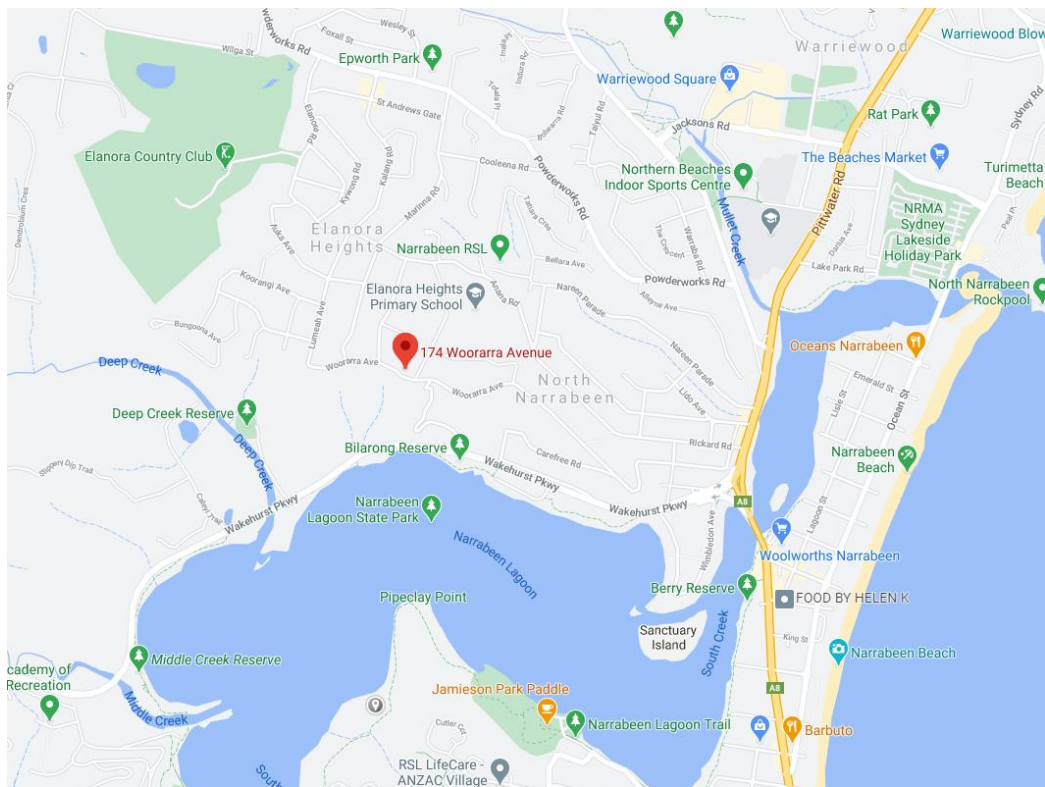


Figure 3. The site and its immediate surrounds



Figure 4. The site viewed from Woorarra Ave looking east



Figure 5. Existing single carport viewed from the street looking north east



Figure 6. Existing carport viewed from dwelling



Figure 7 Existing rear deck looking west

3. Proposed Development

3.1 The development is to include works to open-up and improve the existing dwelling including a new double carport. Details of the works are provided below.

3.2 Ground floor

The existing first floor will be retained and improved with internal alterations and additions as follow:

- The garage will be converted to Bedrooms 2 and 3 with a built-in robe and ensuite and new windows
- The existing rumpus will be reconfigured to allow for bedroom 1/ laundry/ stairs to first floor and rumpus
- Existing bathroom will be extended and upgraded
- Workshop provided in subfloor space

3.3 First Floor

The first floor will be reconfigured to provide:

- Master bedroom with walk in robe and ensuite
- WC
- Stairs to lower level
- Open span dining, living and kitchen with pantry
- Balcony facing south to front of site
- Retain existing deck and provide roof (27.57m²)

3.4 Parking

- The existing single carport will be demolished
- A replacement low line double carport is proposed in the same location
- The driveway access is to be upgraded to allow access to the double space

3.5 The proposed alterations have been designed to work with the existing dwelling and retain a consistent and complementary form from the streetscape view. Views and privacy of neighbours have been considered and are retained.

3.6 Parking is currently inaccessible in the existing garage within the ground floor of the dwelling as the top of the existing driveway is too steep. Accordingly, the plan to extend the existing single carport to a double is a preferable option.

4. Zoning

- 4.1** The zoning under the provisions of the Pittwater LEP 2014 is E4 Environmental Living.



Figure 9 Extract from PLEP2014 zoning map

- 4.2** A residential dwelling and associated alterations and additions including car parking are permissible uses with Development Consent.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development does not propose the removal of any significant vegetation and existing landscaping will be retained on the site.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Coastal Management) 2018

Clause 12 Development on land within the coastal vulnerability area

The subject land has not been included on the Coastal Vulnerability Area Map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

Clause 13. Development on land within the coastal environment area

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 13 of the SEPP.



Extract from SEPP Maps

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

The proposed development is located, to a large degree, within the footprint of the existing dwelling and on disturbed areas of the site. It will not impact upon the biophysical, hydrological or ecological environments.

(b) coastal environmental values and natural coastal processes,

There will be no impact on environmental values or natural coastal processes.

(b) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

The proposal will not result in a decrease to water quality leaving the site.

(c) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

There will be no impact on vegetation, habitats, headlands or rock platforms.

(e) *existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) *Aboriginal cultural heritage, practices and places,*

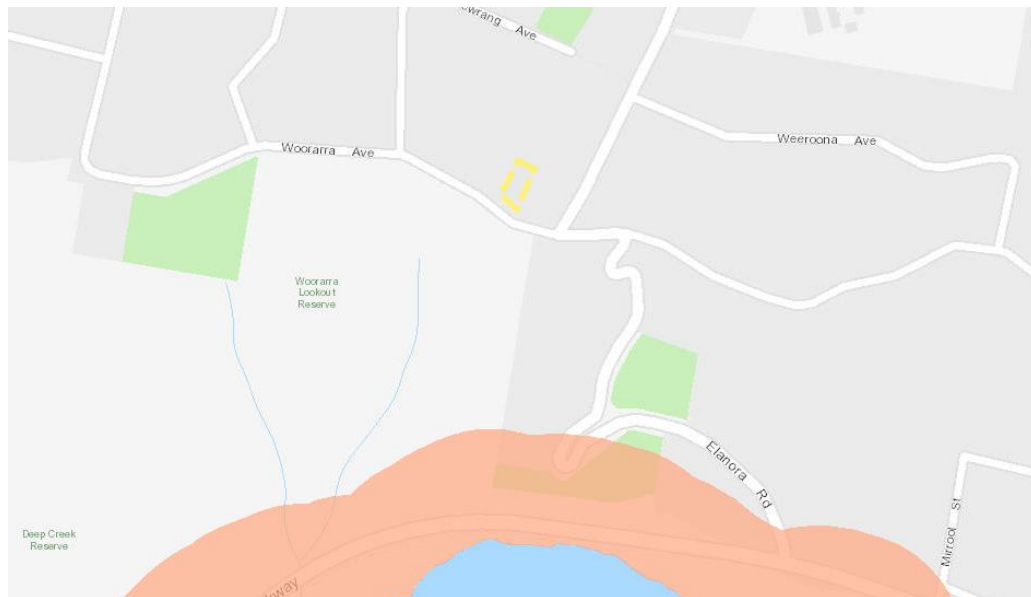
The location of the proposed addition is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) *the use of the surf zone.*

There will be no impact on the surf zone.

Clause 14 Development on land within the coastal use area

The site is not mapped as 'Coastal Use Area' by State Environmental Planning Policy (Coastal Management) 2018.



Extract from SEPP Maps

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned E4 pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed alterations and additions to the dwelling are permissible uses in the E4 zone which permits residential dwelling and associated carparking with development consent.

Minimum Lot Size

A minimum lot size of 550m² applies to the site. No subdivision is proposed as a part of this development.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The height of the existing dwelling remains unchanged and compliant at 6.9 metres. All the new works are compliant as detailed below:

Carport – 3.1 m

Rear deck roof – 4.17 m

Front Balcony – 2.64 m

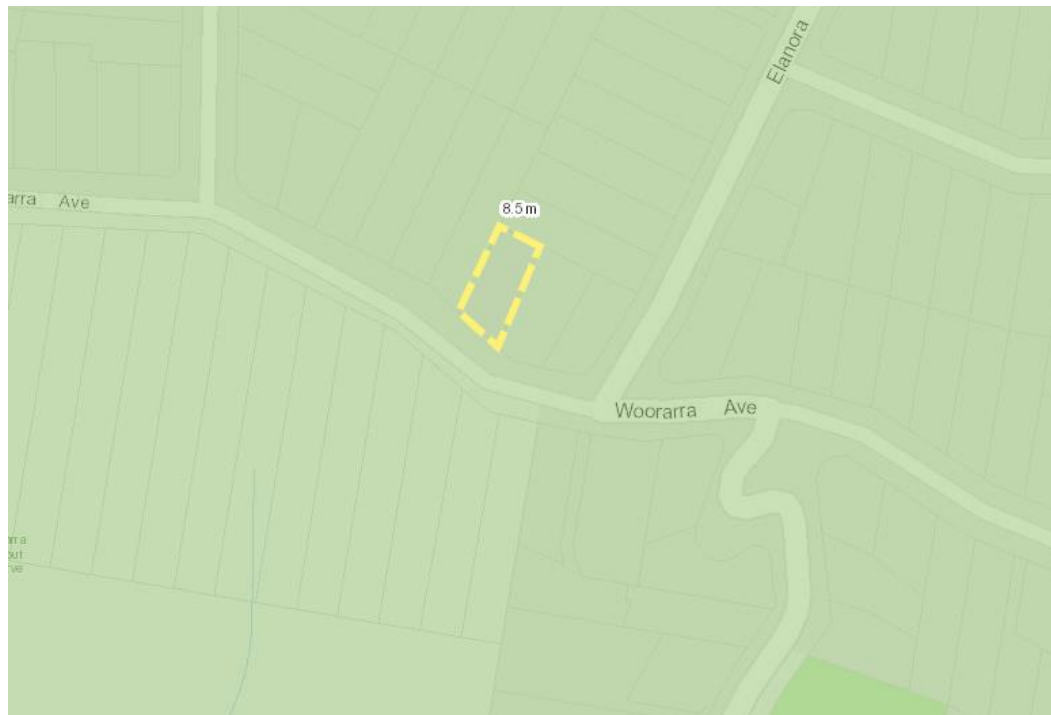


Figure 10 Extract from PLEP2014 height map

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Acid Sulphate soils

The site is located in an area nominated as Acid Sulphate soils Class 5. No additional information is required for the proposed development.

Earthworks

Minimal earthworks will be needed for footings and these will be undertaken in an appropriate and compliant manner. No issues are raised by the development in this regard.

Geotechnical Hazard

The site is located within the geotechnical hazard zone W mapped by Council's LEP and a geotechnical report has been provided under separate cover in support of the development as proposed.

Biodiversity

The site is nominated on the biodiversity maps within the LEP.



Figure 12 Extract from PLEP2014 Biodiversity map

Accordingly, the following must be considered with regard to the site:

(a) *whether the development is likely to have:*

(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

The proposed development will have a limited and appropriate impact on the existing environment, being of small scale and being constructed in an area which is primarily cleared land.

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

No significant vegetation will be impacted by the minimal development proposed on the already developed site.

(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

Biodiversity will be unaffected by the proposed development which is within a cleared portion of the site and is minimal in scale.

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

No adverse impact on habitat will result from the small proposed development.

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

With no adverse impact resulting from the minimal proposal, there is no requirement for any measures to mitigate impacts. The development is appropriate as proposed.

Council must also consider and be satisfied of the following:

(a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*

The design of the proposal is appropriate, minimal and well designed for the site. It will not be to the detriment of the environmental qualities of the location.

(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

There are no detrimental impacts as a result of the proposed development.

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

There are no detrimental impacts.

Essential services

The dwelling is existing and is already serviced. We note that these services will be retained.

5.3 Pittwater Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

Elanora Heights Locality

The site is located within the Elanora Heights Locality. The proposed development has been designed taking into consideration the desired character of the location. The proposal is well designed to ensure retention of the character sought by Council and enhance amenity for the site, whilst being mindful of the topography and constraints specific to the site.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent any heritage items.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

Landslip Hazard

The subject site is located in a geotechnical hazard zone and a report has been provided in support of the development as proposed.

Acid Sulphate Soils

The site is affected by Class 5 acid sulphate soils. This will have no impact for the proposed development.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been developed for low density residential uses.

Wildlife Corridors

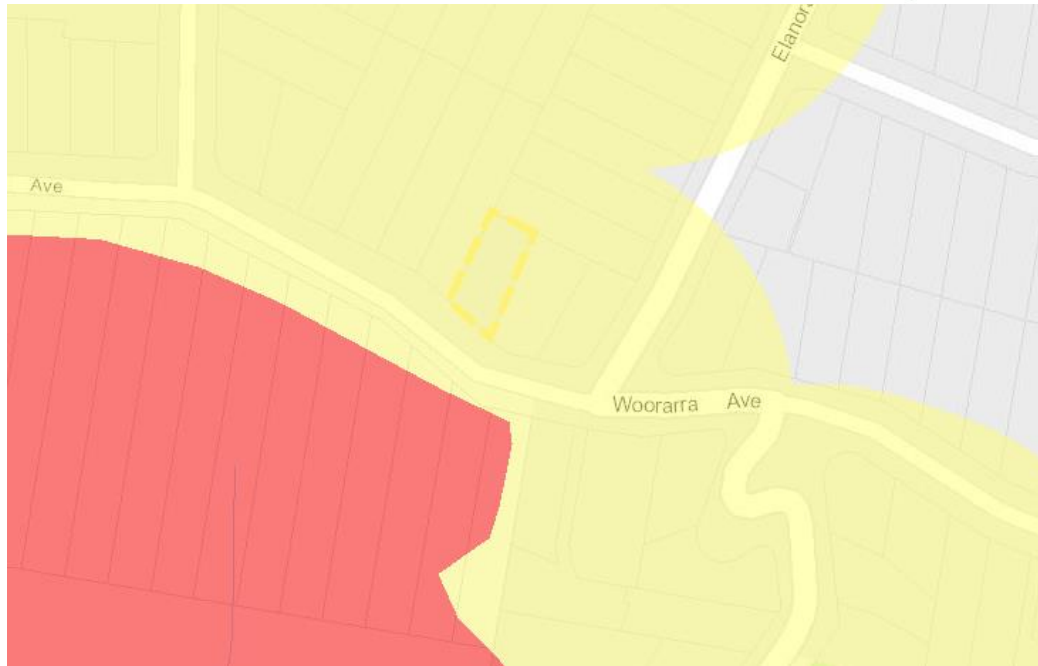
The proposal will have no impact on the flora and fauna of the locality, with no significant vegetation to be removed, or any development threatening the landscaped surrounds. The development has been designed to ensure that native vegetation and wildlife corridors are retained and encouraged.

Flood Hazard

The site is not located within a flood prone zone.

Bushfire Prone Land

The subject site is located in a nominated bushfire zone and a report has been provided in support of the development as proposed.



Water management

The site is connected to the sewer system.

The proposed development will allow for the additions to be connected to the existing dwelling's drainage system with limited change to the pervious areas.

Access and parking

Parking on site will be significantly improved as a result of the proposed development. Currently the site has a single garage which is inaccessible due to the grade and condition of the upper area of the existing driveway, and a single carport. There is no means to safely access this existing garage and accordingly a preferable solution is to provide a double carport in the same location as the existing single, which is more accessible.

The design has considered visibility for drivers, views of the structure from the site and surrounds, and is a positive solution, with a minimised structure proposed.

The new carport will be compliant with Council and Australian Standards and is an improvement on the existing situation where only one vehicle can safely access the site and park at grade.

Site works and management

All Council controls and conditions of consent will be complied with during the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Part C Design Criteria for Residential

Landscaping

A landscaped area of 60% is required for residential developments. The existing landscaped area is 56% and the proposed development has a landscaped area of 52%. This minimal variation to the Council requirement is reasonable with large deck areas also provided which enhance the landscape and open space areas available to the site.

The site retains a significant and appropriate landscaped area and the minor variation is not to the detriment of site amenity of the locality and allows for safe off street parking.

The proposal is not extensive in size and will result in a typical sized dwelling with improved vehicular access.

Safety and Security

The additions to the existing dwelling including the carport will be positive with regard to ensuring safety and security.

View Sharing

No views will be impacted by the proposed development.

Visual Privacy

The proposal will have an appropriate impact for neighbour's visual privacy. The shape of lots, siting of dwellings and topography of the terrain results in limited immediate impacts of concern for neighbours.

Acoustic Privacy

The proposal will have a negligible impact for neighbour's acoustic privacy, with the development typical of the residential environment.

Private Open Space

Large areas of existing open space are retained in the rear yard.

Waste and Recycling Facilities

These will remain as required by Council.

Part D - Elenora Heights Locality

The site is located in the Elenora Heights Locality and will be appropriate within the desired character, built form and natural environment criteria as specified in

the DCP. The extensions and alterations to the dwelling will be appropriate within the landscaped streetscape setting.

Character

The proposed additions are of appropriate architectural design and colour to complement the streetscape and be a positive addition when viewed from the public domain.

Scenic Protection

The site will be visually appealing and complement its surrounds when viewed from any location.

Building colours, materials and construction

The additions to the dwelling are to be constructed in materials and colours as detailed on the plans to suit the existing dwelling and the bush land/ coastal location specific to Elanora Heights.

Front Building Line

A front setback of 6.5 metres or the established building line is required for the site.

The proposed carport will sit with a setback varying from 300mm to 3.335metres. This is appropriate in this instance as:

- The structure is minimal in scale and this is the only available space due to the topographical constraints of the site.
- An existing carport sits in a very similar location.
- Due to the topography of the site and extensive verge, the structure appears to have a far greater setback when viewed from the street front.
- It is dwarfed in scale by the existing dwelling and will not appear excessive in size.
- The remainder of the frontage is made up of extensive landscaping.

The dwelling will retain its existing setback with no works forward of 6.5 metres.

Side and Rear setbacks

Side setback of 2.5 metres on 1 side and 1 metre for the other side are required.

The new external works include the carport which sits with nil setback to one corner on the western boundary, which retains the precedent of the existing structure. It is surrounded by vegetation and has no discernible or negative impacts on the streetscape or neighbours.

The new roof over the existing rear deck sits with a setback of 1.135m from the decking to the eastern boundary.

A rear setback of 6.5 metres is required and is easily retained.

Building envelope

A building envelope of 45° and 3.5 metres applies to the site. All new works sit within this envelope.

Landscaped Area – Environmentally Sensitive Land

A landscaped area of 60% is required for residential developments. The existing landscaped area is 56% and the proposed development has a landscaped area of 52%. This minimal variation to the Council requirement is reasonable with large deck areas also provided which enhance the landscape and open space areas available to the site.

The site retains a significant and appropriate landscaped area and the minor variation is not to the detriment of site amenity of the locality and allows for safe off street parking.

The proposal is not extensive in size and will result in a typical sized dwelling with improved vehicular access.

Fences - Flora and Fauna Conservation Areas

No new fences are proposed.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

6.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the E4 zone.

6.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?
- the character and amenity of the locality and streetscape?
- the scale, bulk, height, mass, form, character, density and design of development in the locality?
- the previous and existing land uses and activities in the locality?

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- relationship and compatibility of adjacent land uses?
- sunlight access (overshadowing)?
- visual and acoustic privacy?
- views and vistas?
- edge conditions such as boundary treatments and fencing?

The proposed alterations and additions have been designed to complement the site and its surrounds. The alterations are appropriate and will have appropriate and complementary impacts for adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- travel demand?
- dependency on motor vehicles?
- traffic generation and the capacity of the local and arterial road network?
- public transport availability and use (including freight rail where relevant)?
- conflicts within and between transport modes?
- traffic management schemes?
- vehicular parking spaces?

Traffic will be unaffected by the proposed development. Improved parking will result.

Public domain

The proposed development will have positive impacts on the public domain (i.e. roads, parks etc.), with appropriate and attractive alterations proposed.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

A geotechnical report and bushfire report in support of the proposal are provided.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- size, shape and design of allotments?
- the proportion of site covered by buildings?
- the position of buildings?
- the size (bulk, height, mass), form, appearance and design of buildings?
- the amount, location, design, use and management of private and communal open space?
- landscaping?

The proposed alterations and additions are highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and the building on the site will remain of minimal scale and well suited to its residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- lighting, ventilation and insulation?
- building fire risk – prevention and suppression/
- building materials and finishes?
- a common wall structure and design?
- access and facilities for the disabled?
- likely compliance with the Building Code of Australia?

The proposed development will comply with the provisions of the Building Code of Australia. Additionally, finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- the environmental planning issues listed above?
- site safety?

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

6.3 The suitability of the site for the development

Does the proposal fit in the locality?

- are the constraints posed by adjacent developments prohibitive?
- would development lead to unmanageable transport demands and are there adequate transport facilities in the area?
- are utilities and services available to the site adequate for the development?

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the minimal additions proposed.

6.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

6.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing dwelling.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1** The proposed development application for the alterations and additions to an existing dwelling and construction of a carport at 174 Woorarra Avenue, Elanora Heights is appropriate considering all State and Council controls.
- 7.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3** Considering all the issues, the development is considered worthy of Council's consent.