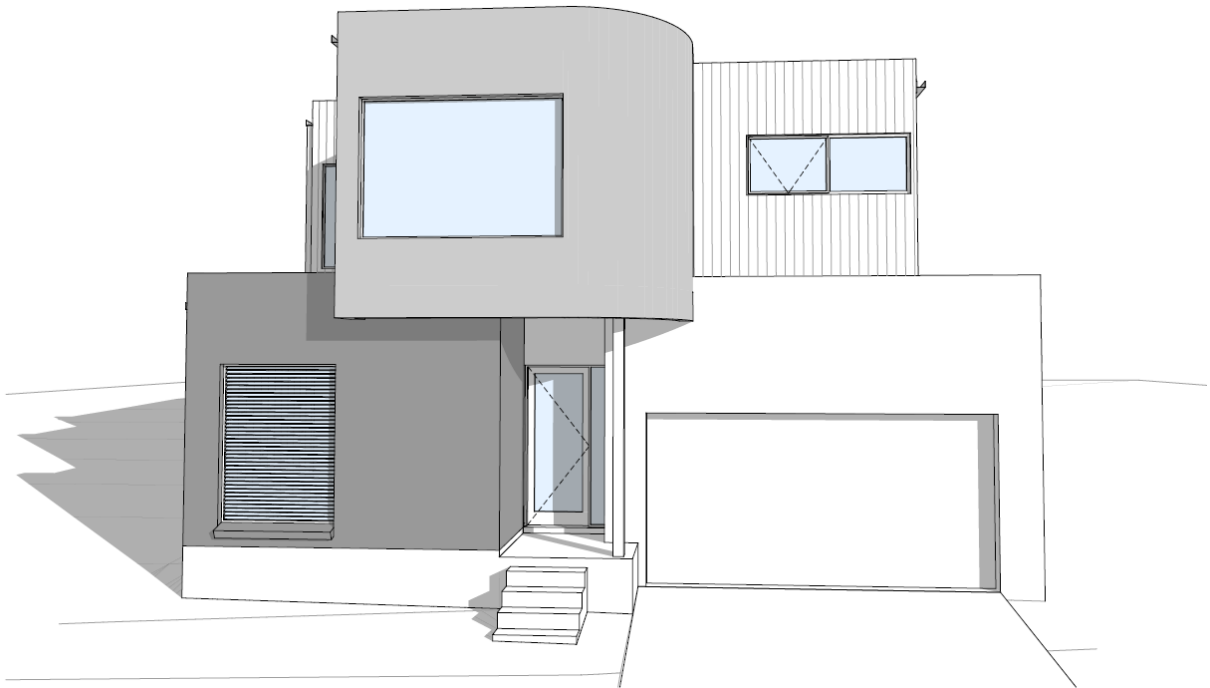




10 BAZ RETREAT WARRIEWOOD

STATEMENT OF ENVIRONMENTAL EFFECTS FOR A DWELLING HOUSE



Report prepared for
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CONTENTS

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. PROPOSED DEVELOPMENT
5. STATUTORY FRAMEWORK
6. NUMERICAL CONTROL TABLE
7. SECTION 4.15
8. CONCLUSIONS

1. Introduction

1.1 This is a statement of environmental effects for the construction of a new dwelling house at 10 Baz Retreat Warriewood.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Site survey prepared by Donovan Associates Registered Surveyors
- DA Plans prepared by Icon Homes
- BASIX Certificate prepared by Accurate Design and Drafting
- Geotechnical Report prepared by AW Geotechnics
- Stormwater Plan prepared by VNK Consulting
- Landscape Plan prepared by Branching Out Co.

1.4 The proposed development is compliant with the objectives of all Council controls, compatible with surrounding dwellings and will result in an aesthetically pleasing new dwelling on the subject site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located on the eastern side of Baz Retreat, approximately 40 metres north east of its intersection with Lorikeet Grove. It is legally described as Lot 12 DP 270907.
- 2.2 It is a generally rectangular shaped lot, with boundaries of 12.565 metres (west – Baz Retreat frontage), 24.665 metres (north), 12.515 metres (east), 26.335 metres (south) and an area of 319m².
- 2.3 The site is generally level, sloping gently to the street frontage. It is currently vacant, forming part of a recent land subdivision.
- 2.4 The property is surrounded by detached residential dwellings, vacant lots, or lots with dwellings under construction. It is located in close proximity to shops and services in Warriewood to the south and on Pittwater Road.



Figure 1. The site and its immediate surrounds

This satellite map of Warriewood, Australia, provides a comprehensive view of the area. Key features include:

- Streets:** Major roads such as Avoca Way, Pittwater Rd, and various local streets like Garden St, Watergum Ct, and Woolworths Dr are clearly visible.
- Landmarks and Parks:** Notable green spaces include Warriewood Wetlands, Warriewood Valley Playground, and the Warriewood Golf Course. The Mona Vale Reserve and Robert Gunn Reserve are also marked.
- Buildings and Facilities:** The map shows several schools (e.g., Mona Vale Public School, Warriewood Public School), hospitals (Mona Vale Hospital), and community centers (Mona Vale View Care Community).
- Commercial Areas:** Retail and service areas are indicated by labels for McDonald's, Woolworths, and various cafes and shops.
- Water Bodies:** The Pittwater coastline is visible on the right side of the map, with labels for Warriewood Beach and the Warriewood Blow Hole.
- Pin Location:** A red pin is located in the central part of the map, near the intersection of Pittwater Rd and a residential street, close to the 'Only About Children Warriewood' facility.

10 Baz Retreat Warriewood

3. Site Photos



Figure 4: The subject site, looking west from Baz Retreat.



Figure 5: The adjoining lot, looking south.



Figure 6: The adjacent dwelling to the west.



Figure 7: The adjoining lot, looking north.



Figure 8: The intersection of Baz Retreat and Lorikeet Grove, looking south-west.



Figure 9: Dwellings on Baz Retreat, looking north-west.

4. Proposed Development

- 4.1** The proposed development is for the construction of a new, 2 storey, 5 bedroom dwelling house on the subject site.
- 4.2** The new dwelling house has been designed to complement the site and minimise impacts on the surrounding environment. It will present as a complementary and aesthetically pleasing addition to Baz Retreat.
- 4.3** The proposed dwelling will be made up as follows:

Ground Floor

- Double garage with panel lift door,
- Entry foyer,
- Guest bedroom,
- Staircase to access the first floor,
- Bathroom,
- Laundry,
- Kitchen with butlers pantry,
- Open plan dining and family room.

First floor

- Media room,
- Staircase to access the ground floor,
- Master bedroom with WIR and ensuite,
- Hallway,
- Bedrooms 2, 3 & 4,
- Bathroom with separate WC.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as no tree removal is proposed.

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy No. 55 – Remediation of Land

The subject site forms part of a recent subdivision, approved for residential use. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the proposed residential land use.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned R3 Medium Density Residential pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed development is a permissible use in the R3 zone which permits dwelling houses with development consent.

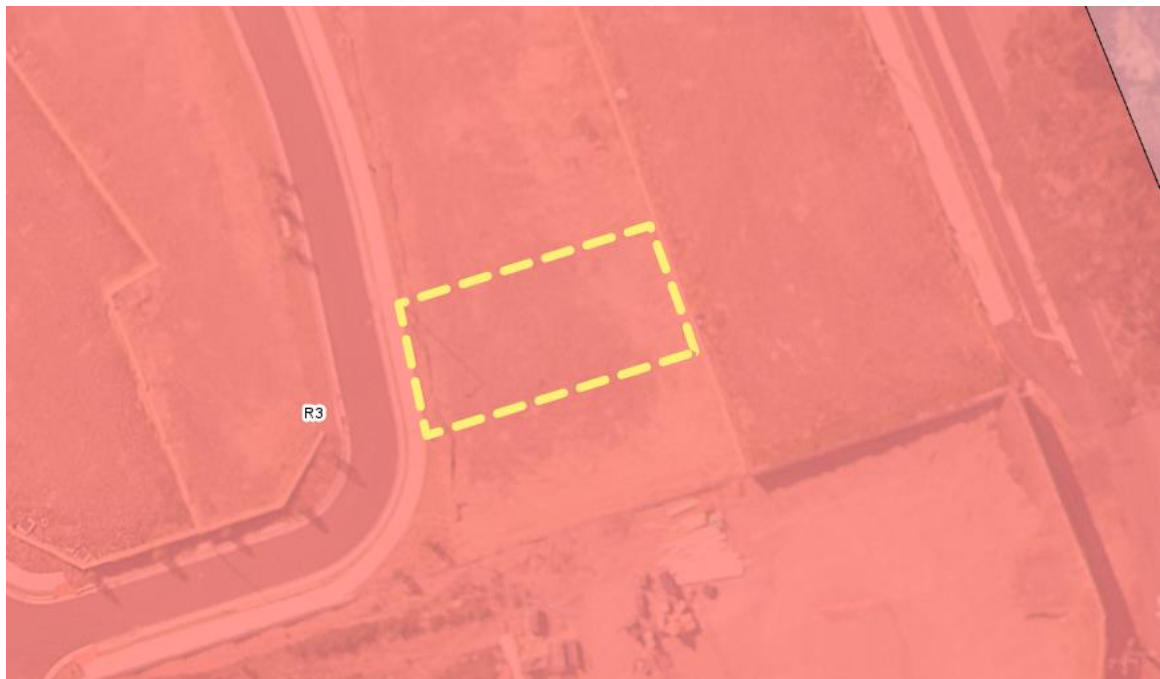


Figure 10: Extract from Pittwater LEP 2014 Zoning Map

Minimum Lot Size

The site is not mapped with a minimum lot size under this clause.

Height of Buildings

The subject site is mapped with a maximum building height of 10.5 metres. The development proposes a compliant maximum height of 7.724 metres.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Heritage Conservation

The site is not a heritage item, is not located in close proximity to a heritage item and is not located within a heritage conservation area.

Warriewood Valley Release Area

The subject site is located within the Warriewood Valley urban release area (buffer area 1k). The development remains consistent with density controls for the locality as it proposes a single dwelling on a single residential lot.

In addition, before granting development consent, the consent authority must consider the following:

- (a) opportunities for rehabilitation of aquatic and riparian vegetation, habitats and ecosystems within creek line corridors,*
- (b) the water quality and flows within creek line corridors,*
- (c) the stability of the bed, shore, and banks of any watercourse within creek line corridors.*

Comment

The subject site will have no impact aquatic and riparian vegetation, habitats and ecosystems, water quality and flows or the stability of the bed, shore, and banks of any watercourse as it is not located within a creek line corridor.

Acid Sulfate Soils

The site is nominated as Class 5 Acid Sulfate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

Earthworks

Minor earthworks are proposed for footings and piercing, with constructions requirements provided in the attached geotechnical report. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Essential services

All essential services are available to the subject site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Section A Shaping Development in Pittwater

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social, and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

A4 Localities

Warriewood Valley Locality

The subject site is located within the Warriewood Valley Locality.

Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land known as "Stage 1 Release" and land identified as the Warriewood Valley Release Area.

The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant (known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares.

Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household).

Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creekline corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities.

Stage 1 Release, has a residential component and a business/industrial component. The residential area is characterised by two storey residential attached dwellings with the area fully developed. The industrial/business area is defined by up to three storey large complexes that generally contain

smaller units. The majority of the business/industrial zoned land has been developed with some smaller parcels still to be developed in the northern industrial area.

The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.

Warriewood Valley is affected by various hazards and contains heavily vegetated areas, threatened species, or areas of natural environmental significance, which are identified on various maps within the Pittwater LEP 2014.

A number of identified heritage items are located in Warriewood Valley.

The proposed development has been designed taking into consideration the adopted planning strategy for the area and remains consistent with the characterised developed in the locality.

The development is located on an approved residential lot and will not impact upon the surrounding natural environment. The natural hazard of acid sulfate soils can be effectively mitigated to permit the development to proceed. There are no heritage items within the vicinity of the site.

Section B General Controls

The Warriewood Valley locality is excluded from a number of controls in this section.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B3 Hazard Controls

Landslip Hazard

The subject site is not identified as a geotechnical hazard zone.

Bushfire Hazard

The subject site is not mapped as bushfire prone land.

Coastline (Beach) Hazard

The site is not mapped as Coastline (Beach) Hazard

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been developed for low density residential uses.

Estuarine Hazard

The site is not mapped as Estuarine Hazard.

Flood prone land

The site is not located within a flood prone zone.

B4 Controls relating to the natural environment

The proposed development will have a minimal and appropriate impact on the natural environment, as it is located within a vacant and recently subdivided residential lot.

B6 Access and parking

The DCP requires a carparking rate of 2 spaces for a dwelling with 2 bedrooms or more, with minimum dimensions of 5.7 metres by 6 metres. The development provides a compliant double garage to the dwelling.

B8 Site works and management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Minimal earthworks are proposed to prepare the site for construction and appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Development Type Controls

The Warriewood Valley locality is excluded from a number of controls in this section.

Design Criteria or Residential Development

View Sharing

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the construction process with details provided in the accompanying Waste Management Plan. The new dwelling provides compliant waste storage areas, with waste collected by Council regular service.

Section D – Warriewood Valley Locality

The site is located in the Warriewood Valley locality.

Character as viewed from a public place

Presentation to a public place

The proposed dwelling presents to Baz Retreat and is an appropriate architectural design for the locality. It incorporates design elements including articulation, a curved upper level façade, windows and a combination of building materials to provide architectural interest. The front setback provides appropriate and complementary landscaping.

Building function is expressed by the inclusion of a pedestrian entry feature, including a path, and a front entry feature and the street frontage incorporates compliant articulation, resulting in an appropriate bulk and scale.

Concealment of building plant or communications equipment, services and servicing areas

All services and equipment are concealed from public view.

Parking structures presentation

The development incorporates an integrated double garage into the dwelling design. The DCP requires a maximum garage door width of 6 metres or 40% of the lot width (whichever is lesser), which equates to 5.026 metres for the lot width of 12.565 metres. The development proposes a compliant garage door width of 4.81 metres.

Water Management for Individual Allotments

The subject site is mapped as Sector 1K on the Pittwater LEP 2014 Urban Release Area Map.

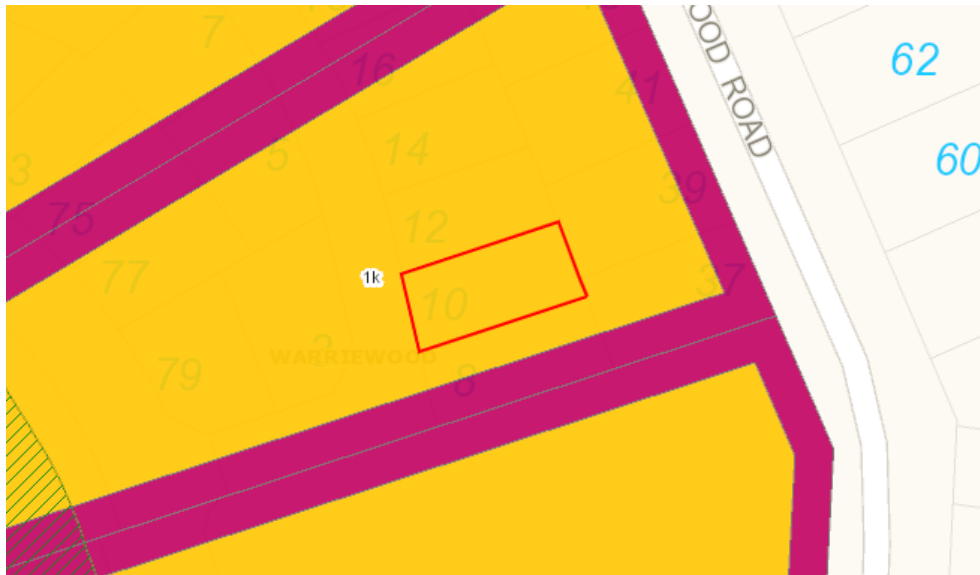


Figure 11: Extract from Pittwater LEP 2014 Urban Release Area Map

Rainwater from the dwelling will be detained in the proposed 3000 litre rainwater tank, for reuse onsite. Tank overflow and surface stormwater will be connected to the kerb and gutter drainage infrastructure in Baz Retreat, with full details provided in the attached stormwater plan.

Landscaped Area for Newly Created Individual Allotments

The DCP requires a minimum landscaped area of 35% (min dimensions 4 metres) for lots with a width of 9-14 metres, which is equivalent to 111.65m² for the site area of 319m². The development proposes a compliant landscaped area of 117.82m² or 36.93%.

Full details of landscaping are provided in the attached landscape plan.

Front Building Lines

The DCP requires a minimum front setback of 3 metres to the dwelling and 4 metres to the garage. The development proposes compliant front setbacks of 3 metres to the dwelling and 4.858 metres to the garage.

Side and Rear Building Lines

The subject site has a width of 12.565 metres and the housing typology proposed is a zero-lot line dwelling. As such the DCP requires the following side setbacks:

Control	Proposed	Compliant
One side: 0m at ground floor for a maximum wall length of 13m*.	0m to the garage (south) for a length of 5.58 metres.	Yes
The remaining portion of the ground floor dwelling is to setback 0.9m.	1.3m (south) for the remaining ground floor -	Yes
The upper level is to be setback 1.5m.	1.5m (south) 1.126 metres (north)	Yes Merit assessment
Other side: 0.9m	0.976m (north)	Yes

A rear building line of 4 metres (ground floor) and 6 metres (first floor) is required by the DCP. The development proposes compliant rear building lines of 7.104 metres (ground floor) and 7.259 metres (first floor).

A minor variation of 0.374 metres, to the first floor, side setback (north) is considered appropriate, as there will be no detrimental impacts to neighbouring properties and the development remains consistent with the outcomes of the control, as assessed below:

To achieve the desired future character of the Locality.

Comment

Consistent. The proposed dwelling remains compatible with the Warriewood Valley locality description and consistent with other new dwellings in the area.

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

Comment

Consistent. Site disturbance is minimised to an appropriate area sufficient to accommodate a dwelling house. In addition, a compliant landscaped area of 117.82m² or 36.93% is achieved for the site, despite the minor variation, providing maximum soft surface area.

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

Comment

Consistent. The development sits well below the maximum permitted building height for the site and presents as an attractive, two storey dwelling to the street. The bulk and scale is consistent with the locality and the design incorporates articulation and a variety of building materials. The minor variation will not impact on adjoining properties.

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

Consistent. A side setback of 0.976 metres on the ground floor and 1.126 metres on the first floor (north) is sufficient to provide a meaningful break between the adjoining lot and to provide a regular rhythm of buildings to the Baz Retreat frontage.

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

Comment

Consistent. The ground floor setback (north) proposes a compliant setback of 0.974 metres and side setbacks (south) are compliant with DCP controls, providing access around the building and area for landscaping and open space.

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

Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

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

Consistent. The development is located on a vacant lot with no vegetation or natural features. New landscaping proposed on the site will screen the proposed dwelling.

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

Comment

Consistent. The minor side setback variation will not result in any privacy impacts between properties, as the first-floor windows in this location propose high sill heights to mitigate any overlooking.

The minor variation will not result in any unreasonable overshadowing to adjoining lots.

Solar Access

The principal living area windows and the private open space of adjoining dwellings are required to receive a minimum of 2 hours of sunlight between 9am and 3pm on June 21 by the DCP.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in shadowing to the front portion of the vacant lot at No. 8 Baz Retreat.

12pm – The development will result in shadowing to the middle portion of the vacant lot at No. 8 Baz Retreat

3pm – The development will result in shadowing to the rear portion of the vacant lot at No. 8 Baz Retreat

It is concluded that the future rear yard private open space at No 8 Baz Retreat can achieve compliant solar access at 9am and 12pm which is considered reasonable for a southern neighbour.

Private and Communal Open Space Areas

A minimum private open space area of 20m² (minimum dimensions of 4 metres) is required for lots with a width of 9-14 metres by the DCP.

The development nominates a compliant area of 91.32m² of private open space in the rear yard for the enjoyment of the residents.

Form of construction including retaining walls, terracing and undercroft areas

The development proposes 800mm high retaining walls in the rear yard, as illustrated on the DA plans.

Fences

No change is proposed to the existing rear boundary retaining wall and paling fencing. New side boundary fencing is proposed.

Building colours and materials

The proposed building materials include metal roof sheeting, rendered brickwork and shiplap cladding, in natural tones, with details provided in the attached materials and finishes schedule.

All materials and finishes are complementary to the coastal and residential surrounds and are consistent with a modern finish.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	Not identified	319m ²	Yes
Building Height	10.5m	7.724m	Yes
Floor Space Ratio	Not identified	-	-
Pittwater 21 DCP 2014			
Parking	2 spaces	2 spaces	Yes
Garage width	5.026m (40% of lot width)	4.81m	Yes
Landscaped Area	35% (111.65m ² for the site area of 319m ²)	36.9% or 117.82m ²	Yes
Front Building Line	3m to dwelling and 4m to garage.	3m to dwelling and 4.858m to garage.	Yes
Side Building Line	<u>Ground floor</u> 0m (max length 13m), then 0.9m one side and 0.9m other side. <u>First floor</u> 1.5m	<u>Ground floor</u> 0m to garage for 5.58m, then 1.3m (south) 0.976m (north) <u>First floor</u> 1.5m (south) 1.126 metres (north)	Yes Yes Yes Merit assessment
Rear Building Line	4m ground floor 6m first floor	7.104m (ground floor) 7.259 metres (first floor).	Yes Yes
Solar Access	2 hours sunlight to windows of principal living areas and POS of adjoining properties between 9am and 3pm on June 21.	Compliant.	Yes
Private Open Space	20m ²	91.32m ²	Yes

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the zone.

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

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density, and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed dwelling has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport, and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact as the site is vacant land.

Waste

There will be no impact.

Natural hazards

The natural hazard of acid sulfate soils can be effectively mitigated.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposed development fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures, compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed dwelling house.

7.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for the construction of a new dwelling house at 10 Baz Retreat Warriewood, is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.