



statement of environmental effects



NEW DWELLING HOUSE

LOT 6

53B WARRIEWOOD ROAD

WARRIEWOOD NSW 2102

Disclaimer

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introduction

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of Rise Projects to accompany the lodgement of a development application for the construction of a new dwelling at the yet to be created Lot 6 of 53B Warriewood Road, Warriewood.

This statement is informed and accompanied by the following documentation:

- Architectural Plans by Rise Projects
- Landscape Plan by Rise Projects
- Stormwater Management Plans by Rise Projects
- BASIX Certificate and Energy Efficiency Report by Energy Advance
- Waste Management Plan by Rise Projects
- Stormwater Drainage System Letter from J. Wyndham Prince Consulting Civil Infrastructure Engineers

site details

The existing site is legally identified as Lot 3 in Deposited Plan 1115877, and is commonly referred to as 53B Warriewood Road, Warriewood. 53B Warriewood Road is also known as Buffer Area 1C within the Warriewood Valley Release Area, as identified on the Urban Release Area Map of Pittwater Local Environmental Plan 2014.

53B Warriewood Road is irregular in shape, with a 32.77m wide frontage to Warriewood Road, a maximum depth of 216.63m and a total area of 6836m². 53B Warriewood Road currently contains a large single dwelling house, multiple outbuildings and a swimming pool, and adjoins Narrabeen Creek to the rear.

53B Warriewood Road experiences a fall of approximately 10.5m from the upper front boundary (north-east) down towards Narrabeen Creek (south-west), with a slope of approximately 4%. Whilst a number of significant canopy trees remain present, clearing has occurred along the creekline. 53B Warriewood Road is identified as being flood affected and prone to bushfire. An aerial view of 53B Warriewood Road is provided in Figure 1.

However, the works the subject of this application are limited to the yet to be created Lot 6, approved pursuant to DA2019/0263. Lot 6 is a battle-axe shaped allotment, with a total area of 309.7m². The substantive portion of the site has a width of 10.25m and a maximum depth of 28.7m. The battle-axe handle has a 1.5m wide frontage to the cul-de-sac of Pheasant Place and is 11.425m in length. Lot 6 is located within the front portion of 53B Warriewood Road, as shown on Figure 2, with approximate ground levels at RL 8.5m AHD.

Access to Lot 6 is to be gained from Pheasant Place, that is to be upgraded pursuant to DA2019/0263. Access to Pheasant Place is currently gained via a temporary road connection to Warriewood Road. However, access to Pheasant Place will ultimately be gained via Lorikeet Grove.



Figure 1 – Aerial view of 53B Warriewood Road and its surrounds
Source: Six Maps

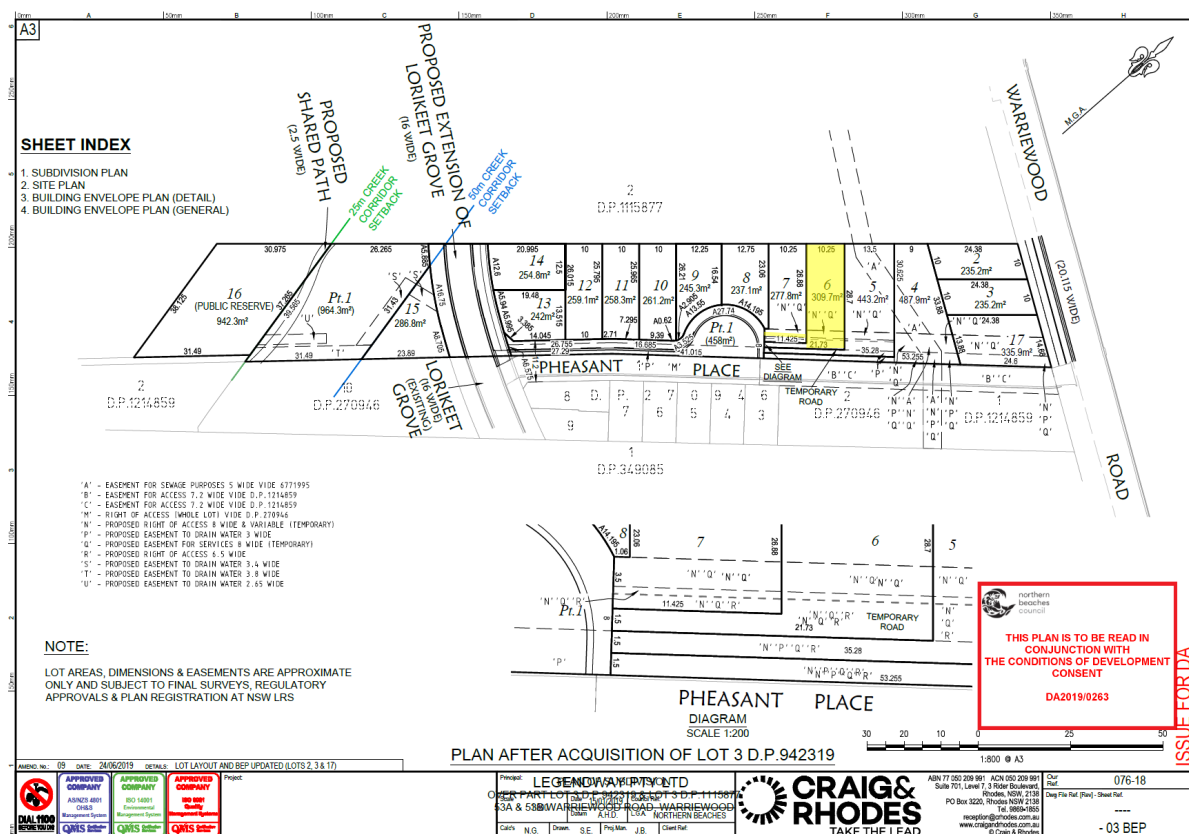


Figure 2 – Approved Subdivision Plan DA2019/0263 with Lot 6 highlighted in yellow
Source: Northern Beaches Council

The site is and will remain zoned R3 Medium Density under the provisions of PLEP 2014 and is surrounded by land of the same zoning, as shown in Figure 3. The site to the south-east on the opposite side of Pheasant Place (formerly known as 53C Warriewood Road) contains 7 x 3 storey dwelling houses and attached dwellings, with development consent for the construction of a 3 storey residential flat building to the land on the southern side of Lorikeet Grove that is yet to be constructed. Land to the north-west at 53A Warriewood Road is currently vacant, with no valid development consent for residential development.

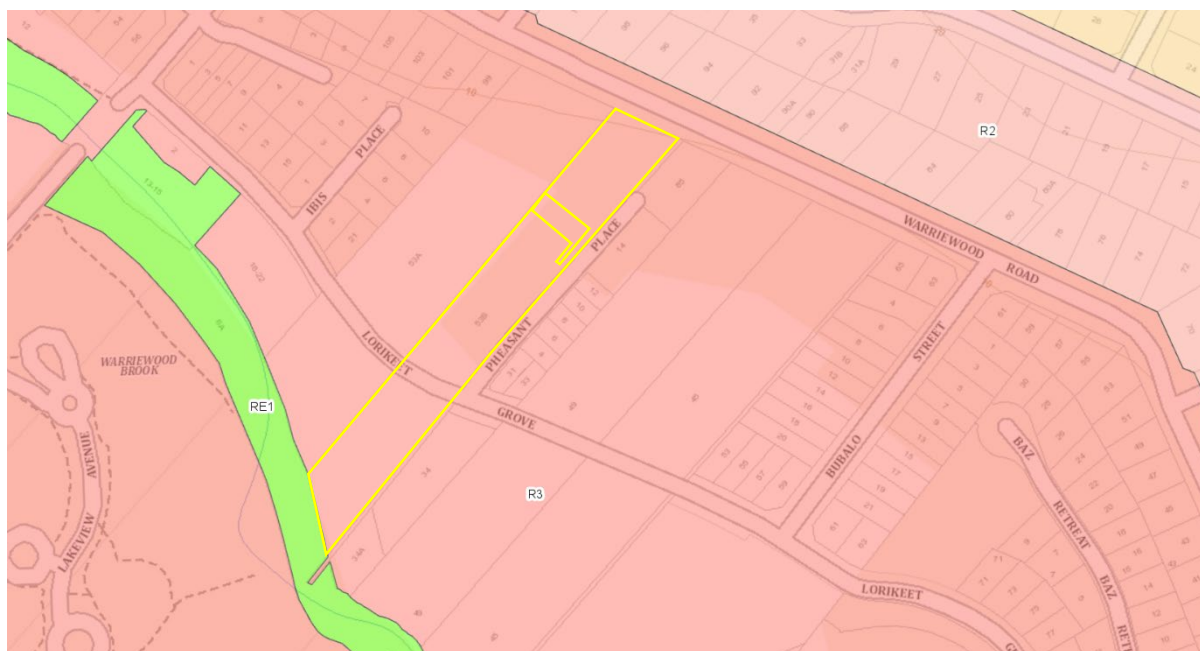


Figure 3 – Zoning Map
Source: ePlanning Spatial Viewer



Figure 4 – Street view of 53B Warriewood Road (right) with temporary road access to Pheasant PI (left)
Source: NBP



Figure 5 –53B Warriewood Road (right) and existing development on Pheasant PI (left)
Source: NBP



Figure 6 – Existing development opposite Lot 6
Source: NBP



Figure 7 – Existing development opposite Lot 6
Source: NBP

proposed development

The application seeks consent for the construction of a new dwelling house at the yet to be created Lot 6, approved pursuant to DA2019/0263. Specifically, the new dwelling comprises:

Ground Floor

- Single garage
- Entrance porch
- Study
- Open plan kitchen, living and dining,
- Butler's pantry
- Laundry
- Bathroom

First Floor

- Master bedroom with ensuite and WIR
- 3 additional bedrooms
- Bathroom
- Rumpus room

External

- Tandem hardstand parking space
- Covered terrace
- Landscaping
- Stormwater infrastructure

It is noted that the driveway configuration of the Lot 6 varies from that approved pursuant to DA2019/0263. A separate application to modify DA2019/0263 has been lodged concurrently with this application.

legislation, plans and policies

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**):
 - Acid Sulfate Soils Map: Class 5
 - Land Zoning Map: R3 Medium Density Residential
 - Height of Buildings Map: 10.5m
 - Urban Release Area Map: Buffer Area 1C
- Pittwater 21 Development Control Plan (**P21 DCP**):
 - Warriewood Valley Locality

environmental planning and assessment act

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

Clause	Provision	Comment
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"><i>i. any environmental planning instrument, and</i><i>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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i><i>iii. any development control plan, and</i><i>iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i><i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> <p><i>that apply to the land to which the development application relates,</i></p>	The relevant provisions of PLEP 2014, all relevant SEPPs, and P21 DCP have been considered and addressed in this statement.
(b)	<p><i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this

		statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.
(c)	<i>the suitability of the site for the development,</i>	The subject site is suitable for the proposed development.
(d)	<i>any submissions made in accordance with this Act or the regulations,</i>	The application will be notified to all neighbouring properties, with any submissions received to be considered by Council.
(e)	<i>the public interest.</i>	The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of PLEP 2014 and P21 DCP.

state environmental planning policy (biodiversity and conservation)

Vegetation in Non-Rural Areas

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed development does not seek consent for the removal of any existing trees or vegetation and is consistent with the requirements and objectives of SEPP (Biodiversity and Conservation).

state environmental planning policy (building sustainability index: basix)

The proposed works constitute 'BASIX affected development', as defined by the EP&A Regulation. The application is accompanied by a BASIX Certificate demonstrating that the proposed development can meet relevant performance criteria.

state environmental planning policy (resilience and hazards)

Coastal Hazard

The site is identified as land in the proximity area for coastal wetlands on the Coastal Wetlands and Littoral Rainforests Area Map, and as such, the provisions of Chapter 2 of SEPP (Resilience and Hazards) are applicable in relation to the site and this proposal.

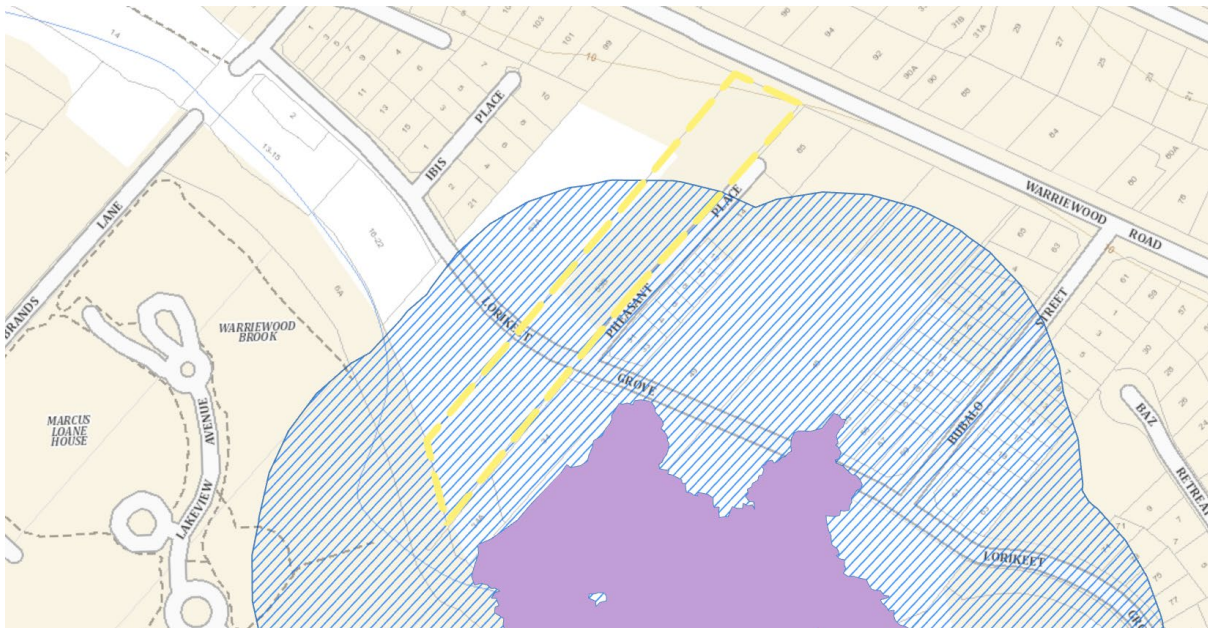


Figure 8 – Extract of Coastal Wetlands and Littoral Rainforests Area Map
Source: ePlanning Spatial Viewer

Development on land in proximity to coastal wetlands

The consent authority can be satisfied that the proposed development will not significantly impact upon the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland, consistent with the provisions of section 2.8 of this policy. The proposed development is consistent with that anticipated by DA2019/0263 and is designed to connect to the approved stormwater retention basin adjacent to the creekline corridor, within the community lot. The approved stormwater retention basin has been designed in strict accordance with Council's Water Management Specification, with appropriate stormwater quality improvement devices and outlet into the creek.

Coastal Zone

The proposed development is not likely to cause increased risk of coastal hazards on the land or other land, and the consent authority can be satisfied with respect to section 2.12 of this policy.

The proposed development is consistent with the relevant provisions of Chapter 2 of SEPP (Resilience and Hazards)

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The application is made with respect to a yet to be created lot approved pursuant to DA2019/0263.

DA2019/0263 was supported by Phase 1 and Phase 2 Contamination Assessment Reports that provided a series of recommendations to ensure that the site is suitable for residential development. In circumstances where the construction of the proposed dwelling is to be deferred until all works approved pursuant to DA2019/0263 are completed, Council can be reasonably satisfied that there is no contamination risk in relation to the proposal.

The proposed development is consistent with the relevant provisions of Chapter 4 of SEPP (Resilience and Hazards)

local environmental plan

The site is identified on the Land Application Map of PLEP 2014 and the provisions of this policy are applicable in relation to the site and the proposed development.

The relevant provisions of PLEP 2014 are considered, as follows:

Clause	Standard	Proposal	Compliance
Zone R3 Medium Density Residential			Yes See discussion
4.3 Height of buildings	10.5m	8.0m	Yes
5.21 Flood planning			N/A See discussion
6.1 Warriewood Valley Release Area			Yes See discussion
7.1 Acid sulfate soils	Class 5		Yes
7.2 Earthworks			Yes
7.10 Essential services			Yes See discussion

Zone R3 Medium Density Residential

The site is zoned R3 Medium Density Residential under the provisions of PLEP 2014. Pursuant to the land use table in Part 2 of this instrument, dwelling houses are permissible with consent.

Clause 5.21 Flood planning

53B Warriewood Road is identified as flood prone on the Flood Risk Precinct Maps of P21 DCP, as shown in Figure 9. However, as a result of the works approved pursuant to DA2019/0263, the buildable area of all lots will be above the flood planning level, as shown in Figure 10. As the application is made with respect to the yet to be created Lot 6 (shown in yellow on Figures 9 and 10), Council can be satisfied that the land will not be flood affected and the provisions of clause 5.21 of PLEP 2014 are not applicable to the proposed development.

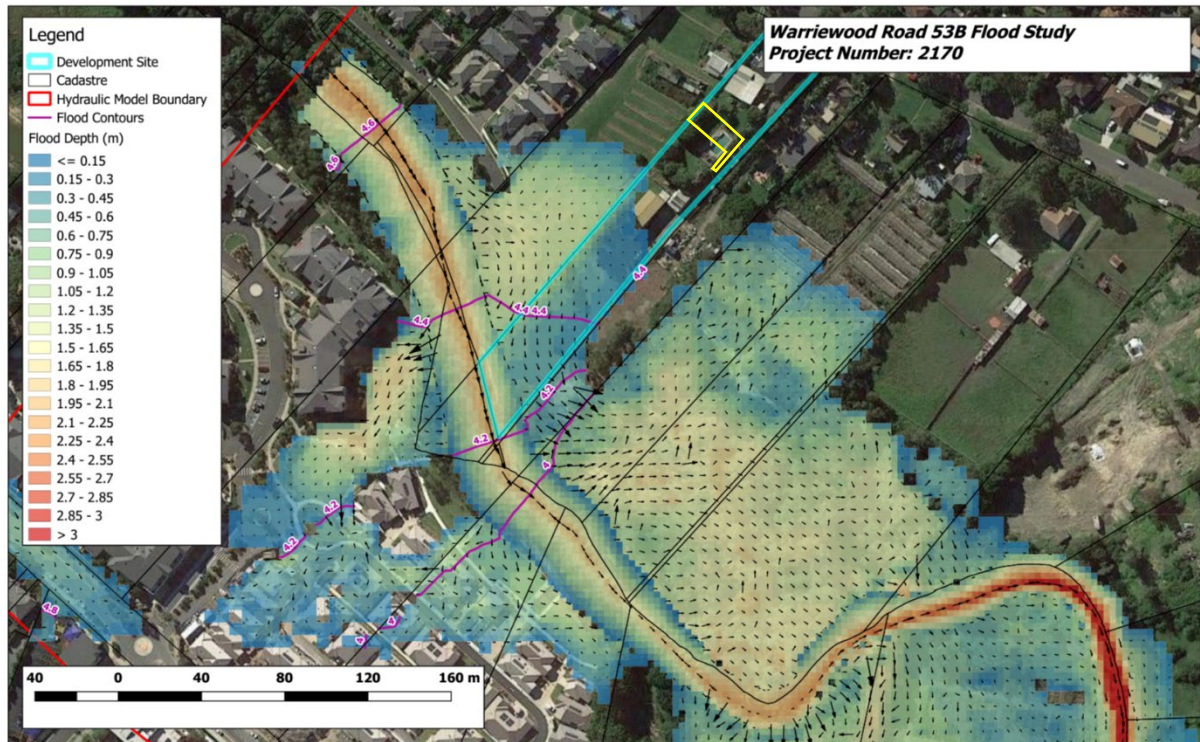


Figure 9 – Current flood conditions at 1% AEP with climate change
Source: Approved Water Management Report, revision B, prepared by Craig & Rhodes, dated 26 June 2019

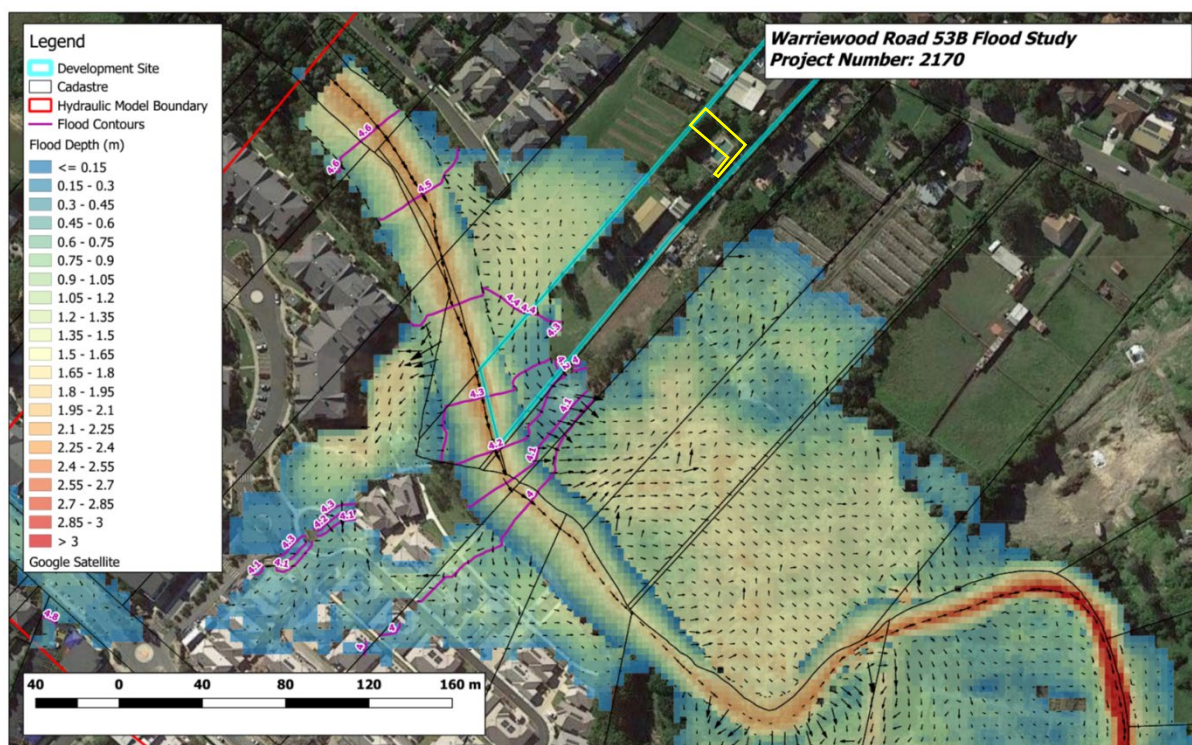


Figure 10 – Flood conditions post works approved pursuant to DA2019/0263 at 1% AEP with climate change
Source: Approved Water Management Report, revision B, prepared by Craig & Rhodes, dated 26 June 2019

Clause 6.1 Warriewood Valley Release Area

Clause 6.1(3) of PLEP 2014 prescribes a dwelling yield for development on land within the Warriewood Valley Release Area. As established by the NSW LEC in *Karimbla Construction Services (NSW) Pty Ltd v Pittwater Council* [2015] NSWLEC 83 and *Lotus Project Management Pty Ltd v Pittwater Council* [2015] NSWLEC 166, the dwelling yield prescribed is not a development standard that may be varied, but rather a threshold test that must be achieved.

The subdivision approved pursuant to DA2019/0263 will result in 15 residential allotments compliant with the dwelling yield prescribed. The proposed dwelling house (1 dwelling) is consistent with that anticipated by DA2019/0263 and remains compliant with the dwelling yield prescribed by clause 6.1(3) of PLEP 2014.

Clause 7.10 Essential Services

The consent authority can be satisfied that the supply of water and electricity, the disposal and management of sewerage, stormwater drainage and suitable vehicular access will be readily available prior to the occupation of the proposed new dwelling, consistent with the provisions of clause 7.10 of PLEP 2014.

It is noted that the majority of such services are to be provided to the site pursuant to DA2019/0263.

development control plan

P21 DCP is applicable to the site and the proposed development. The site is identified within the Warriewood Valley Locality.

The relevant provisions of P21 DCP are considered, as follows:

Clause	Control	Proposal	Compliance
A1.7 Considerations before consent is granted	Have regard for the matters for consideration under section 4.15 of the EP&A Act.	The matters for consideration prescribed by section 4.15 of the EP&A Act have been considered (above).	Yes
A4.16 Warriewood Valley Locality			Yes
B1.4 Aboriginal Heritage			Yes
B3.2 Bushfire Hazard	All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.		N/A See discussion
B3.6 Contaminated Land and Potentially Contaminated Land			Yes
B3.11 Flood Prone Land			N/A See discussion
B6.3 Off-Street Vehicle Parking Requirements	2 spaces (minimum) Compliant with AS2890.1	2 spaces Compliant with AS2890.1	Yes
B8.1 Construction and Demolition – Excavation and Fill			Yes
B8.3 Construction and Demolition – Waste Minimisation			Yes
B8.4 Construction and Demolition – Site Fencing and Security			Yes
C1.3 View Sharing	All new development is to be designed to achieve a reasonable sharing of views	The proposed development will not result in any	Yes

Clause	Control	Proposal	Compliance
	available from surrounding and nearby properties.	unreasonable impacts upon views.	
C1.12 Waste and Recycling Facilities	Development must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	The application is accompanied by a Waste Management Plan demonstrating consistency with Council's Waste Management Guidelines.	Yes
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion	<p>An ecologically sustainable environment is developed and maintained.</p> <p>Ensure that development is designed on a 'whole of development/site' approach by applying the principles and processes that contribute to Ecological Sustainable Development</p> <p>Ensure that the development has incorporated the CPTED principles of surveillance, access control, territorial management and space management control into its design.</p>	<p>The proposed development feeds into the stormwater bioretention basin and water quality treatment system approved pursuant to DA2019/0263, being a 'whole of site solution' for water management.</p> <p>The application is supported by a BASIX Certificate and Energy Efficiency Report confirming that the proposed development appropriately performs with respect to industry standards.</p> <p>The design of the dwelling house encompasses the DPTED design principles, with a design that provides for passive surveillance of the public domain and the ability to see visitors before opening the door.</p>	Yes
C6.5 Utilities, Services and Infrastructure Provision	Ensure that utility services are capable to meet the demands of increased development in Warriewood Valley.	All essential services are to be provided pursuant to DA2019/0263.	Yes
D16.1 Character as Viewed from a Public Place	The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements	The proposed dwelling is a high-quality design solution that comprises a high degree of articulation and varied materiality to ensure that the bulk and scale of	Yes

Clause	Control	Proposal	Compliance
	<p>that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.</p> <p>Landscaping is to be integrated with the building design to screen and soften the visual impact of the built form.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.</p> <p>Single garage with an opening $\leq 3\text{m}$</p>	<p>the dwelling is appropriately minimised.</p> <p>The dwelling will have a positive contribution to the streetscape, with many of the design elements desired by this control.</p> <p>Landscaping is integrated into the design to ensure that the visual impact of the dwelling is screened and softened.</p> <p>The garage is appropriately recessed and is not the dominant feature of the front façade.</p> <p>The width of the garage door is 2.7m.</p>	
D16.4 Water Management for Individual Allotments	<p>Consistency with the water management scheme approved pursuant to DA2019/0263:</p> <ul style="list-style-type: none"> Assumes 3000L rainwater tank 65% impervious surface area (max). 	<p>3000L rainwater tank</p> <p>69% impervious</p>	<p>No</p> <p>See discussion</p>
D16.5 Landscaped Area for newly created individual allotments	<p>Min. landscaped area: 35%</p> <p>Min. dimensions: 4m</p> <p>1 small tree in front setback</p> <p>1 small tree in rear setback</p> <p>Small tree = 6m at maturity</p>	<p>Landscaped area: 31%</p> <p>Min. dimensions: $\leq 4\text{m}$</p> <p>1 small tree in front setback</p> <p>1 small tree in rear setback</p>	<p>No</p> <p>See discussion</p>
D16.6 Front Building Lines	<p>5.5m to garage</p> <p>3m to dwelling</p> <p>1.5m to articulation zone</p> <p>Note: The battle-axe shaped allotment does not confirm to the standard front, rear and two sides approach. In consideration of the subdivision</p>	<p>8.0m to garage</p> <p>6.85m to dwelling</p> <p>5.7m to articulation zone</p>	<p>Yes</p> <p>See discussion.</p>

Clause	Control	Proposal	Compliance
	pattern and the alignment of (proposed) neighbouring dwellings, the southern-eastern boundary is deemed to be the front boundary.		
D16.7 Side and Rear Building Lines	<p>One side: 0m at ground floor for a maximum wall length of 13m.</p> <p>The remaining portion of the ground floor dwelling is to setback 0.9m.</p> <p>The upper level is to be setback 1.5m.</p> <p>Other side: 0.9m</p> <p>Rear: 4m to ground and 6m to upper levels</p> <p>Note: The battle-axe shaped allotment does not confirm to the standard front, rear and two sides approach. In consideration of the subdivision pattern and the alignment of (proposed) neighbouring dwellings, the north-eastern and dominant south-western boundaries are deemed to be the side boundaries and the north-western boundary is deemed to be the rear.</p>	<p>0m at ground floor on SW side for 11.4m, then 1.05m for remainder of dwelling</p> <p>1.3m at ground floor on NE side</p> <p>1.5m at upper level on SW side, 1.3m-1.75m on NE side</p> <p>4.6m at ground floor to rear of dwelling, then 3m to pergola</p> <p>6m to rear at upper floor</p>	No See discussion
D16.9 Solar Access	<p>2 hours of sunlight between 9am and 3pm in midwinter to private open space and windows to principal living area.</p> <p>Adjoining dwellings to maintain 3 hours of sunlight between 9am and 3pm in midwinter to private open space and windows to principal living area.</p>	<p>In excess of 2 hours of direct sunlight is received to the rear area of private open space and to the windows associated with the upper floor rumpus room.</p> <p>The property will not adversely impact the development potential of adjoining land with regards to solar access, with adjoining lots to both sides</p>	Yes

Clause	Control	Proposal	Compliance
		able to take advantage of the northerly rear aspect.	
D16.10 Private and Communal Open Space Areas	Min. area of private open space: 20m ² Min. dimensions: 4m	Private open space: 54m ² , with dimensions greater than 4m	Yes
D16.13 Building Colours and Materials	External colours and materials shall be natural tones.	The application is supported by a Material Board that demonstrates the use of mid-dark natural tones, with minimal light coloured accents.	Yes

Clause B3.2 Bushfire Hazard

A minor portion of 53B Warriewood Road is identified as Vegetation Buffer Area on Council's Bushfire Hazard Map. However, the subject application relates to a yet to be created lot that will be outside the Vegetation Buffer Area, as highlighted in Figure 11, below. Prior to the lodgement of the subject application, Council confirmed via email that a Bushfire Report was not required in this instance. A copy of this correspondence is annexed to this report.

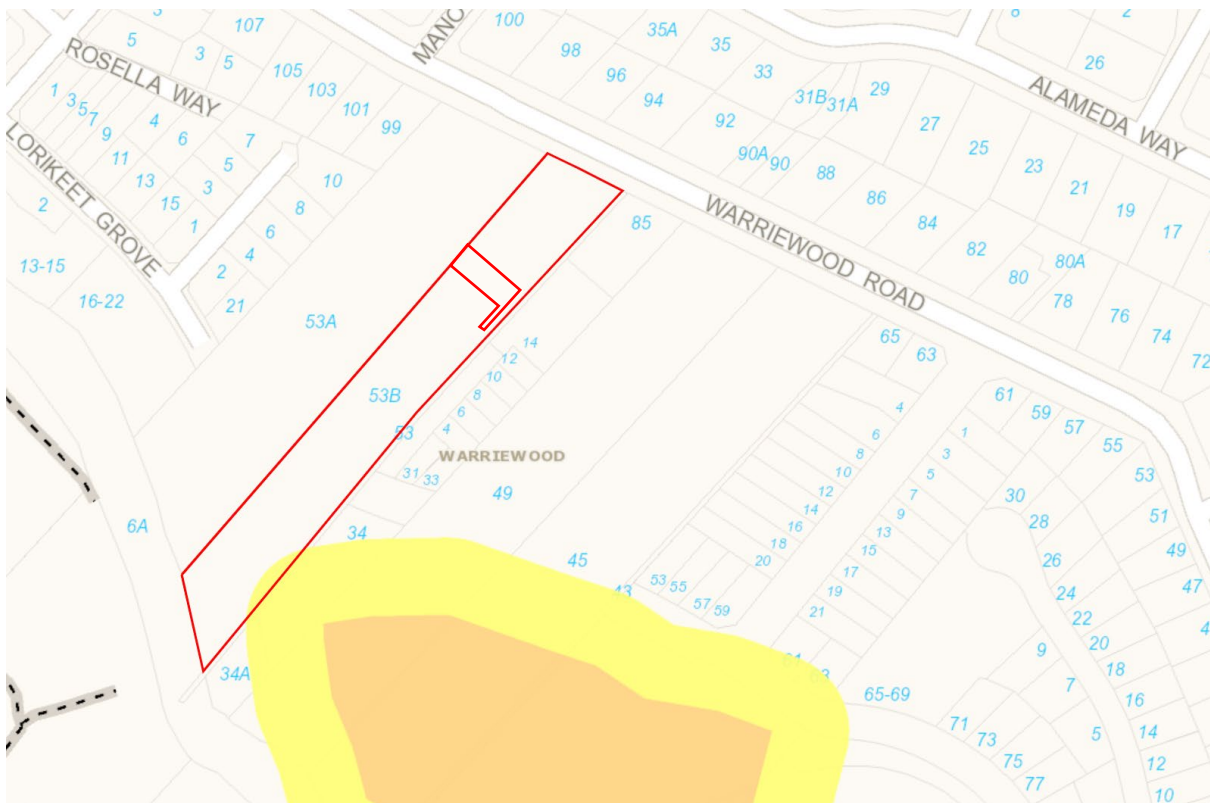


Figure 11 - Extract of Council's Bushfire Hazard Map
Source: NBC Mapping

Clause B3.11 Flood Prone Land

As discussed with regard to clause 5.21 of PLEP 2014, the resultant lot will not be flood affected and as such, the provisions of this control are not applicable to this application.

Clause D16.4 Water Management for Individual Allotments

The provisions of clause D16.4 of P21 DCP do not technically apply in relation to land within Buffer Area 1C of the Urban Release Area Map of PLEP 2014. Nonetheless, Council can be satisfied that the proposed dwelling has been designed to be generally consistent with the requirements of the Water Management Report approved pursuant to DA2019/0263.

Whilst the proposed new dwelling slightly exceeds the 65% maximum impervious area relied upon in the Approved Water Management Report, the application is supported by certification from J. Wyndham Prince Consulting Civil Infrastructure Engineers that confirms that the stormwater drainage system has been designed to accommodate 80% impervious area within each of the proposed residential lots, and in turn, the approved water management system can tolerate/accommodate the additional hard surface area proposed.

The proposal incorporates a 3,000L water tank beneath the proposed driveway, consistent with the requirements of the Approved Water Management Report and the BASIX Certificate that accompanies this application.

Clause D16.5 Landscaped Area for newly created individual allotments

The proposed development provides a total landscaped area of 95.1m² or 31% of the total site area, which falls just shy of the 35% minimum prescribed by clause D16.5 of P21 DCP. Furthermore, the proposed landscaped areas do not all have a minimum dimension of 4m, inconsistent with the dimensional requirements of this control.

The proposed non-compliance with the requirements of the landscaped area control is considered to be supportable on merit, as the proposed development is otherwise consistent with the landscaped requirements of clause D16.5 of P21 DCP and the objectives of control, as follows:

- *Conservation of significant natural features of the site and contribution to the effective management of biodiversity.*

Comment: The proposed development relates to a vacant, yet to be created allotment resulting from the subdivision approved pursuant to DA2019/0263. The proposed development will not result in any adverse impacts upon the remaining natural features of the wider site, being the creekline corridor. The proposed development will provide an enhancement of landscaping on the site, consistent with the requirements of this clause.

- *Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place.*

Comment: The proposed development will positively contribute to the character of the Warriewood Valley Locality by providing a landscaped outcome that is commensurate with existing and surrounding development. Furthermore, the siting and scale of development on proposed Lot 6 is entirely consistent with that proposed on nearby and adjoining lots within the Community Title subdivision. The non-compliance arises as a result of the area of the shared driveway, that is necessary for access to Lots 4 and 5. The landscaped treatment surrounding the dwelling is the same as that on all other lots.

- *Landscaping promotes ecologically sustainable outcomes, maintaining and enhancing biological diversity and ecological processes.*

Comment: Despite inconsistency with the minimum requirements, the proposed development provides the desired landscaped treatment for the site, specifically one small tree in the front yard and one in the rear yard. Further, the site provides a considered design solution that provides high levels of amenity for future occupants of the proposed development, with appropriate shade and weather protection to the northern façade of the development, ensuring a sustainable housing product.

- *The area of site disturbance is minimised.*

Comment: Site disturbance is minimised, with only minor areas of fill to provide a level building platform. Non-compliance with the minimum landscaped area requirements does not attribute to excessive site disturbance.

- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment: Of most importance, the proposed development has been designed to feed into the water management system approved pursuant to DA2019/0263. The application is supported by correspondence from the Civil Engineer to confirm that the proposed landscape area calculations are consistent with the capacity of the approved system.

- *Landscaped areas should be predominately areas of deep soil.*

Comment: The areas included in the landscape area calculation are comprised entirely of areas of deep soil.

- *New development is blended into the streetscape and neighbourhood through the retention and enhancement of vegetation.*

Comment: The landscaped character of the resultant development will be entirely consistent with the landscaped treatment of Pheasant Place and the wider Warriewood Valley Locality. The proposal will achieve a unified setback of houses along the streetscape.

- *To ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.*

Comment: The proposed development has been designed to maximise privacy for occupants of the proposed development and all adjoining properties. The proposed non-compliance with the landscaping requirements does not result in any adverse impacts to the privacy of future adjoining dwellings.

Clause D16.6 Front Building Line

The subject site is a battle-axe allotment that does not conform to the standard front, rear and two side approach. In consideration of the subdivision pattern and the alignment of (proposed) neighbouring dwellings, the southern-eastern boundary is deemed to be the front boundary and the proposed development complies with the minimum setback requirements of this clause.

It is noted that the application relies upon modifications to the approved driveway/temporary roadway access arrangements which are the subject of a separate modification application that has been lodged concurrently with Council.

Clause D16.7 Side and Rear Building Lines

The subject site is a battle-axe allotment that does not conform to the standard front, rear and two sides approach. In consideration of the subdivision pattern and the alignment of (proposed) neighbouring dwellings, the north-eastern and dominant south-western boundaries are deemed to be the side boundaries and the north-western boundary is deemed to be the rear.

The proposed development is consistent with the minimum side and rear building lines prescribed in relation to a zero lot line dwelling* on a lot less than 14m in width, with the exception of the rear setback to the ground floor pergola and the side setback to the staircase on the north-eastern side elevation of the upper floor.

The proposed pergola is setback 3m from the rear boundary, inconsistent with the 4m minimum setback prescribed by this control. The proposed non-compliance is associated with a light-weight single storey structure, that is limited to approximately 50% of the lot width. The protrusion within the rear setback associated with the pergola is offset by the greater rear setbacks proposed the external wall of the dwelling, which ranges from 4.6m to 6m (in excess of the 4m minimum prescribed).

The proposed staircase is located with a minimum setback of 1.3m to the north-eastern side boundary, which is in excess of the 900mm minimum setback prescribed in relation to the ground floor but slightly less than the 1.5m minimum setback prescribed in relation to the upper floor. The non-compliance is limited to the width of the staircase, with setbacks to the remainder of the façade that exceed the minimum prescribed at both levels. Furthermore, the height of the element in question is limited and does not extend to the height of the dominant eave line of the primary roof form.

The proposed variations to the setback control is supportable on merit, as the outcomes of the control are nonetheless achieved, as follows:

- *To achieve the desired future character of the Locality.*

Comment: The proposed roof structure is a minor, lightweight building element that will not be seen from the streetscape. As the roof form is limited in area/width, tree plantings consistent with that prescribed by clause D16.5 of P21 DCP can still be achieved. The non-compliance associated with the stair will not be seen from the public domain and neither area of proposed non-compliance will not detract from consistency with the desired character of the locality.

- *The area of site disturbance is minimised and soft surface is maximised.*

Comment: The proposed development does not involve excessive site disturbance and soft surfaces across the site are maximised.

- *The bulk and scale of the built form is minimised and the impact of the proposed development on the adjoining properties is minimised.*

Comment: The proposed development is highly articulated and is maintained well below the 10.5m maximum building height development standard. Noting that the same control permits 3 storey residential flat buildings and multi-dwelling housing within 3m of the rear setback, the setback of the proposed dwelling house and in particular, the single storey pergola that only partially extends within the rear setback, is considered to be of minimal bulk and scale.

The light-weight structure does not result in any adverse impacts to adjoining properties. Rather, the roof is considered to provide increased amenity for both the future occupants of the subject dwelling and any adjoining dwellings, as it provides a covered area of private open space that prevents overlooking from upper level windows.

The non-compliance associated with the staircase is offset by greater setbacks along the remainder of the side façade and the non-compliant element will not be seen from the public domain.

- *To create meaningful breaks between adjoining buildings and regular rhythm of built form, particularly with regard to the built forms presentation to public places.*

Comment: Meaningful breaks will be achieved between dwellings, with ample space for the provision of the canopy trees required by clause D16.5 of P21 DCP. The non-compliance is limited to a minor portion of the rear yard and north-eastern side setback, that will not be seen from the public domain.

- *To create usable curtilage areas around buildings for viable access, landscaping and open space.*

Comment: As above, the proposed area of non-compliance does not detract from achieving the landscaped intent prescribed by D16.5 of P21 DCP. Further, it provides a more usable area of private open space that is protected from the weather and any overlooking from future adjoining properties.

- *Equitable preservation of views and vistas to and/or from public/private places.*

Comment: The proposed setback non-compliances will not result in any adverse impacts upon views.

- *Vegetation and natural features of the site is retained and enhanced within the development site design to screen the visual impact of the built form.*

Comment: The proposed development does not result in any adverse impacts upon existing vegetation and a suitable landscape treatment is proposed for the site, consistent with the provisions of D16.5 of P21 DCP.

- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.*

Comment: The non-compliance associated with the ground floor pergola will not attribute to any adverse impacts upon solar access or visual privacy. As above, the roof structure will provide enhanced amenity to occupants by providing a covered area of private open space that is protected from the weather and overlooking from upper levels of adjoining properties.

The non-compliance associated with the staircase is offset by more generous setbacks along the remainder of the dwelling and will not attribute to any unreasonable impacts to the neighbouring property.

**Note: The proposed housing product seeks to employ a zero lot line along the western side boundary. The applicant will be creating necessary easements on the adjoining land parcel and makes no objection to the imposition of a condition of consent in this regard.*

conclusion

The proposal is a well resolved and considered design solution for the site, which provides a high-quality home with exception amenity for future occupants. The design has appropriate regard for the likely development of adjoining sites and appropriately reflects the desired future character of the Warriewood Valley Locality.

The proposal involves minor areas of non-compliance with the ground floor rear setback and upper floor side setback control prescribed by clause D16.7 of P21 DCP and the minimum landscaped area requirements of clause D16.5 of P21 DCP. We ask that Council apply flexibility in this regard, consistent with the provisions of 4.15(3A)(b) of the EP&A Act, noting that the outcomes of these controls are nonetheless achieved.

Overall, the proposed development will positively contribute to the Pheasant Place streetscape and the wider Warriewood Valley locality, and the application warrants Council's support in this regard.



Rebecca Englund

B Arch Studies | M Plan | MPIA

Director | Northern Beaches Planning

annexure one

From: [DAS Mailbox](#)
To: [Rebecca Englund](#)
Subject: RE: Lodgement Requirements
Date: Wednesday, 30 March 2022 12:08:31 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Bec,

No surveys required.

As long as the new lots sit outside the mapped bushfire prone land, no bushfire reports are required.

Regards,

Daniel Milliken
Acting Manager, Development Assessments

Development Advisory Services Team
t 02 8495 6491 m 0423 170 172
daniel.milliken@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Rebecca Englund <rebecca@northernbeachesplanning.com.au>
Sent: Tuesday, 29 March 2022 1:01 PM
To: DAS Mailbox <das@northernbeaches.nsw.gov.au>
Subject: Lodgement Requirements

Hello,

My client is preparing to lodge development applications for the construction of new dwellings at 53 and 53B Warriewood Road, Warriewood. The applications will be lodged with respect to the yet to be created lots approved pursuant to DA2019/0263.

Can you please confirm whether boundary surveys are required for each lot noting that the boundaries are yet to be created and the land is to be altered by virtue of the approved subdivision works?

Also, can you please confirm that bushfire reports would not be required for each dwelling house, as the new lots are beyond the area mapped as being bushfire prone?

Thanks,
Bec



Rebecca Englund
B Arch Studies | M Plan

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