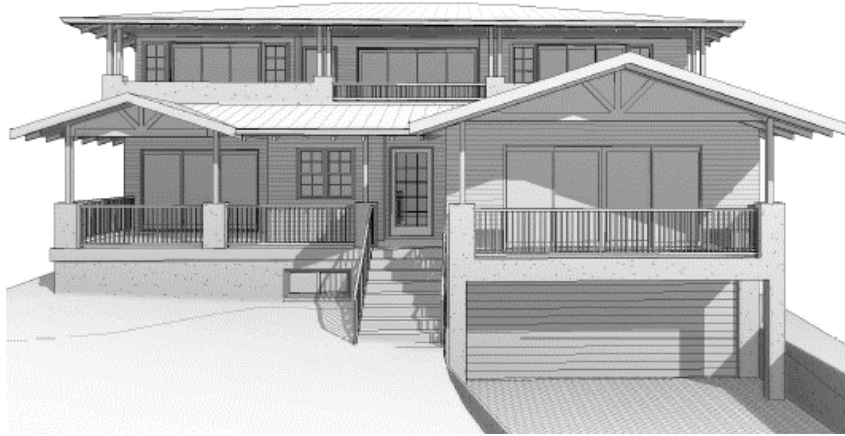


1<sup>st</sup> June 2022

# Statement of Environmental Effects

*for proposed alterations and additions at*

9 Allington Crescent, Elanora heights, NSW  
Lot 43, DP 219787



**Total Proposed Gross**

**Floor Area:** 357.11 m<sup>2</sup>

**Site Area:** 699 m<sup>2</sup>

**Site Zoning:** R2 Low Density Residential

**Use:** The use, freestanding dwelling house, is defined in the relevant parts of the Pittwater 21 Development Control Plan (PDCP) 2014.

**Development:** The proposed development is lower ground floor, ground floor, and first floor alterations and additions, cover the existing rear deck, swimming pool, internal alterations to the existing living areas, bedrooms, and kitchen on the ground and first floors. Addition of the lower ground floor double garage, storage rooms, music room, cellar, and study - which is permissible in this (R2) zone pursuant to the Pittwater Local Environmental Plan (PLEP) 2014.

**Other:** The property is located in an Acid Sulphate area. Reports on this restriction on the land have been prepared by suitably qualified consultants and included with this application.

## Development Impacts

### A. Site and Context Suitability

- a) Site Constraints – The subject property has moderate slope from the rear to the front and there would be no reason to believe it will have any ground water issues. A visual inspection of the property revealed low moisture levels around the proposed dwelling. The natural ground levels will not change.
- b) The subject property is located within close proximity to land affected by acid sulphate soils. Please see report included with this application.
- c) The proposal is in a low-density housing area within 3km of shops and major community and recreational facilities and schools. High volume transport services are located within 2km.
- d) The proposed development is designed to remain in keeping with the subject and surrounding properties and remains compatible in bulk and scale with the existing and adjoining development.
- e) The proposed design of the dwelling house is compatible with low density residential (R2) land zoning in the immediate area.
- f) The allotment shape is fairly regular with the long boundaries to the sides and the shorter to the front and rear.

### B. Present and Previous Uses

- a) The present use of the site is for a free standing dwelling house.
- b) Although it is not known it is suggested that the date the present use commenced would have been on the day the existing dwelling was complete.
- c) Previous uses of the site are unknown however we suspect the existing home is the first of its kind ever situated on this property.
- d) The use of adjoining land on the North, East, South and Western sides is for low density residential dwelling housing.
- e) Thorough research suggests there is no information pertaining to the contamination of this land. I am *not* aware that the site is contaminated land.
- f) There has been no testing or assessment of the site for land contamination

### C. Development Standards and Compliance Table

The following is a table showing all the relevant compliance with Development Controls in Parts B and C of the PDCP 2014:

| Section C<br>PDCP | Development Control                                   | Complies | Comment   |
|-------------------|---|----------|---|
| C1                | <b>Landscaping</b>                                    | Yes      | The majority of the proposed works are predominantly internal works. The only alteration to the landscaped area is for the inclusion of the pool, however there is an attached storage room which is proposed to be removed where the proposed pool will be located. Therefore, the alteration to the landscaped form will be minimal and meet the required controls noted within Part C 1.1: Landscaping in the PDCP 2014. |
| C1.2              | <b>Safety and Security</b><br><br><i>Surveillance</i> | Yes      | The ground floor living areas and entry way are designed in a manner to allow visitors to be clearly seen as they approach the dwelling. In addition, there are no major revisions which will adversely affect this Development Control.  |

|                   |                                  |                 |  |
|-------------------|----------------------------------|-----------------|--|
|                   | <i>Access Control</i>            | N/A             |  |
|                   | <i>Territorial Reinforcement</i> | N/A             |  |
|                   | <i>Space management</i>          | N/A             |  |
| C1.3              | <b>View Sharing</b>              | Yes             | <p>The proposed development is to include works on the lower ground floor, ground floor, and first floor. As the works on the first floor are to cover the majority of the existing footprint of the dwelling, it would be assumed that this would greatly impact the view sharing of neighbouring dwellings. However, as the subject site has a slope from front to back, the properties located to the West will still be located at a high Registered Level and there will be no adverse effects to the views.</p> <p>The design features of the proposed works with the hip style roof with a standard pitch means that the view sharing corridors between neighbouring dwelling house are still optimised and would still be considered equitable. The outcomes of the PDCP 2014 have been satisfied.</p> |
| C1.4              | <b>Solar Access</b>              | Yes             | The solar access for the subject and surrounding properties in winter has been maximised. The solar access and natural light will be accessible to the proposed development as the proposed areas have large volumes of glazing and the pergola will include skylights to allow solar gain throughout the year. The outcomes of the DCP have been satisfied.   |
| C1.5              | <b>Visual Privacy</b>            | Yes             | The habitable rooms and the proposed outdoor living areas optimise visual privacy as the rear deck's existing privacy standards remain. The windows proposed which have potential to overlook into neighbouring private open spaces and living areas are designed in a way that they do not impose adverse effects on neighbouring private spaces. The design is compliant with the guided outcomes noted within the PDCP 2014.  |
| C1.6              | <b>Acoustic Privacy</b>          | Yes             | The proposed pool pump will be located within a soundproof box and there will be no unnecessary levels of acoustic disruption to neighbouring properties. The proposed private open space deck to the rear of the property is orientated toward the rear of the block therefore restricting any sound toward this area and not toward the immediate neighbours. This entertainment area remains the same as per existing, however, there is a proposed roof which will contain the potential noise levels more appropriately.  |
| C1.7              | <b>Private Open Space</b>        | Yes             | The minimum private open space at the rear of the dwelling at ground level is 80m <sup>2</sup> . There is no private space allocated in the front garden area.   |
| Section B<br>PDCP | <b>Development Control</b>       | <b>Complies</b> | <b>Comment</b>   |
| B6.5              | <b>Access and Parking</b>        | Yes             | There will be a change to the accessibility to off street parking, however, this change will be beneficial as it is providing safe covered parking underneath the existing dwelling whilst also maintaining enough space forward of  |

|  |  |  |  |
|--|--|--|--|
|  |  |  | the proposed garage which can still be utilised for off street parking. Therefore, the proposed garage provides a safer, more secure location to park off street, whilst maintaining enough space for more than required off street parking. |
|--|--|--|--|

In addition to the PDCP 2014 compliance table above the proposed Built Upon Area will be 357.23m<sup>2</sup> (51.1%) and the Total Floor Space Area of the Dwelling will be 355m<sup>2</sup> for this site is 0.48:1.

## **Section D5: Elanora Heights Locality – Pittwater 21 Development Control Plan (Section D Locality Specific Development Controls)**

### **D5.1 – Character as viewed from a public place**

The proposed development at 9 Allington Crescent is designed to be timeless through the developing age. It compliments the immediate area of Elanora Heights and more widely the Northern Beaches. The design offers numerous points of articulation around open, deep verandahs, and a generously sized, dedicated entry feature.

The proposed character of 9 Allington Crescent is aligned with the outlined ‘Controls’ within the *Pittwater 21 Development Control Plan* and is deemed compliant.

### **D5.3 – Building Colours and Materials**

The proposed alterations and additions are to include external materials and finishes that match the immediate neighbouring areas/properties to maintain the localised streetscape.

### **D5.5 – Front Building Line**

Section D5.5 Front Building Line stipulates the required setback for land zoned R2 Low Density Residential must have a required minimum front building line 6.5m from the front boundary. The proposed front building line is located 6.68m from the front boundary and is compliant under the guidelines listed within the PDCP 21

### **D5.6 – Side and Rear building Line**

The existing ground floor side building line setbacks are not changing under this proposal. Therefore, they are deemed compliant.

The proposed rear building line setback is 18.52m which is compliant with the control which states a minimum rear setback of 6.5m is required.

### **D5.7 – Building Envelope**

The proposal stipulates (on page DA09) the compliance with the building envelope following guidance of the image shown under ‘Controls’ noted within the PDCP 21.

### **D5.8 – Landscaped Area**

It is specified the minimum allowable landscaped area on a site, no matter how large the site is, should be a minimum of 50%. The proposed works includes 416.67m<sup>2</sup> or 59.6% landscaped area. Therefore, the proposed landscaped area is compliant and align with the minimum requirements outlines within *Part D5.8 – Landscaped Area* within the *PDCP 21*.

### **D5.11 – Fences**

There will be zero changes to the existing front fence under this proposal.

### **D5.13 – Construction, Retaining Walls, Terracing and Undercroft Areas**

The proposed development will sustain the outlined controls to maintain the protection of the potential environmentally sensitive areas nearby. A geotechnical report is included within this application which provides recommendations with excavation and construction methods for undercroft areas in which these sensitive

areas may be jeopardised. Refer to the report included within this Development Application. The under-croft areas are designed at a maximum of 2.6m from floor to ceiling, which is compliant with the noted 3.5m within *Part D5.13 of the PDCP 21*.

All provisions above have been considered and the proposed development complies with the 'Objectives' and 'Provisions in Parts B and C of the PDCP 2014.

**D. % Of Landscape Open Space** – The proposal will include 416.67m<sup>2</sup> or 59.6% of landscaped area.

**E. Impervious Area** – With inclusion of the proposed works the final impervious surfaces area (excluding landscaped area) on the site will be 56.79m<sup>2</sup> or 8.12%. Therefore, the total impervious area is equal to 473.46m<sup>2</sup> or 67.7%

**F. Maximum Cut into Ground (m<sup>3</sup>)** – The maximum cut in the ground is located at the rear for the pool and the proposed subfloor areas. The total for the pool area is equal to 51.13m<sup>3</sup>, and the total for the lower ground floor (subfloor areas) is 140m<sup>3</sup>.

**G. Maximum Depth of Fill (m<sup>3</sup>)** – The maximum fill for the retaining walls is 10m<sup>3</sup>.

**H. Number of Car spaces provided** – The number of off street car spaces provided is equal to two proposed car spaces within the proposed double garage, with the ability to have two safe and accessible car spaces located in front of the proposed garage.

**I. Air and Noise**

a) **Air** – There are no onsite or nearby odour or fume sources proposed for this alteration.

b) **Noise** – Hours of construction operation noise will be 7am – 5.30pm Monday to Friday and 8am to 5pm Saturdays unless otherwise instructed by council as a condition of consent. There are no other onsite excessive noise sources proposed for this alteration.

**J. Drainage - Soil and Water** - The proposed works are to minimise water runoff by the use of sub surface drainage in areas of the new ground works and any low garden retaining walls. All proposed downpipes and overflows are to be connected to new stormwater lines and discharged into the existing stormwater system located on the property. A proposed Concept stormwater plan has been submitted with this DA application.

**K. Erosion and Sediment Control** – The impact of sediment and erosion the proposed development will have on adjoining property will be minimal. All areas of minor excavation (footings and subfloor walls only) will be properly and structurally retained and correct sub drainage installed behind these walls to ensure any sub surface water tables are not adversely affected. A Construction Management Plan is submitted with this application which indicates the location of site management sediment and erosion control measures proposed to be in place during construction.

**L. Heritage** – N/A

**M. Environmental Sustainability** – A Basix certificate has been provided with this DA submission.

**N. Waste Management**

A Waste Management Plan and Construction Management Plan has been included with this application for further detail. A summary of how these plans promote waste minimisation is as follows:

**Demolition Waste** – Sorted and reused where applicable. All metal products will be recycled through waste transfer, including roof sheets etc. All masonry will be separated and carted in waste bins or bogies to recycling plant.

**Excavation spoil** – All excess clean spoil will be removed from site and disposed of at a certified Landfill site when it is not reused on site.

**Other waste and debris** – To be placed in Skip Bins provided by reputable waste bin company. They will be positioned at the front of the property and permission will be requested from the local authorities if required.

#### **O. Site Management**

A summary of how the construction site will be managed to ensure public safety and minimise public inconvenience is as follows:

- a) The existing site amenities will be used for construction as they will be retained.
- b) Access points for the construction site will be through the front of the subject property.
- c) Excavation to any minor proposed footings to the ground floor works will be carried out by hand and some bulk to be excavated by machine.
- d) All site storage and building waste facilities will be located behind the boundary line on the subject property. (Please refer to Site Construction Management Plan in Architectural Plan set included with this DA application)

**END OF STATEMENT**