

Subdivision of Two (2) Lots to Create Four (4) Lots

No's 130 and 132 Elanora Road, Elanora Heights

Statement of Environmental Effects

2 March 2020

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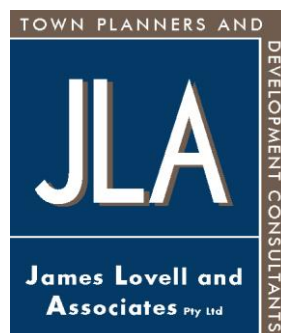


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1. INTRODUCTION

1.1 Preamble

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) to Northern Beaches Council for the subdivision of No's 130 and 132 Elanora Road, Elanora Heights to create four (4) Torrens Title allotments.

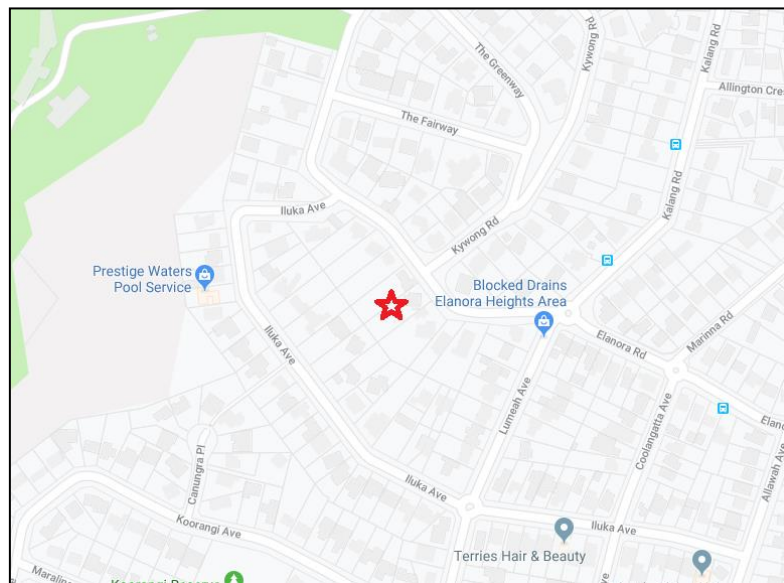


Figure 1 – Location

The subject site is located on the south-western side of Elanora Road, opposite the intersection with Kywong Road.

The site comprises two (2) adjoining allotments with a combined area of 3,005m². The consolidated site is rectangular in shape with a frontage of 44.5 metres to Elanora Road.

The individual allotments are currently occupied by 1 – 2 storey dwellings located towards the Elanora Road frontages. The individual allotments include separate vehicular access driveways along Elanora Road.

The site is not affected by any known environmental constraints relating to bushfire risk, geotechnical hazard, heritage, coastal risk, biodiversity or land contamination.

The proposed development comprises the subdivision of the consolidated site to create four (4) Torrens Title allotments. The individual allotment sizes range from 661.4m² to 740.2m², excluding the area of the right of carriageway for vehicular access extending between the existing dwellings to service the proposed allotments to the rear.

The existing dwellings fronting Elanora Road are being retained on proposed Lots 12 and 13, and the Subdivision Plan includes indicative “building footprints” of 175m² on proposed Lots 11 and 14 to demonstrate their ability to accommodate dwellings and associated facilities, including off-street car parking and private open space.

Finally, the site benefits from a 1.0 metre wide easement to drain water (with a certified stormwater pipe installed) over an adjoining property to the south-west (No. 40 Iluka Avenue), and the easement will be utilised to gravity drain stormwater from the subject site to the existing stormwater system.

1.2 Purpose

This SEE has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* and accompanying *Regulation*. To that end, it:

- identifies the site and provides details of its locational context;
- describes the physical and operational aspects of the proposed development;
- identifies the environmental planning instruments and policies that apply to the site and considers the proposed development against those that are relevant; and
- provides an assessment of the proposed development against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2. SITE DESCRIPTION

2.1 Site Details

The subject site formally comprises Lots 133 (No. 130 Elanora Road) and 132 (No. 132 Elanora Road) in Deposited Plan 24360.

The site is located on the south-western side of Elanora Road, opposite the intersection with Kywong Road.

The site comprises two (2) adjoining allotments with a combined area of 3,005m². The consolidated site is rectangular in shape with a frontage of 44.5 metres to Elanora Road.



Figure 2 – Site Context

No. 130 Elanora Road is occupied by a 1 – 2 storey weatherboard dwelling, with a tile roof. The existing dwelling is located towards the Elanora Road frontage of the site, with off-street car parking provided to the side of the dwelling, accessed via a driveway extending to/from Elanora Road. The driveway continues towards the rear of the site, and extends across the boundary with No. 132 Elanora Road.

No. 132 Elanora Road is occupied 1 – 2 storey weatherboard dwelling, with a metal roof. The existing dwelling is located towards the Elanora Road frontage of the site, with off-street car parking provided within a single carport, accessed via a driveway extending to/from Elanora Road. A shed is located to the rear of the dwelling.



Photograph 1 – Existing Dwelling at No. 130 Elanora Road



Photograph 2 – Existing Dwelling at No. 132 Elanora Road

The topography of the site generally falls downhill, away from Elanora Road, with a maximum level change from boundary to boundary of approximately 12 metres. A portion of the level change is accommodated in a retaining wall located to the rear of the dwelling at No. 130 Elanora Road.

The site benefits from a 1.0 metre wide easement to drain water (with a certified stormwater pipe installed) over an adjoining property to the south-west (No. 40 Iluka Avenue).

The existing vegetation on the site generally comprises a scattering of trees, shrubs and groundcovers. The existing trees are located on both allotments, predominately to the rear of the existing dwellings.

2.2 Site Context

The site is located within an established residential environment characterised by a predominance of detached dwellings. The existing dwellings extend across multiple development eras, contributing to a diversity of building forms and architectural styles.

The subdivision pattern in the locality is somewhat irregular, reflecting the irregular road pattern, and the re-subdivision of some of the original allotments.

The site is adjoined to the north-west by 1 – 2 storey weatherboard dwelling with coloubond metal roofing (No. 134 Elanora Road). The dwelling includes an open stand off-street car parking space located to the side of the dwelling.



Photograph 3 – Adjoining Dwelling to the North-West

The site is adjoined to the south-east by a vacant parcel of land consisting of three (3) Torrens Title allotments (No. 128 Elanora Road).

On 23 September 2014, the Land and Environment Court upheld an appeal (with the agreement of the parties) for the subdivision of the

former site to provide three (3) allotments, the demolition of the former dwelling, and the construction of a concrete driveway.



Photograph 4 – Adjoining Property to the South-East

The site is adjoined to the south-west (rear) by two (2) allotments fronting Iluka Avenue (No's 38 and 40 Iluka Avenue). The individual allotments accommodate dwellings occupying the central portions of the sites, with off-street car parking facilities accessed via separate driveways extending to/from Iluka Avenue.



Photograph 5 – Adjoining Properties to the South-West

The existing development on the opposite side of Elanora Road (to the north-east) comprises a series of dwelling.



Photograph 6 – Surrounding Development to the North-East

3. PROPOSED DEVELOPMENT

3.1 General Description

The proposed development is illustrated in the Subdivision Plan prepared by *Ivan Victor Sterligov, Surveyor*, identified as *Drawing 19051-DSUB*, dated 28 February 2020.

The proposed development comprises the subdivision of the consolidated site to create four (4) Torrens Title allotments. The size of the individual allotments (excluding the area of the right of carriageway for vehicular access) are as follows:

Lot 11:	740.2m ²
Lot 12:	704.9m ²
Lot 13:	661.4m ²
Lot 14:	740.2m ²

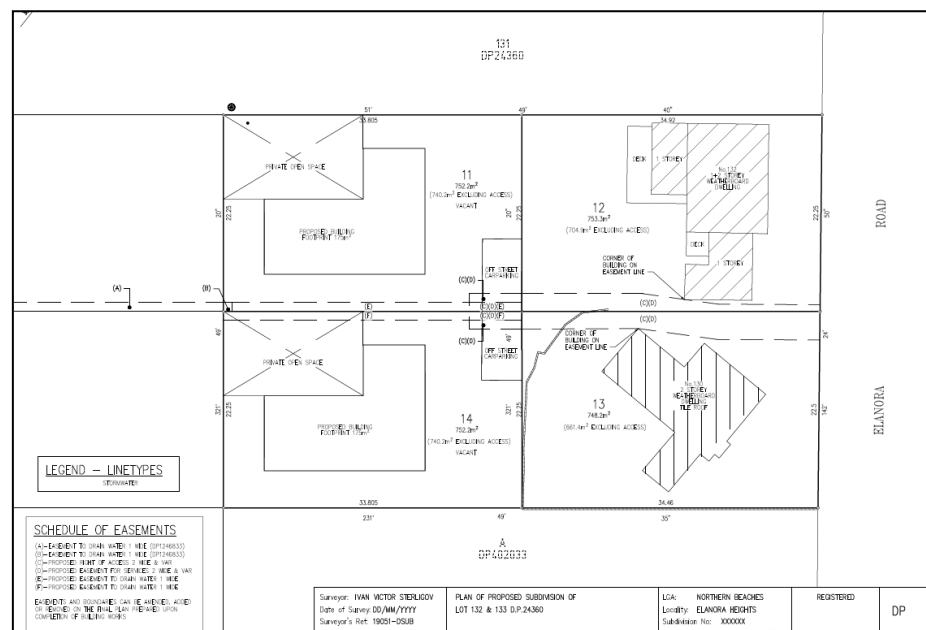


Figure 3 – Plan of Proposed Subdivision

The existing dwellings fronting Elanora Road are being retained on proposed Lots 12 and 13, and the Subdivision Plan includes indicative "building footprints" of 175m² on proposed Lots 11 and 14 to demonstrate their ability to accommodate dwellings and associated facilities, including off-street car parking and private open space.

The existing off-street car parking facilities for the dwellings on proposed Lots 12 and 13 are being retained, and the driveway servicing No. 130 Elanora Road is being modified and extended to service proposed Lots 11 and 14 to the rear. The access driveway has been carefully designed to facilitate the retention of the existing dwellings.

Further, the Subdivision Plan identifies the location of the off-street car parking facilities to service proposed Lots 11 and 14, with the indicative car parking spaces and access driveway designed to facilitate the car parking as an integrated part of the future dwellings, and enable the vehicles to enter and exit the site in a forward direction.

The proposed development includes the removal of seven (7) trees from the site, with all of the remaining trees on the site and adjoining sites to be protected and retained.

Finally, the site benefits from a 1.0 metre wide easement to drain water (with a certified stormwater pipe installed) over an adjoining property to the south-west (No. 40 Iluka Avenue), and the easement will be utilised to gravity drain stormwater from the subject site to the existing stormwater system.

4. SECTION 4.15 ASSESSMENT

The heads of consideration incorporated in Section 4.15 of the *Environmental Planning and Assessment Act 1979* comprise:

- any environmental planning instrument;
- any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority;
- any development control plan;
- any planning agreement or draft planning agreement;
- any matters prescribed by the Regulation;
- the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality;
- the suitability of the site for the development;
- any submissions made in accordance with the Act or the Regulations; and
- the public interest.

4.1 Environmental Planning Instruments

The proposed development is subject to the following environmental planning instrument:

1. State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land; and
2. Pittwater Local Environmental Plan (LEP) 2014.

SEPP No. 55 – Remediation of Land

SEPP No. 55 specifies that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is, or is likely to be contaminated, and if the land is, or is likely to be contaminated, whether the land requires remediation before the land is developed for the proposed use.

The site has an established history of residential zoning and use, and there is no evidence to suggest the land is likely to be contaminated to the extent that would render it unsuitable for continued residential use.

Pittwater LEP 2014

The site is zoned E4 – Environmental Living pursuant to the Pittwater LEP 2014, and “subdivision” and “dwelling houses” are permissible in the zone with the consent of Council.

Clause 2.3 requires the consent authority to have regard to the objectives for development in a zone when determining a DA in respect of land within the zone.

The objectives of the zone are expressed as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that 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.*

The proposed development is generally consistent with (or not antipathetic to) the relevant objectives of the zone on the basis that there will be no unacceptable impacts on the ecological, scientific or aesthetic values of the site, and the proposed development will maintain the low density character of the locality, with no significant adverse impacts on the existing landform, or the landscape character of the site and surrounds.

Clause 4.1 specifies a minimum lot size for subdivision of 550m², and the proposed development provides lot sizes ranging from 661.4m² to 740.2m², excluding the area of the right of carriageway for vehicular access extending between the existing dwellings.

Clause 4.3 specifies a maximum building height of 8.5 metres. The existing dwellings fronting Elanora Road are being retained on proposed Lots 12 and 13, and the future dwellings on proposed Lots 11 and 14 will be subject to the provisions of Clause 4.3.

Clause 7.1 specifies that development consent is required for the carrying out of works (on Class 5 land) within 500 metres of adjacent

Class 1 – 4 land, and which is likely to lower the watertable to below 1 metre Australian Height Datum (AHD).

The site is not located within 500 metres of any Class 1 – 4 land.

Clause 7.2 requires the consent authority to consider any detrimental impacts on existing drainage patterns or soil stability, the likely future use of the land, the quality of the fill or excavated material, the amenity of neighbouring properties, the likelihood of disturbing relics, any adverse impacts on any waterway, drinking catchment or environmentally sensitive area, the potential impacts on any heritage items, and any measures to mitigate the impacts of the development.

The proposed access driveway has been designed to minimise the necessary earthworks, with the gradient of the driveway generally reflecting the existing site topography as far as possible.

Further, the construction phase will be carefully managed to ensure there are no adverse impacts on the environment, the amenity of neighbouring properties, or water quality.

The site is not located in the vicinity of any heritage items or conservation areas, and a search of the AHIMS provided by the New South Wales (NSW) Department of Environment and Heritage reveals that no *"Aboriginal sites"* or *"Aboriginal Places"* have been recorded within a 200 metre radius of the site.

Finally, the future construction of dwellings on proposed Lots 11 and 14 will be subject to the provisions of Clause 7.2.

Clause 7.10 requires the consent authority to be satisfied that the services essential for the development are available, or that adequate arrangements have been made to make them available.

The site is serviced by all necessary infrastructure, and the proposed works include the construction of an appropriate access driveway. Further, the subject site benefits from an easement to drain water (with a certified stormwater pipe installed) over an adjoining property to the south-west (No. 40 Iluka Avenue), and the easement will be utilised to gravity drain stormwater from the subject site to the existing stormwater system.

The LEP does not incorporate any further controls of specific relevance to the proposed development.

4.2 Proposed Environmental Planning Instruments

There are no proposed environmental planning instruments of specific relevance to the proposed development.

4.3 Development Control Plans

The proposed development is subject to the following development control plan:

1. Pittwater 21 Development Control Plan (DCP).

Pittwater 21 DCP

The Pittwater 21 DCP is generally intended to supplement the provisions of the Pittwater LEP 2014, and provide more detailed objectives and controls to guide future development.

Section A of the DCP provides locality statements, Section B provides general controls, Section C provides design criteria for subdivision, and Section D provides locality specific controls.

The site is not affected by any known environmental constraints relating to bushfire risk, geotechnical hazard, heritage, coastal risk, biodiversity or land contamination.

In the circumstances, the relevant¹ provisions of the DCP are considered in Table 4.3.1 as follows:

Table 4.3.1 – Pittwater 21 Development Control Plan		
Control	Proposed	Satisfactory
Section A – Locality Statements		
A4.5 – Elanora Heights Locality		
The locality will remain primarily a	The proposed development will	Yes

¹ The relevant provisions of the DCP comprise those which relate specifically to the proposed development and/or those which would not normally be required and/or provided as Conditions of Consent and/or as part of a Construction Certificate.

low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.	maintain the character of a low-density residential area, with the existing dwellings a maximum of two storeys in any one place. The future dwellings on proposed Lots 11 and 14 will be subject to the provisions of the DCP. Further, the proposed development negotiates the sloping topography of the site, and will substantially maintain the landscaped setting of the site and surrounds.	
Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.	The site is serviced by all necessary infrastructure, including roads, water and sewerage facilities, and public transport.	Yes
Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale.	The existing dwellings remain below the tree canopy, and the future dwellings on proposed Lots 11 and 14 will be subject to the provisions of the DCP.	Yes
A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land.	The proposed development achieves an appropriate balance between subdividing the site in accordance with the minimum lot size control, whilst generally maintaining the landforms, landscapes and other features of the natural environment.	Yes
Section B – General Controls		
B2.2 – Subdivision – Low Density Residential Areas		
Minimum lot depth of 27 metres.	The proposed lots have depths of 33.805 – 34.92 metres.	Yes
Minimum lot width at the building line of 16 metres.	The proposed lots have widths at the building line of 22.25 metres.	Yes
Lots are to be capable of providing for the construction of a building which is safe from	The existing dwellings are being retained on proposed Lots 12 and 13, and the Subdivision Plan	Yes

hazards, does not unreasonably impact on the natural environment, does not adversely affect heritage, and can be provided with adequate and safe access and services.	includes indicative " <i>building footprints</i> " of 175m ² on proposed Lots 11 and 14. The " <i>building footprints</i> " demonstrate the ability to construct dwellings that will be safe from hazards, will not unreasonably impact on the natural environment or affect heritage, and can be provided with adequate and safe access and services.	
Maximum allotment slope of 16.7 degrees, measured between the highest and lowest points on any allotment.	The proposed lots have slopes of 12 – 21 degrees, measured between the highest and lowest points on each lot. The variation primarily relates to Proposed Lot 12, however the existing dwelling, car parking and access arrangements are being retained.	Acceptable Design Solution
The minimum area for building shall be 175m ² .	The existing dwellings are being retained on proposed Lots 12 and 13, and the Subdivision Plan includes indicative " <i>building footprints</i> " of 175m ² on proposed Lots 11 and 14.	Yes
B4.22 – Preservation of Trees and Bushland Vegetation		
Development consent is required for the removal of any trees or bushland vegetation.	The proposed development includes the removal of seven (7) trees from the site, with all of the remaining trees on the site and adjoining sites to be protected and retained.	Yes
B5.10 – Stormwater Discharge into Public Drainage System		
Stormwater is to be connected to a public drainage system by gravity means to which it would naturally flow.	The site benefits from a 1.0 metre wide easement to drain water (with a certified stormwater pipe installed) over an adjoining property to the south-west (No. 40 Iluka Avenue), and the easement will be utilised to gravity drain stormwater from the	Yes

	subject site to the existing stormwater system.	
Written consent for the piping and acquisition of an easement is to be obtained from adjoining owners and provided to Council at the time of lodging the Development Application.	The DA is accompanied by a Certificate of Compliance in relation to the existing stormwater pipe located within the easement over an adjoining property to the south-west (No. 40 Iluka Avenue).	Yes
B6.2 – Internal Driveways		
Internal driveways are to provide safe and convenient access with a maximum gradient of 1:4 for a length of 20 metres on steeply sloping sites.	The internal driveway provides safe and convenient access, with a maximum gradient of 1:4 for a length of less than 12 metres.	Yes
Internal driveways are to be a minimum of 3.0 metres wide.	The internal driveway has a minimum width of 4.0 metres.	Yes
B6.3 – Off-Street Vehicle Parking Requirements		
Provide a minimum of 2 off-street car parking spaces (for dwellings of 2 or more bedrooms).	The existing off-street car parking facilities will be maintained for the existing dwellings. Adequate space is available on proposed Lots 11 and 14 to provide two (2) off-street car parking spaces, integrated into the design of the future dwellings.	Yes
B8 – Site Works Management		
Excavation and landfill greater than 1 metre deep must comply with the Geotechnical Risk Management Policy.	The excavation and landfill associated with the proposed development will be carried out in accordance with the Geotechnical Risk Management Policy.	Will Comply
Erosion and sedimentation measures must be installed on site to prevent the migration of sediment off the site.	Erosion and sedimentation measures will be installed on site during the construction phase.	Will Comply
Waste material is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	Waste material will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	Will Comply

Section C – Development Type Controls		
C4.1 – Protection from Hazards		
Subdivisions are to be designed such that adequate building platforms/building areas are provided that have a low risk from hazards including flood, landslip, bushfire, coastal and estuarine hazards.	The Subdivision Plan includes indicative “ <i>building footprints</i> ” of 175m ² on proposed Lots 11 and 14. The “ <i>building footprints</i> ” have a low risk from hazards including flood, landslip, bushfire, coastal and estuarine hazards.	Yes
C4.2 – Access Driveways and Off-Street Parking Facilities		
Any internal access driveway is to be designed and constructed as part of the subdivision works.	The internal access driveway will be constructed as part of the subdivision works.	Will Comply
A second driveway may be permitted to a public road if the street frontage is 30 metres or more.	The existing access driveways are being retained, with the existing driveway servicing No. 130 Elanora Road being modified and extended to service proposed Lots 11 and 14 to the rear. The site has a total frontage of 44.5 metres to Elanora Road.	Yes
C4.3 – Transport and Traffic Management		
The impacts of the proposed subdivision on the capacity of the road and transport network should be considered.	The proposed development will have no significant impact on the capacity of the road network serving the site.	Yes
C4.5 – Utility Services		
All lots are to be serviced by electricity, water, gas, communications and sewer.	The site is serviced by electricity, water, gas, communications and sewer.	Yes
All existing and proposed utility services are to be located underground.	The utility services on the site will be located underground.	Yes
C4.6 – Service and Delivery Vehicle Access in Subdivisions		
Roads and accessways within the subdivision are to be designed and constructed to accommodate access for waste, recycling, service, emergency and delivery vehicle.	The access driveway has been with sufficient width to accommodate emergency and delivery vehicles, and the garbage bins will be transported to the street frontage for collection	Yes

	purposes.	
C4.7 – Amenity and Design		
The application should clearly demonstrate that a building envelope can be built on site having regard to trees, vehicular access, services, safety from hazard, the desired character of the area, and the potential impacts on surrounding properties.	The existing dwellings are being retained on proposed Lots 12 and 13, and the Subdivision Plan includes indicative “ <i>building footprints</i> ” of 175m ² on proposed Lots 11 and 14. The “ <i>building footprints</i> ” demonstrate the ability to construct dwellings that will be safe from hazards, will not unreasonably impact on the desired character of the area, and or the amenity of surrounding properties.	Yes
The width of a right-of-carriageway should not exceed 20% of the required lot width.	The width of the right of carriageway (4 metres) is less than 20% of the proposed lot widths.	Yes
C4.8 – Landscaping on Existing and Proposed Public Road Frontages		
Street trees are to be planted along the road reserve at 6 metre centres.	Street trees will be planted along the road reserve at 6 metre centres.	Yes
Section D – Elanora Heights Locality		
D5.1 – Character as Viewed from a Public Place		
Buildings which front the street must have a street presence.	The existing dwellings fronting Elanora Road are being retained.	Yes
General service facilities must be located underground.	The utility services on the site will be located underground.	Yes
D5.2 – Scenic Protection		
Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The existing dwellings fronting Elanora Road are being retained, and the proposed development will have no detrimental visual impact viewed from any waterway, road or public reserve.	Yes
D5.5 – Front Building Line		
The minimum front building line shall be 6.5 metres.	The existing dwellings fronting Elanora Road are being retained.	Yes
D5.6 – Side and Rear Building Line		
The minimum side setbacks are	The existing dwellings are being	Yes

2.5 metres to one side, and 1.0 metres for the other side. The minimum rear setback is 6.5 metres.	retained on proposed Lots 12 and 13, and the <i>"building footprints"</i> on proposed Lots 11 and 14 provide side boundary setbacks of more than 2.5 metres, and rear boundary setbacks of 6.5 metres.	
D5.7 – Building Envelope		
Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height of 8.5 metres.	The existing dwellings are being retained on proposed Lots 12 and 13, and the future dwellings on proposed Lots 11 and 14 will be subject to the building envelope control.	Yes
D5.9 – Landscaped Area		
The total landscaped area shall be a minimum of 60% of the site area.	The existing and proposed structures being retained maintain a total landscaped area of approximately 60% – 70% of the site area, depending upon the design of the future dwellings on proposed Lots 11 and 14.	Yes
D5.11 – Fences		
Front and side fences (within the front building setback) shall not exceed 1 metre above existing ground level, and be compatible with the streetscape.	No changes are proposed to the existing fencing along the Elanora Road frontage.	Yes
Fencing along the side and rear boundaries shall be a maximum height of 1.8 metres.	The side and rear boundary fencing will not exceed a maximum height of 1.8 metres.	Will Comply
D5.13 – Construction, Retaining Walls, Terracing and Undercroft Areas		
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.	Lightweight construction and pier and beam footings will be used for the future construction of dwellings on proposed Lots 11 and 14.	Will Comply

4.4 Planning Agreements

There are no planning agreements of relevance to the proposed development.

4.5 Impacts of the Development

The proposed development will substantially maintain the existing character of the site when viewed from the public domain, with the existing dwellings Elanora Road being retained.

The Subdivision Plan includes indicative "*building footprints*" of 175m² on proposed Lots 11 and 14, to demonstrate their ability to accommodate dwellings and associated facilities, including off-street car parking and private open space. The "*building footprints*" demonstrate the ability to construct dwellings that will be safe from hazards, will not unreasonably impact on the desired character of the area, and or the amenity of surrounding properties.

Clause 4.1 of the Pittwater LEP 2014 specifies a minimum lot size for subdivision of 550m², and the proposed development provides lot sizes ranging from 661.4m² to 740.2m², excluding the area of the right of carriageway for vehicular access extending between the existing dwellings.

The proposed subdivision is generally consistent with the emerging form of development in the locality, including the approved subdivision of the adjoining allotment to the south-east to provide three (3) allotments.

The proposed development includes the removal of seven (7) trees from the site, with all of the remaining trees on the site and adjoining sites to be protected and retained.

In the circumstances, the proposed development will contribute to the availability and variety of housing in a form that is compatible with a low density residential environment, and will not impose any significant or adverse impacts on the environment or the amenity of surrounding land.

4.6 Suitability of the Site

The site is located within an established residential environment characterised by a predominance of detached dwellings. The existing dwellings extend across multiple development eras, contributing to a diversity of building forms and architectural styles.

The subdivision pattern in the locality is somewhat irregular, reflecting the irregular road pattern, and the re-subdivision of some of the original allotments.

The proposed development will contribute to the availability and variety of housing in a form that is compatible with a low density residential environment, and will not impose any significant or adverse impacts on the environment or the amenity of surrounding land.

4.7 Public Interest

The public interest is generally served in circumstances where the proposed development will contribute to the availability and variety of housing in a form that is compatible with a low density residential environment, and will not impose any significant or adverse impacts on the environment or the amenity of surrounding land.

5. CONCLUSION

The site is located on the south-western side of Elanora Road, opposite the intersection with Kywong Road. The site comprises two (2) adjoining allotments with a combined area of 3,005m². The consolidated site is rectangular in shape with a frontage of 44.5 metres to Elanora Road.

The individual allotments are currently occupied by 1 – 2 storey dwellings located towards the Elanora Road frontages. The individual allotments include separate vehicular access driveways along Elanora Road.

The site is not affected by any known environmental constraints relating to bushfire risk, geotechnical hazard, heritage, coastal risk, biodiversity or land contamination.

The proposed development comprises the subdivision of the consolidated site to create four (4) Torrens Title allotments. The individual allotment sizes range from 661.4m² to 740.2m², excluding the area of the right of carriageway for vehicular access extending between the existing dwellings to service the proposed allotments to the rear.

The existing dwellings fronting Elanora Road are being retained on proposed Lots 12 and 13, and the Subdivision Plan includes indicative *"building footprints"* of 175m² on proposed Lots 11 and 14 to demonstrate their ability to accommodate dwellings and associated facilities, including off-street car parking and private open space.

Clause 4.1 of the Pittwater LEP 2014 specifies a minimum lot size for subdivision of 550m², and the proposed development provides lot sizes ranging from 661.4m² to 740.2m², excluding the area of the right of carriageway for vehicular access extending between the existing dwellings.

The proposed subdivision is generally consistent with the emerging form of development in the locality, including the approved subdivision of the adjoining allotment to the south-east to provide three (3) allotments.

In the circumstances, the proposed development will contribute to the availability and variety of housing in a form that is compatible with a low density residential environment, and will not impose any significant or adverse impacts on the environment or the amenity of surrounding land.