

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DETACHED SECONDARY DWELLING

19 ST ANDREWS GATE, ELANORA HEIGHTS

LOT 194

DP 24922

Prepared By *JJDrafting Aust.P/L*

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1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1275/24, drawing numbers DA.01 to DA.16 dated JULY/24 to detail proposed alterations and additions to an existing detached secondary dwelling at 19 St Andrews Gate, Elanora Heights.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Pittwater Local Environmental Plan 2014
- # Pittwater Development Control Plan 2014

2. SITE CHARACTERISTICS AND DESCRIPTION

The subject allotment is described as 19 St Andrews Gate, Elanora Heights.

- The site area 862m²
- The site is in R2 Low-Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is not located in a bushfire area.
- The site is not located in landslip risk zone.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The property addresses St Andrews gate to the north .
- The site is rectangular in shape, running approximately 45.11m deep and 19.11m wide.
- The site is currently developed with a principal main rendered brick dwelling and a detached secondary dwelling to the rear of the property.
- The site is relatively flat with a slight fall from the West to the East of the property.
- Vegetation consists of mixed endemics and introduces species with areas of lawn to the front and rear of the house
- This property is situated outside the Elanora Heights Village Centre zone.



Figure 1: THE AERIAL VIEW OF THE SUBJECT SITE (Source: NORTHERN BEACHES COUNCIL)



Figure 2: DRIVEWAY ACCESS FROM ST ANDREWS GATE TO THE PROPERTY

3. THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to the existing detached secondary dwelling. It provides compliance with the Pittwater Development Control Plan and the Pittwater Local Environment Plan 2014.

The proposed additions and alterations are as follows:

- Extension to existing one bedroom secondary dwelling, located to the rear South-West of the property.
- New bedroom and entrance extension to the North-East of the existing detached secondary dwelling.
- New concrete slab and roof to the proposed addition. New roof to match existing roof
- Existing laundry to the main principal dwelling is to be reduced to create a new entry area to the existing secondary dwelling.
- Minor internal alterations
- Bedroom 1 to be reduced to include a laundry in a cupboard and a walk in robe.
- Existing door to be removed and opening widened to provide a sliding door to the living area.

4. Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the Pittwater LEP 2014. The proposed alterations and additions to the secondary dwelling are permissible with the consent of the council.

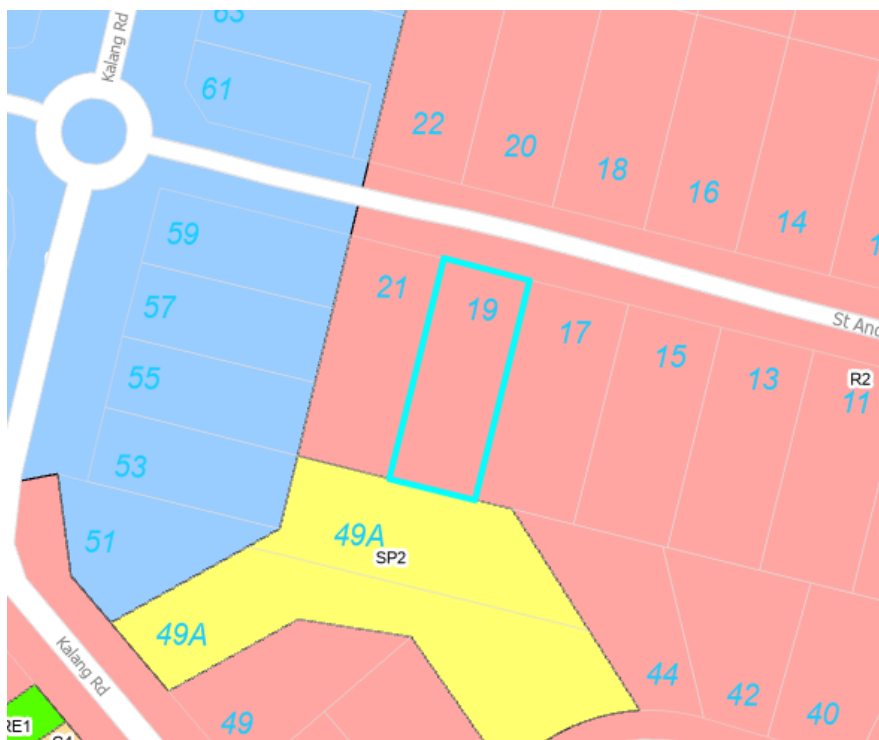


Figure 3: PITTWATER LAND ZONING MAP - R2 LOW-DENSITY RESIDENTIAL

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application.

4.3 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

The new skillion roof to the proposed extension to the secondary dwelling **COMPLIES** with the building height control.



Figure 4: PITTWATER HEIGHT OF BUILDINGS MAP – 8.5m

5. DEVELOPMENT STANDARDS AND THE EFFECTS OF THE PROPOSAL

Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

Elanora heights Locality (A4.5)

Desired future character

It is proposed that the alterations and additions to the existing secondary dwelling are consistent with the desired future character, the streetscape, and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

All existing vegetation will remain untouched.

The proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation. The building will not dominate the streetscape as it is of 'human scale'. The proposal will not be visible from the streetscape as it is located behind the main dwelling

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

Access driveways (B6.1)

There will be no changes to the existing vehicle crossing and layback

Internal Driveways (B6.2)

There will be no changes to the existing internal driveway

Off-Street Parking (B6.3)

The control for a dwelling with two or more bedrooms is to provide 2 off-street car spaces for a dwelling containing 2 or more bedrooms. An additional single car parking space is required for a secondary dwelling.

There will be no changes to the existing off street parking. The proposal will retain are for 3 off street spaces and therefore complies with this control

View Sharing (C1.3)

The proposed additions and alterations to the existing secondary dwelling will not affect adjoining dwellings in view loss. All adjoining properties will continue to have views undisturbed

Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as consequence of this proposal.

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

Visual Privacy (C1.5)

The proposed alteration and addition to the existing secondary dwelling will not affect privacy to adjoining dwelling.

Secondary Dwellings and rural workers dwellings – (C1.11)

The site does not contain more than 2 dwellings

The proposed addition to the secondary dwelling will form 2 bedrooms – COMPLIES

The detached secondary dwelling and addition is a single storey -----COMPLIES

EXISTING FLOOR AREA TO SECONDARY DWELLING -- 47.7sqm

PROPOSED FLOOR AREA TO SECONDARY DWELLING -- 60sqm

Character as viewed from a public place (D5.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's

natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape. The proposal is located behind the existing main dwelling

Majority of the existing vegetation has remained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

Scenic Protection – General (D5.2)

The proposal will not affect the natural environment when viewed from a public place such as from the road or public reserve or from any waterways. Existing vegetation will remain to the front.

Building Colours & Materials (DCP D5.3)

The colours and materials to the proposal will compliment and enhance the visual character within the streetscape. The development will harmonize with the natural environment and match the existing dwelling using light to medium earthy tones. **COMPLIES.**

Front building line (D5.5)

The control for this site is 6.5m

- Existing front setback to the primary dwelling ranges between 11.852 - 13.619m - **NO CHANGES**

Side and rear Setback Building Line (D5.6)

SIDE SETBACK

The required side setback control is 1.0m to one side and 2.5m to the other.

- There will be no changes to the existing side setbacks as the proposed addition is contained within the rear and side of the existing buildings

REAR SETBACK

The required rear setback control is a minimum of 6.5 m.

- MAIN DWELLING - Existing rear setback is -----15.397m
- EXIST. SECONDARY DWELLING - -----4.51m- **NO CHANGES**

Building envelope (D5.7)

The control for this parcel of land is to maintain a building envelope that rises 3.5m from the side boundary and projects at an angle of 45 degree.

The extension **complies** with this control.

Landscaped Area – General (Environmentally sensitive land) (DCP D5.9)

Site area is 862m²

Minimum landscape area requirement is 60% -----517.2sqm

Existing Landscaping area-----392.55sqm----45.5%

Proposed Landscaping area-----435.34sqm----50.1%- (includes 6%of outdoor recreational areas)

Existing hard surface area-----455.24sqm

New hard surface area-----426.66sqm

6) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

6.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

6.2) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21. It is considered that the proposed design respects the aims and objectives of the DCP and the locality in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

6.3) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

6.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing secondary dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

6.5) The suitability of the site for the development

The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing secondary dwelling which will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

6.6) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

6.7) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

Conclusion

The proposal which provides for alterations and additions to an existing detached secondary secondary dwelling will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality. There will be no effect upon neighbouring residences, local fauna or flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

7. EXISTING SITE PHOTOS



EAST VIEW LOOKING TOWARDS THE EXISTING STUDIO ENTRANCE AND THE LAUNDRY



NORTH-WEST SIDE OF THE EXISTING LAUNDRY REAR AND NEW ENTRANCE TO THE GRANNY FLAT



NORTH-EAST SIDE OF THE SECONDARY DWELLING SHOWING THE EXISTING GRANNY FLAT AND LAUNDRY



NORTH VIEW LOOKING AT THE SIDE OF THE STUDIO AND THE PROPOSED EXTENSION LOCATION

SCHEDULE OF EXTERIOR FINISHES

19 ST ANDREWS GATE, ELANORA HEIGHTS

WALLS	
Ground floor	Existing weatherboard cladding -colour to match exist
ROOF	Selected Colorbond roof sheeting (medium) to match exist.
WINDOW & DOOR FRAMES	Aluminum to match existing
TRIMS	To match existing