

STATEMENT OF ENVIRONMENTAL EFFECTS

16 AMAROO AVENUE, ELANORA HEIGHTS

Revision A – Issue for DA
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1.0 INTRODUCTION

This Statement of Environmental Effects forms a part of the Development Application (DA) to Northern Beaches Council to seek support of a development application for 16 Amaroo Avenue, Eleanora Heights. The DA seeks approval for a new garage with terrace above, and new entry stairs to the existing dwelling, and some internal works. This application has been prepared on behalf of the owner of the land and has been based on the plans and information prepared by Walsh Architects within the relevant land title.

The owner has supplied all the relevant information required for the preparation of this document and as such this report should be read in conjunction with the accompanying plans and any other supporting documentation.

2.0 SITE LOCATION & DESCRIPTION

16 Amaroo Avenue, Eleanora Heights is a 909.7m² site; legally described as Lot 173 in DP 224239. The lot is located on the northern side of Amaroo Avenue. The site includes an existing two-storey dwelling and landscaped areas. The surrounding residential developments are a blend of both single and two storey dwelling-houses; typically being constructed from around the 1960's to dwelling-houses of a more modern nature.



Figure 1 – Aerial Photograph of the site SIX maps



Figure 2. – Photograph of the site from Amaroo Avenue

Google maps (September 2019)



Figure 3. – Photograph of the site from Amaroo Avenue

Google maps (September 2020)

3.0 PROPOSAL DESCRIPTION

This development application is for the alterations and additions to a dwelling that includes:

- an extension to the existing dwelling to add a new double garage with terrace above and entry way,
- Minor internal layout modifications to the existing garage,

The full extent of the proposed works is documented within the architectural plans. The external finishes schedule, as noted in the architectural drawings, incorporates the use of the materials that would integrate with the existing property finishes.

Attached with the application is a BASIX Certificate demonstrating compliance with energy efficient measures in the design of the dwelling.

4.0 ENVIRONMENTAL PLANNING CONTROLS

In determining a development application, a consent authority is to take into consideration the following matters as they are of relevance to the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates.

The following Environmental Planning Instruments are applicable to the subject land and have been duly considered in the preparation of this development proposal and application.

The relevant Statutory Planning Controls include:

- The Environmental Planning and Assessment Act 1979
- State Environmental Planning Policies or Deemed Policies
- SEPP (Building Sustainability Index: Basix) 2004.
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP No. 19 - Bushland in Urban Areas
- SEPP No. 21 - Caravan Parks
- SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 39 - Spit Island Bird Habitat
- SEPP No. 50 - Canal Estates
- SEPP No. 55 - Remediation of Land
- SEPP No. 62- Sustainable Aquaculture
- SEPP No. 64 -Advertising and Signage
- SEPP No. 65 - Design Quality of Residential Flat Development.
- SEPP (Housing for Seniors or People with a Disability) 2004: (Does not apply to this land)
- State Environmental Planning Policy Kurnell Peninsula) 1989: (Does not apply to this land)
- SEPP (Major Development) 2005
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Infrastructure) 2007

Local Environmental Plans

- Pittwater Council Local Environmental Plan 2014

Development Control Plans

- Pittwater Council Development Control Plan 2014

4.1 STATE ENVIRONMENTAL PLANNING POLICY (BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme throughout the State. A BASIX certificate is required for all new dwellings and the proposal has been considered as such in this application; therefore a BASIX certificate has been submitted as part of this application.

4.2 PITTWATER COUNCIL LEP (PCLEP) 2014

The Pittwater Council Local Environmental Plan (LEP) is Council's primary planning control for development within the Pittwater Council Local Government Area. The LEP provides objectives, zones and principal development standards including minimum lot sizes, floor space ratios, densities and height of buildings. The zoning maps provided by Pittwater Council City Council's website indicate the subject site is currently zoned E4 – Environmental Living Area. The proposed use falls under the definitions of a 'dwelling-house' under the LEP and is

permissible subject Council consent.

Under the LEP the objectives of the E4 – Environmental Living Area zone are:

- 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.

Comment:

- The proposal would cater for the housing needs for the existing residents - local population - within the Pittwater Council LGA.
- The alterations and additions to the dwelling are compatible with the low density setting and provide a dwelling development that does not adversely affect the surrounding natural elements,
- The proposal would facilitate the incorporation alterations and additions to a dwelling-house design whilst also maintaining open space and landscaping that is compatible with the residential zone.

Principal Development Standards

The table below summarises the relevant development standards of Pittwater LEP 2014 against the proposal

	Pittwater Council LEP 2014 (PCLEP)			
Development Standard	Required	Existing	Proposed	Compliance
Cl 4.3 - Height of Building	8.5m	8.5m	8.5m	Yes

4.2.1 – PCLEP 2014 - Clause 7.1 Acid sulfate soils

There is no acid sulphate risk to the site as it is deemed Class 5.

4.3 PITTWATER COUNCIL DCP (PCDCP) 2014

Along with the Pittwater Council Local Environment Plan 2014, Council's Development Control Plan (PCDCP) 2014 outlines overarching objectives and prescriptive measures in relation to development standards and the use of land within the Pittwater Council LGA. In this instance the proposed development is assessed as having regard to the relevant Chapters within Council's DCP.

4.3.1 PCDCP 2014 – Part B3 – Hazard controls

The site has shallow sandstone on all parts of the site. At times, this sandstone is exposed such as adjacent to the driveway. The proposed excavations will be saw cut into the sandstone and removed from site. A geotechnical engineer will be present at the time of this excavation to ensure there is no issues of landslip. The client will accept any conditions of consent relating to dilapidation reports on neighbouring properties if the council requires this.

The bushfire risk does not change under the proposed alterations and additions. The same setbacks from each building apply, meaning there is the same asset management zones in place.

4.3.2 PCDCP 2014 – Part C.1 – Development type controls

The proposal is minimal in nature and generally complies with Part C.1 of the DCP

4.3.1 PCDCP 2014 – Part D5.1 – Character as viewed from a public place

The proposal does not dominate the streetscape and ensures that the proposed parking structure is minimised in view. The proposed new garage does not extend beyond the existing front building line; and is mediated by the new proposed landscaped terrace above.

4.3.2 PCDCP 2014 – Part D5.2 – Scenic protection

The proposal, by maintaining the existing building line, ensures there is negligible impact to the visual character of the area.

4.3.4 PCDCP 2014 – Part D5.3 – Building colours and materials

The proposal's material and colour palette is to match the existing dwelling house; therefore meets the controls of the PCDCP.

4.3.5 PCDCP 2014 – Part D5.5 – Front building line

The proposed extension is aligned with the existing front building line of the existing dwelling house; therefore,

meets the controls of the PCDCP.

4.3.6 PCDCP 2014 – Part D5.6 – Side & rear building line

The proposed extension is aligned with the existing side building line of the existing dwelling house; therefore, meets the controls of the PCDCP. There is no alteration to the rear building line.

4.3.7 PCDCP 2014 – Part D5.7 – Building envelope

The proposed extension is compliant with the required building envelope.

4.3.8 PCDCP 2014 – Part D5.8 – Landscaped area

N/A - No reduction in landscaped area.

4.3.9 PCDCP 2014 – Part D5.8 – Landscaped area

N/A - No reduction in landscaped area.

4.3.10 PCDCP 2014 – Part D5.11 – Fences

N/A - No fences are proposed as a part of the works

4.3.11 PCDCP 2014 – Part D5.13 – Construction, retaining walls, terracing and undercroft areas

N/A - No retaining walls are proposed as a part of the works

5.0 CONCLUSION

As detailed within this report, the alterations and additions to the dwelling at 16 Amaroo Avenue, Elanora Heights is consistent with the objectives, planning strategies and controls applicable to the site. The appropriate assessment has been undertaken to ensure that the development would not be detrimental to the environmental or amenity aspects of the site. The alterations and additions to the dwelling-house proposal is consistent with the scale of development within the residential zone and is commensurate with the character of development within the Elanora Heights area.

The above analysis supports the Development Application for the erection of the alterations and additions to the existing dwelling-house and that justifies a favourable determination by Northern Beaches Council.