

# STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot B DP 419338  
11B Hill Street  
Warriewood

PROPOSED DEVELOPMENT: Construction of a new single storey dwelling.



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## INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new single storey dwelling containing four (4) bedrooms, study, cellar, lounge, family and dining rooms along with an attached double garage and outdoor alfresco area. This report is based on plans prepared by FJA Designs, Job No. FJ255.

The subject site is a battle-axe allotment located on the southern side of Hill Street. The allotment has a total land area of 1328m<sup>2</sup>. The site currently contains a single storey dwelling and inground swimming pool. The swimming pool is to be retained however the dwelling is to be demolished via separate application to Council. Three trees are required to be removed in order to site the proposed works, however landscape planting will occur following construction in order to ensure the landscape character of the area is maintained by the development.

The site has a moderate fall to the west and all necessary services are available to the site. Drainage from the development is to be directed to an approved system in accordance with the Concept Drainage Plan attached to this application.

The surrounding neighbourhood is currently undergoing an urban renewal phase, setting a contemporary streetscape theme that consists of predominately one, two and three storey dwellings. No heritage items are noted on site or within its immediate surrounds.

The following sections of this statement address the likely impact of the proposal.



## LEGISLATIVE REQUIREMENTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

### (a)(i) Relevant environmental planning instruments

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (BASIX SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

##### Chapter 4 – Remediation of Land

##### Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

#### **State Environmental Planning Policy (Transport and Infrastructure) 2021**

##### Chapter 2 Infrastructure

##### Part 2.3 Development controls



## Division 15     Railways

### Subdivision 2   Development in or adjacent to rail corridors and interim rail corridors

#### 2.98     Development adjacent to rail corridors

*(1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—*

- (a) is likely to have an adverse effect on rail safety, or*
- (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
- (c) involves the use of a crane in air space above any rail corridor, or*
- (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

The subject site is not located within proximity to a railway corridor, and does not have a common boundary with a railway corridor. No further assessment is anticipated in this regard.

## Division 17     Roads & Traffic

### Subdivision 2 – Development in or adjacent to road corridors and road reservations

#### 2.118     Development with frontage to classified road

*(1) The objectives of this section are—*

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
  - (i) the design of the vehicular access to the land, or*
  - (ii) the emission of smoke or dust from the development, or*
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*





*(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not have a frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

#### **Pittwater Local Environmental Plan 2014**

The subject site is zoned C4 Environmental Living pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the Plan as a “dwelling house”, being “a building containing only one dwelling”.

The identified zone permits the construction of a ‘dwelling house’ subject to development consent from Council.

#### **Clause 2.3 Zone objectives and land use table**

The objectives of the C4 Zone are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development can satisfy the objectives of the zone as it complements the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an area intended for this form of development.



The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the proposed dwelling is in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed dwelling is considered to meet the objectives of the C4 Zone.

#### Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height	<8.5m	Yes

#### Clause 4.4 Floor Space Ratio

There are no maximum floor space ratio provisions for the subject site.

#### Clause 4.6 Exceptions to development standards

The proposal does not contravene the development standards of the LEP.

#### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within close proximity to heritage items.

#### Clause 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land.



#### Clause 5.21 Flood planning area

The subject site is not known to be located within a flood planning area.

#### Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

#### Clause 7.2 Earthworks

Ground disturbance is required to provide a level platform to site the building footprint. The extent of earthworks is not considered excessive for the site as the dwelling incorporates internal stepping, balanced cut and fill and dropped edge beams to reduce site disturbance. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

#### Clause 7.6 Biodiversity

The subject site is not identified as being within an area of terrestrial biodiversity.

#### Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

\* \* \*

#### Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.





(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

**Pittwater Development Control Plan No. 21**

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Warriewood Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

**SECTION A**

**A4.14 Locality character statement – Warriewood Locality**

*The extension of the tram to Narrabeen in 1913 established land north of Narrabeen Lagoon as a popular area for holidays and camping. From the 1950s, residential development intensified in this area, and along the slopes to the north, south and east of the locality.*

*From the 1920s, the Warriewood locality area expanded as a farming district as new settlers, including many from former Yugoslavia, moved into the area. Market gardening, primarily in the cultivation of tomatoes, reached its peak in 1947 and 1954, before declining in the 1960s. The rural character of the valley remained until the 1980s, when land was subdivided for industrial/commercial and townhouse development in the vicinity of Macpherson Street, Ponderosa Parade and Vuko Place.*

*The locality has developed with a mix of residential, retail/commercial, industrial, recreational, and educational land uses.*

*Low-density residential development is built along the slopes to the north and east of the locality, and within the lowland areas adjoining Pittwater Road. These areas are characterised by one and two-storey dwelling houses on 550-750 square metre allotments, generally increasing to 950 square metres on steeper slopes and the headland. 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 a Warriewood Square, a major retail centre, and neighbourhood retail centres at Narrabeen Park Parade and the intersection of Garden Street and Powderworks Road. The locality also contains the Narrabeen Sports High School, Narrabeen North Primary School, Mater Maria Catholic School, two youth/community centres, the Coastal Environment Centre, Warriewood Sewage Treatment Plant, Pittwater RSL Club, and recreational facilities including the Lakeside Caravan Park, several reserves, beaches and rockbaths. The locality also enjoys many significant natural environmental features, including the Warriewood Escarpment, Warriewood Wetlands, Narrabeen Lagoon, and Katandra Bushland Sanctuary.*

*Cottages and vegetation on Macpherson Street, indicative of the early farming history of the valley, have been identified as heritage items.*

*The locality is characterised by a valley surrounded by the escarpment to the west, headland to the east, slopes to the north and Narrabeen Lagoon and Mullet Creek to the south. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.*

*Much of the natural vegetation in the valley has been removed and replaced with non-indigenous species. Much of the tree canopy around the escarpment, which is protected as an area of environmental significance, has been retained.*

*The natural features of the locality result in a high risk of bushfire, landslip, flood, and coastline (beach) hazards.*

*Two major roads pass through the locality being Pittwater Road and Mona Vale Road, these are major links with other Sydney suburbs to the west and south.*

*The major roads within the locality are Pittwater Road, Mona Vale Road, Garden Street, Jacksons Road, Macpherson Street, Narrabeen Park Parade, and Sydney Road. Several pedestrian links and pathways/cycleways exist within the locality, including on the headland, within the Warriewood Wetlands, and adjacent to Narrabeen Lagoon.*

The detached dwelling is to be located on a 1328m<sup>2</sup> existing allotment being in keeping with the typical size for the area. Three trees are required to be removed in order to site the proposed dwelling



however additional landscape planting is to occur following construction to ensure the landscape character of the area is maintained by the development.

The proposed single storey dwelling is considered to be consistent with the established character of the area and the surrounding character of Warriewood. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

#### Desired Character (extract)

*The Warriewood locality will remain characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.*

*Existing residential areas will remain primarily low-density 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 (detached) will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.*

*Warriewood Square will meet the retail needs of the local and regional community as well as some smaller neighbourhood centres.*

*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 will be designed to be safe from hazards.*

The proposed single storey dwelling will maintain the existing low-density residential character of the area. The proposed development is considered to be in keeping with newer developments throughout the surrounding area and remains below the dominant tree canopy height.

Three trees are required to be removed in order to site the proposed dwelling. Replacement planting to the front and rear of the allotment will ensure that the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with the proposed dwelling considered to be a suitable development for the site.

The overall design of the dwelling has given consideration to the site's environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Warriewood area.

## SECTION B

### B1 Heritage Controls

The subject property is not identified as an item of heritage significance. The site is not within a heritage conservation area or located within close proximity to heritage items.

### B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the



footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

The subject site is not known to be located within a flood planning area.

#### B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

#### B5 Wastewater management

Drainage from the subject site is to be directed to an approved system via rainwater tanks as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the BASIX requirements. Details are included on the accompanying plans.

#### B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Existing driveway width at boundary unchanged by proposal.	N/A
Driveway width at kerb to be maximum of 3.5m	Existing driveway width at kerb unchanged by proposal.	N/A
Required parking spaces per dwellings (not secondary dwelling) 1bedroom – 1 space 2bedrooms + - 2 spaces	2 parking spaces provided within the proposed double garage.	Yes
Min. enclosed garage dimensions - 3.0m x 6.0m	6m x 6.24m	Yes



## B8 Site works management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan is attached to this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

## SECTION C Development type controls

### C1 Design Criteria for Residential Development

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% landscaped area between access handle and front building line.	Yes
<u>C1.2 Safety &amp; security</u> Be able to view visitor at front door without opening it.  Casual surveillance of front yard.  Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	Large entry door and habitable rooms within the frontage allow views of the porch and entry approach.  Family and dining room windows within front façade allows casual surveillance of the front yard.  Adequate lighting is provided within the front yard to permit access without annoyance to neighbours.	Yes  Yes  Yes
<u>C1.3 View sharing</u>	The proposed development is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks.	Yes
<u>C1.4 Solar access</u>		





3hrs to POS of proposed and adjoining 9am-3pm.	3hrs solar access provided to the existing dwelling and adjoining dwellings due to appropriate setbacks and height of the proposed dwelling. Shadows cast from the proposed development are not beyond anticipated levels for a single storey dwelling on a sloping site with north to the street.	Yes
3hrs to 50% glazing of proposed and adjoining living area windows.		Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development due to the transition from a two storey dwelling to a single storey dwelling on the allotment and the appropriate placement of proposed windows.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u>		
80m <sup>2</sup> POS	81.11m <sup>2</sup> POS area provided.	Yes
Min dimension 3m	Min >3.0m	Yes
Max 75% POS in front yard	Appropriate location of POS area considering the shape and nature of the allotment as well as the location of the existing retained inground swimming pool.	Merit consideration.
Principal area 4m x 4m	Provided	Yes
Accessed via living area.	POS accessed via family/dining room	Yes
POS to have good solar orientation	Northern orientation available to the POS.	Yes
	Capable of complying.	Yes



POS to include provision of clothes drying facilities.		
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is maintained.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area continues to be available for bin storage within the site.	Yes
	Waste Management Plan provided for Council's consideration.	Yes
<u>C1.17 Swimming Pool Safety</u> Swimming Pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the <i>Swimming Pools Act 1992</i> and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	No changes to the existing inground swimming pool proposed.	N/A
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	Yes

#### SECTION D Locality specific development controls

##### D14 Warriewood Locality

###### D14.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the residence has entailed a streetscape appearance of a single storey dwelling that has been effectively characterised. Despite the dwelling not being directly visible from the street, the front façade has still been well articulated and provided with an entry porch and alfresco feature. The front façade does not contain any unarticulated component in excess of 8m.



Car parking is provided in the attached double garage. The articulation and high quality design of the dwelling will ensure the visual bulk of the development is minimised. Planting within the front setback helps to soften the development from adjoining properties.

Based upon the design of the dwelling and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Hill Street.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

#### D14.7 – 14.17 Warriewood Locality Residential Sectors

This section of the DCP applies to all land within the Warriewood Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>D14.7 / Front Building line</u> Land zoned R2, R3 and E4 adjoining Mona Vale Road – 10m  All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living – 6.5m or established building line, whichever is greater.	N/A          N/A to battle-axe allotment. Dwelling appropriately setback from access handle and front adjoining allotment to ensure it does not visually impact on the streetscape or adjoining residences.	N/A          Suitable outcome achieved.
All other land – Merit consideration	N/A	N/A
<u>D14.8 / Side and rear building line</u> Land zoned R2, R3 or E4:		



2.5m to one side; 1.0m to other side.	13.959m to western boundary 3.095m to eastern boundary	Yes Yes
6.5m to rear (except land in foreshore)	3.34m	<b>No</b> – See below.
<u>D14.11 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height (eaves permitted outside)	Dwelling remains entirely within the building envelope.	Yes
<u>D14.12 / Landscaped Area – General</u> Landscape area min = 50%	N/A	N/A
<u>D11.11 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	60.412%	Yes
<u>D1.15 Fences</u>	No front fencing proposed.  Internal dividing fences to be provided/replaced as required.	N/A  Yes
<u>D1.17 / Retaining Walls</u> Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.  Retaining Walls visible from street ideally of sandstone or similar.  Undercroft areas limited to 3.5m and provided with landscaping.	Capable of complying.  Retaining walls will not be visible from streetscape due to battle-axe nature of the allotment.  No undercroft area proposed.	Yes  N/A  N/A

#### Variation request

Rear setback - Council's policy requires dwellings to be provided with a minimum rear setback of 6.5m. The proposed dwelling provides a rear setback of 3.34m, thus requiring a variation to this control.



It is understood that the rear setback control is designed to ensure that the proposed development is compatible with the surrounding development whilst allowing suitable private open space and minimising the impact on the adjoining developments.

The non-compliant rear setback is the direct result of the battle-axe nature of the allotment and the existing retained in-ground swimming pool which restrict the ability to site a modest sized dwelling with compliant boundary setbacks on the subject site. Despite the encroachment within the rear setback the proposal ensures that the dwelling is sited appropriately on the subject allotment and allows for suitable private open space area.

The proposed rear setback encroachment is not anticipated to detrimentally impact neighbouring properties by way of overshadowing due to its single storey height that remains below the dominant tree canopy height. The encroachment of the development is not considered to add excessive bulk to the development as the rear façade of the has been well articulated. Windows within the proposed dwelling have been appropriately minimised and located to prevent opportunities for overlooking into the neighbouring dwellings. Furthermore, the proposed setback distance allows for adequate landscape planting to screen any potential privacy intrusion into the neighbouring properties.

Despite the required numerical variation it is anticipated that the proposal will have no greater impact than that of a compliant proposal and will be able to meet the objectives of the clause. Therefore, a variation to the rear setback requirement is considered to be appropriate for the subject site and should be supported in this instance.

\* \* \*

#### Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

(iia) Relevant planning agreement, or draft planning agreements

There are no known planning agreements that would prevent the proposed development from proceeding.



(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality

The following matters are understood to be relevant when considering on site impacts:

#### Siting and Design

The proposed single storey dwelling will be compatible in terms of height, bulk and scale with recent developments within the area.

The siting of the proposed dwelling provides generous boundary setbacks, contributing to spatial separation and openness between dwellings. The articulated design of the proposed development will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

#### Utilities

The site is connected to all necessary services and utilities including electricity, water, reticulated sewerage and telecommunications.

#### Sedimentation Control

Due to the topography of the site, cut and fill will be required for the construction of a level building platform, as shown on the development plans.

All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.





#### Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

#### Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged to occur during construction.

#### (c) The suitability of the site for the development

The subject site is within an established residential area within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed construction of a new single storey dwelling, the subjects of the application, can be carried out with all services necessary and have been designed to suit site constraints and the character of the surrounding residential setting.

The proposed works are permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and generally satisfies the objectives of the Pittwater DCP No. 21 as discussed above.

#### (d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

#### (e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.



## CONCLUSION

The proposed development has been considered in respect of the relevant Environmental Planning Instruments and is deemed to be satisfactory with respect to those requirements taking into consideration the overall merits of the design presented.

The residential use of the site is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives of the relevant development control plan for the area.

It is considered that the proposed single storey dwelling will complement and blend with the existing and likely future character of Warriewood. The proposal is not expected to have an adverse impact on the surrounding natural or built environment. The appropriateness of the development has been evident within this statement and within the supporting documentation submitted to Council. The proposed dwelling appropriately identifies and relates to the sites use as a residential development.

Having considered the requirements of all environmental planning instruments and DCP's the proposed landuse activity is considered acceptable and maintains the integrity of the existing locality. There are no potential adverse impacts from the development having considered the relevant heads of consideration under S4.15 of the E P and A Act 1979.

Lily Gibson  
Student Town Planner  
**Urban Planning & Building Consultants**  
27 February 2023