

STATEMENT OF ENVIRONMENTAL EFFECTS

And notes in support of the Development Application on behalf of:

Applicant/s:

Matt and Naomi Noffs

Address:

**141 Powderworks Rd,
ELANORA HEIGHTS 2101**

To Council:

Northern Beaches Council

Prepared by:

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REVISION	CREATED	APPROVED
0.01 Draft	25 th January 2019	
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PROPERTY DETAILS

ADDRESS: 141 POWDERWORKS ROAD, ELANORE HEIGHTS NSW 2101

LOT/DP: LOT101/DP842992

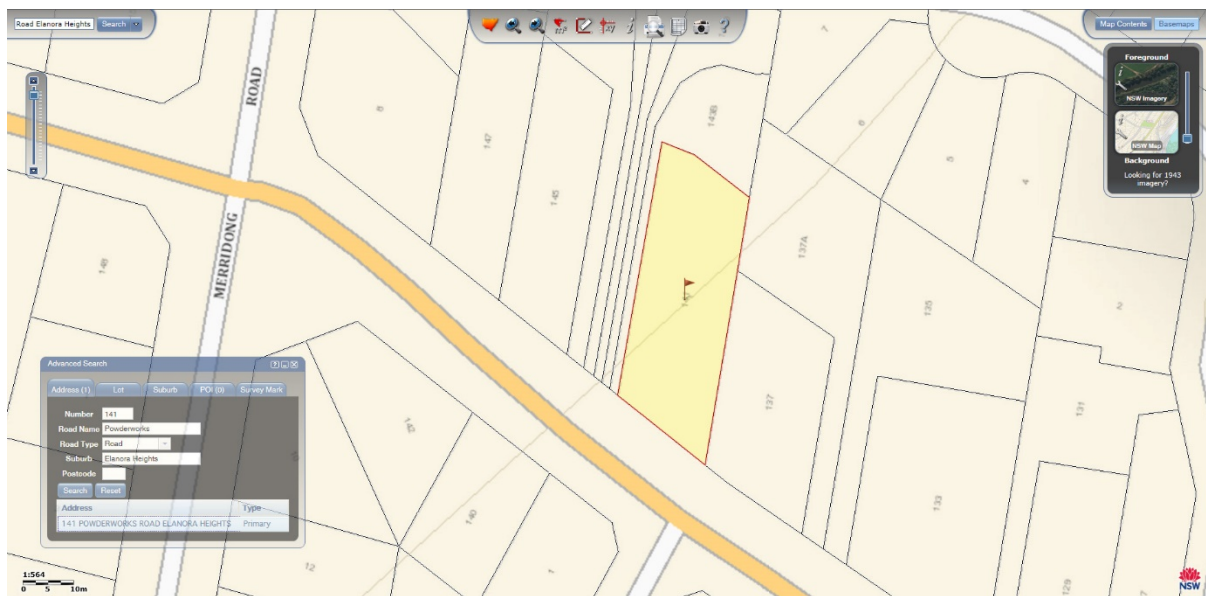
COUNCIL: NORTHERN BEACHES COUNCIL

LEP: PITTWATER LOCAL ENVIRONMENTAL PLAN (LEP) 2014

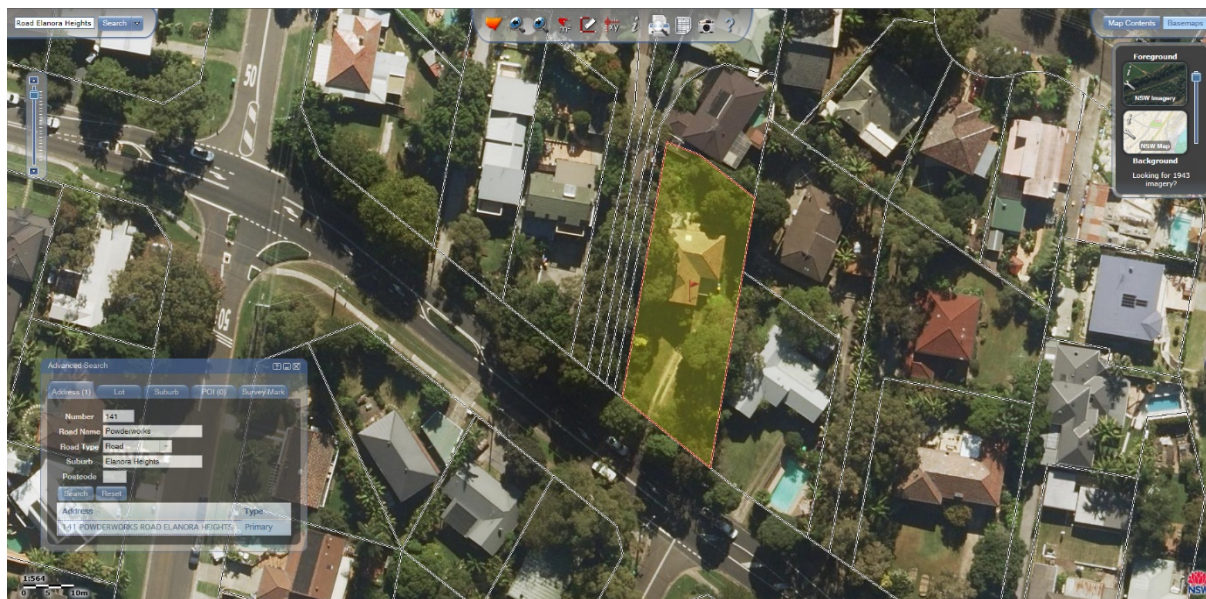
DCP: PITTWATER DEVELOPMENT CONTROL PLAN (DCP) 2014 & APPENDICIES

ZONING: R2 – LOW DENSITY RESIDENTIAL

SITE AREA: 1017.5sqm



Source: SIX Maps



Source: SIX Maps

INTRODUCTION

This document has been prepared by Alan Minors of 4Plan on behalf of the applicants Matt and Naomi Noffs.

The purpose of this document is to:

- Provide details of the proposed development; and
- Assess these details against the relevant State and Council planning policies;

This document should be read in conjunction with the following documents:

- DA Architectural plans
- Survey plan prepared by Geographic Solutions Surveyors
- Arborists report prepared by Complete Arborcare
- BASIX certificates prepared by 4Plan and Evergreen Energy
- Building Cost Summary report prepared by Premium Projects
- Waste Management Plan

SITE ANALYSIS

SITE DESCRIPTION

The legal title for the site is LOT101/DP842992. The address is 141 Powderworks Road, ELANORA HEIGHTS. The site has a total area of 1017.5sqm.

The site's Southern boundary has street frontage to Powderworks Road and is shown as 21.98m in length off survey plan.

The site is 53.35m in length North to South and the site topography falls 6.3m North to South.

The site has views to the coast along its Eastern boundary. The Eastern boundary borders with two neighbouring properties.

The site's Western boundary borders with a driveway for a battle axe blocks to the North.

Refer to the attached survey prepared by Geographic Solutions Surveyors for more details.

IMPROVEMENTS TO THE SITE

DWELLING

The site currently contains a (Class 1a) 3-bedroom, single storey, brick, dwelling. The dwelling has a tandem garage located below the dwelling along its Eastern elevation (with garage door on Southern elevation).

SEWER PIPE

The site contains a 150mm vitreous clay sewer pipe, with one maintenance hole and one vertical shaft. The sewer pipe is 1m (inv.) at its shallowest depth and runs West to East in proximity to the front of the existing dwelling.

DRIVEWAY

The site contains a concrete driveway (with grassed medium strip) running from the Southern boundary to the existing garage door.

FENCES

All boundaries fences are 1.8m high. The street frontage boundary fence is a timber paling fence.

DECK

There is a small timber deck a top of a sandstone rock outcrop, in the North Eastern corner of the site.

EXISTING TREES AND VEGETATION

The site has 15 trees that are 5m and over in height.

BUSHFIRE PRONE LANDS

The NSW Rural Fire Service website show the site is not identified as bushfire prone.

FLOOD PRONE LANDS

The site is not affected by flooding or tidal inundation.

HERITAGE LISTINGS

The site is not affected by heritage listings or heritage conservation areas.

TERRESTRIAL BIODIVERSITY

The site is not affected by Terrestrial Biodiversity.

URBAN RELEASE

The site is not part of an urban release.

EASEMENTS (88B)

The site does not contain any easements.

LANDSLIP

The site is not affected by landslip.

ACID SULPHATES

The site is shown as Class 5.

PROPOSAL

PROPOSED DEVELOPMENT

The proposal is for the construction of a new attached dual occupancy, consisting of two stories and 3 bedrooms. The proposal will also detail alterations and addition to the existing dwelling. There will be no subdivision under the proposal.

RELEVANT PLANNING CONTROLS

The following plans and policies are relevant to the topic and are discussed in this section of the report.

PITTWATER LOCAL ENVIRONMENTAL PLAN (LEP) 2014

2.1 LAND USE ZONES

The lot is shown as: zone R2 Low Density Residential.

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

2.7 DEMOLITION REQUIRES DEVELOPMENT CONSENT

The demolition of a building or work may be carried out only with development consent.

4.1B MINIMUM LOT SIZES FOR DUAL OCCUPANCIES

The lot area is greater than 800 square meters and therefore complies with this clause.

4.3 HEIGHT OF BUILDINGS

The proposed buildings will be less than 8.5m in height.

4.4 FLOOR SPACE RATIO

Pittwater LEP 2014 does not prescribe a floor space ratio for this lot.

7.1 ACID SULFATE SOILS

The Acid Sulfate soil classification for the site is Class 5. The site is over 70m above AHD.

7.2 EARTHWORKS

Development consent is required for earthworks.

PITTWATER DEVELOPMENT CONTROL PLAN (DCP) 2014**SECTION A4 LOCALITIES****The site is part of the Elanora Heights Locality (A4.5)*****Land within the Locality***

Land within the Elanora Heights Locality is identified on the Elanora Heights Locality Map.

Context

The subdivision of the Elanora Heights Estate in 1929, which included the Elanora Country Club, initiated development in the locality. Residential development increased from the 1950s with improved access to the area.

Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along plateau and slopes. The locality is characterised mainly by one and two-storey dwelling houses on 700-950 square metre allotments (some smaller blocks may exist). To the west, rural residential dwellings occupy 2 hectare allotments. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes.

The locality is serviced by neighbourhood retail centres at Kalang Road and the intersection of Elanora and Anana Roads. The locality also contains the Elanora Heights Primary School, community/youth centres, and recreational facilities including the Elanora Golf Course, squash courts, and several reserves.

The locality is characterised by a plateau, spur to the east, and steep slopes. Due to the topography, significant views can be obtained to the east (over Warriewood and the Narrabeen Lakes inlet), west (over Deep Creek and bushland beyond), and south (over Narrabeen Lakes). Conversely, the slopes and ridge tops of the locality are visually prominent.

Much of the natural vegetation has been removed and replaced with non-indigenous species, and significant amount of natural vegetation has been removed in areas adjoining open space to reduce the risks associated with bushfires. Much of the tree canopy around the escarpment has been retained.

The natural features of the locality result in a high risk of bushfire and landslip.

The major roads within the locality are Powderworks Road, Anana Road, Elanora Road and Kalang Road. Powderworks Road is a common through-route from the beaches to land further west. Several pedestrian links and pathways exist within the locality.

Desired Character

The Elanora Heights locality will remain primarily a 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. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located only on the plateau on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Land in the vicinity of Caladenia Close and Dendrobium Crescent to the west will remain a low-density rural residential area due to the constraints and characteristics of the land, including steepness of slope, species and habitat diversity, and lack of infrastructure. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community, and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development on non-urban zoned land shall maintain generous spatial separation of the built form and low site coverage on large lots. Development will be designed to be safe from hazards including landslip and bushfire.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Hazards, Natural Environment and Heritage***Hazards***

The Elanora Heights Locality is affected by various hazards. Land affected in the Elanora Heights Locality is shown on the hazard maps held in the offices of Council.

Natural Environment

The Elanora Heights Locality includes vegetation areas, threatened species, or areas of natural environmental significance. Land affected in the Elanora Heights Locality is shown on the natural environment maps held in the offices of Council.

Heritage

The Elanora Heights Locality may include Heritage items and/or conservation areas. Land affected in the Elanora Heights Locality is shown on the Heritage Map held in the offices of Council.

B1 HERITAGE CONTROLS

The site is not affected by heritage listings or heritage conservation areas.

B2 DENSITY CONTROLS

There will be no subdivision under this proposal and the site is zoned R2.

B3 HAZARD CONTROLS

The site has no identified hazards.

B4 CONTROLS RELATING TO THE NATURAL ENVIRONMENT

The site is not identified in an Ecological Community or a Conservation area.

B4.22 PRESERVATION OF TREES AND BUSHLAND VEGETATION

Footings for the proposed dual occupancy are to be pier and beam, in order to minimise impact on existing trees.

The site currently is extensively landscaped. The proposed development aims to retain as much as possible of the current landscaping and does not involve the removal or pruning of any existing significant trees.

Please refer to drawing DA-16 Landscaping Concept Plan and arborists report included with the application for details of this.

All recommendations contained within the arborists report will be adopted in the proposal.

B5 WATER MANAGEMENT

Please review the details supplied on drawing DA-15 Stormwater Concept Plan that accompanies this application.

There are no water treatment systems comprised in this application.

A 2000 litre rainwater retention tank will be used. The collected rainwater will be used for landscaping and connected to toilets in the proposed dual occupancy.

Stormwater drainage will be connected to the public drainage system by gravity means to which it would naturally flow.

The proposed development is not located with in waterfront lands and there are no stormwater easements on the site.

B6 ACCESS AND PARKING

Parking for two vehicles will be provided on site. The proposed internal driveway and parking will be pervious and have a stable surface for all weather use. It will be a minimum 3 meters in width and provide entry and egress to the site in a forward direction of travel.

B8 SITE WORKS MANAGEMENT

Excavation has been designed to be minimal. Both the existing dwelling and proposed dual occupancy utilise strip footings and piers to achieve this.

Please refer to the details contained in drawing DA-02 Site Staging Plan and Sedimentation Control for information on erosion and sedimentation management, waste minimisation, site fencing and security.

There are no proposed works in public domain and a traffic management plan will not be applicable to this proposal.

C1 DESIGN CRITERIA FOR RESIDENTIAL

C1.1 LANDSCAPING

The site currently is extensively landscaped. The proposed development aims to retain as much as possible of the current landscaping and does not involve the removal or pruning of any existing significant trees.

Please refer to drawing DA-16 Landscaping Concept Plan and arborists report included with the application for details of this.

All recommendations contained within the arborists report will be adopted in the proposal.

C1.2 SAFETY AND SECURITY

Design of the proposed dual occupancy provides sufficient height and sight lines to allow its residents to achieve casual surveillance of the property. Also access to the site is restricted by a 1.8m tall paling fence and sliding gate.

C1.3 VIEW SHARING

The existing dwelling captures dappled views to the ocean through trees and vegetation. The proposed attached dual occupancy will share these same views. The same trees and vegetation block views into neighbouring properties and open spaces. Existing views have been shown on drawing DA-10 Site Plan and Site Analysis.

Due to the location of the property and the battle axe driveways along its western boundary, the proposed dual occupancy will not interfere with any views of other neighbouring properties. This can be verified by viewing the satellite photo above at the start of this document.

C1.4 SOLAR ACCESS

The property enjoys good solar access and windows, doors and skylights have been designed and placed to take advantage of this and minimise any negative impacts such as late afternoon summer sunlight.

The proposed dual occupancy's solar panels are aligned North and will receive full sunlight. This can be seen in drawing DA-23 Shadow Diagrams.

The existing clothes drying area in the North Western corner of the site also enjoys good sunlight. New clothes drying area attached to the Western elevation of the proposed dual occupancy will also receive good sunlight.

C1.5 VISUAL PRIVACY

Both dwellings have been designed to be private and separated from each other, while providing opportunities for occupants to share and socialise. Views into attached decks and private open spaces have been minimised by their position and window sizing and placement.

Also views into neighbouring properties are screened by existing vegetation along the Eastern boundary.

C1.6 ACOUSTIC PRIVACY

The proposed dual occupancy will be setback 6.5m (minimum) from the boundary along Powderworks Road. The front setback has substantial existing vegetation, along with a 1.8m tall paling fence. The proposed dual occupancy will also have double glazing to all windows in habitable rooms. These measures will mitigate noise from Powderworks and act a sound barrier.

The party wall between the existing dwelling and the proposed dual occupancy will be constructed in accordance with the National Construction Code.

C1.7 PRIVATE OPEN SPACE

The dwellings have two areas of readily accessible private open space totalling over 350sqm, of which over 200sqm is at the rear of the property and enjoys full solar access.

In addition to this both dwelling also have substantial deck areas.

C1.8 DUAL OCCUPANCY SPECIFIC CONTROLS

The proposed attached two storey dual occupancy and additions to the existing dwelling have been carefully designed to minimise visual bulk and read as one dwelling, while still providing articulation and a pleasant visual aesthetic.

The site is located within "Area 2". This provides a maximum floor area of 0.3:1, equating to 305.25sqm of floor space. The proposed floorplans have been carefully designed to make use of all the allowable floor area, without exceeding it.

The second storey of the attached dual occupancy has less than 50% cover of the ground floor.

As noted above in sections C1.3 and C1.4, the dual occupancy enjoys good solar access and does not produce views into neighbouring properties.

The proposal retains almost all its natural landscaping and will provide the 1.5m minimum landscape strip alongside the boundary where the driveway is

Also, the driveway has been carefully designed to allow vehicles to access and egress in a forward direction.

C1.12 WASTE AND RECYCLING FACILITIES

The proposal includes a waste management plan. Proposed excavation and demolition are minimal.

C1.13 POLLUTION CONTROL

The proposed development has been designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and /or land pollution.

C1.14 SEPARATELY ACCESSIBLE STRUCTURES

Separate accessible structures are not part of this proposal.

C1.15 STORAGE FACILITIES

There is a lockable storage area below the existing dwelling.

C1.23 EAVES

Eaves have been carefully designed to provide maximum thermal performance throughout both the proposed dual occupancy and additions to the existing dwelling.

OTHER CONSIDERATIONS

SEWER LINE RUNNING THROUGH PROPERTY

The site contains a 150mm vitreous clay sewer pipe, with one maintenance hole and one vertical shaft. The sewer pipe is 1m (inv.) at its shallowest depth and runs West to East in proximity to the front of the existing dwelling.

The applicant has been in communication with a Sydney Water Services Coordinator (Greg Houston Plumbing) regarding building the proposed dual occupancy over the sewer line. Their response being *"It looks like a pretty straightforward approval"*.

Engineering to allow this to happen will be produced with lodgement of construction certificate, once the project has an approved DA.

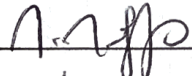
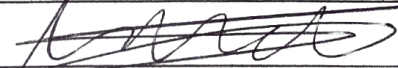
CONCLUSION**LIKELY IMPACTS**

All development controls have been considered and addressed, there are no requests for dispensation made with the proposal. No negative impacts are anticipated from the proposed development.

RECOMMENDATION

Having considered the proposal for Development Application the proposal should be approved for the following reasons:

- The proposal aims to comply with all relevant controls and statutes and where it does not comply, provides valid and true justification for dispensation to be granted.
- The proposal is consistent in its objectives and outcomes.
- The proposal will have no adverse effects/impacts on local neighbours and the public.
- The proposal will greatly improve the existing site usage/value.
- Granting approval of the development application will be in the best interests of the applicants.

APPLICANT/S SIGNATURES**Applicants Name:**NAOMI NORRIS**Applicants Signature:****Dated:**2/6/19**Applicants Name:**MATTHEW NORRIS**Applicants Signature:****Dated:**2/6/19