

# PLANNING OVERLOAD

STATEMENT OF ENVIRONMENTAL EFFECTS

## STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

To DEVELOPMENT APPLICATION

To

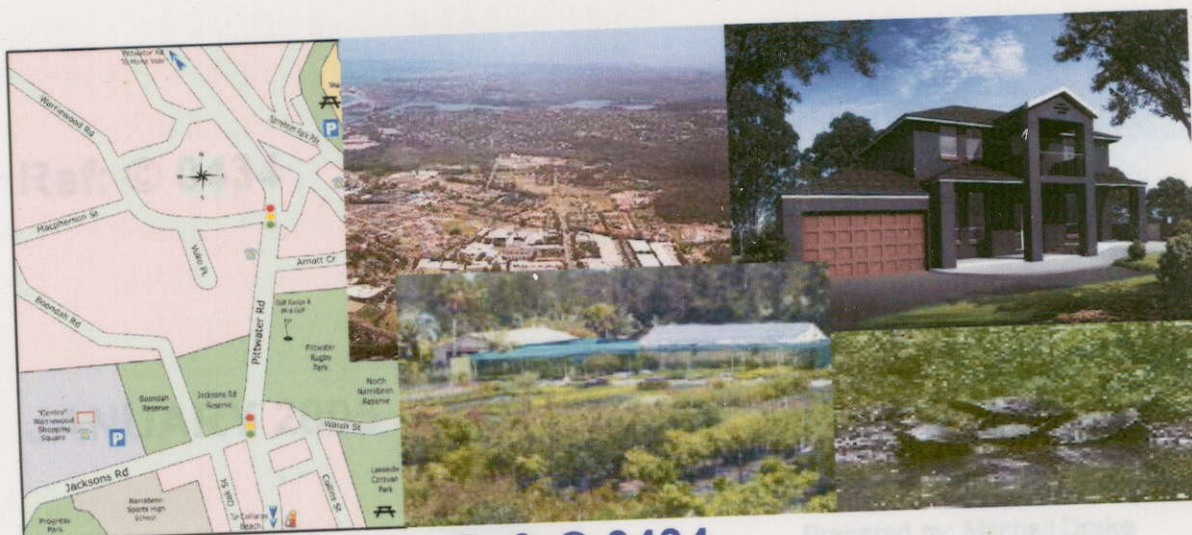
PITTWATER COUNCIL

For

For

SUBDIVISION AND RE-ZONING OF SECTOR 5

WARRIEWOOD VALLEY LAND RELEASE



Ref: © 0434

For: JUBILEE DEVELOPMENTS  
C/- DENNIS LEECH & ASSOC.  
Suite 4/8 Fossmore Avenue  
Newport NSW 2106

Prepared by: Michael Drake  
B. Env. Sc. (LWS)  
Paul Drake MP/A  
BA (NE), Dip TSCP (SU)

JANUARY 2005

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For: JUBILEE DEVELOPMENTS  
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## SECTION 1: INTRODUCTION

### A. PURPOSE OF THE REPORT

This report addresses any potential environmental effects resulting from the proposed rezoning and recommends the adoption of the associated Master Plan of a portion of "Sector 5" of the Warriewood Valley Urban Land Release. This application is made in respect of: The Pittwater Local Environmental Plan 1993 and DCP 29. This report concludes that the rezoning will result in a development capable of complying with the pertinent controls and will result in an attractive environmentally sustainable residential layout and development.

### B. THE SITE

Sector 5 is identified on the Sector Map (DCP 29) as being located on the western edge of the Warriewood Valley (Site Map A), at the base of the escarpment that forms the western boundary (Site Map B). The site area for rezoning is 56567.7 m<sup>2</sup>. It has a northerly aspect and a gentle fall to the north toward Narrabeen Creek (Photograph 1). On the southern and south – western boundaries there is a rise at the base of the escarpment forming the western and southern physical boundaries (Photographs 2 and 3).

**Photograph 1: The Site, Looking North – West.**









**Photograph 2: The Site Looking South**



**Photograph 3: The Site, Looking South – West**



Site inspection and photographs reveal that the original flora has been cleared. There is evidence of some regrowth, with low – lying vegetation mixed with introduced species as well as weeds and lantana. Fauna evidence was scarce and apart from small birds, there are no significant signs of native animal activity in this area.

### **C. THE PROPOSAL**

This proposal is for the re-zoning of a portion of Sector 5 and adoption of the accompanying master plan (Plan; Site Layout Plan C01, Revision 2). The rezoning is from Zone 1(b) (NON-URBAN "B") to Zone 2(a) (RESIDENTIAL "A"). This will facilitate the creation of 55 separate serviced lots with associated access and driveways. The proposal's description should be read in reference to Site Map C;

#### **Site Layout**

Referring to drawing Site Layout Plan C01, Revision 2, the site shows five separate modules, two of which are sited along the eastern boundary one behind the other in a north-south orientation. Both these modules are split into 4 separate buildings, each providing two dwellings with a party wall between. An exception to this is the most southerly building within the "inner" module, which is only a single dwelling.

The third module, along the west boundary also has an easterly aspect and runs north south along the boundary.

It also has five separate buildings with two dwellings and a party wall within each, save the most northerly building which is a single dwelling. The fourth module is sited along the northerly boundary and has six buildings. Five of these dwellings have a party wall and one free standing dwelling at the western end.

The centre of the site features a large common open space area with an artificial pond, which also serves as on – site detention and alleviates runoff into Narrabeen Creek, to the northeast.

Access roads and cycle – ways surround the development and provide for direct access to every dwelling. Footpaths are provided in the centre of the site surrounding the central open space, as well as to the outside perimeter of the site.

#### **Site/Topography Integration**

The layout of the proposal is a result of the physical features of the land influencing the design. The layout takes cognisance of the natural water flow paths, particularly those that run into Narrabeen Creek. The central detention pond will retain runoff into Narrabeen Creek and should reduce sediment and nutrient loads.

The shape and siting of the four housing modules are also governed by the topography with the western and northern boundaries following the base of the hill and Narrabeen Creek to the northwest. The two easterly modules are sited on the relatively level section of the site.

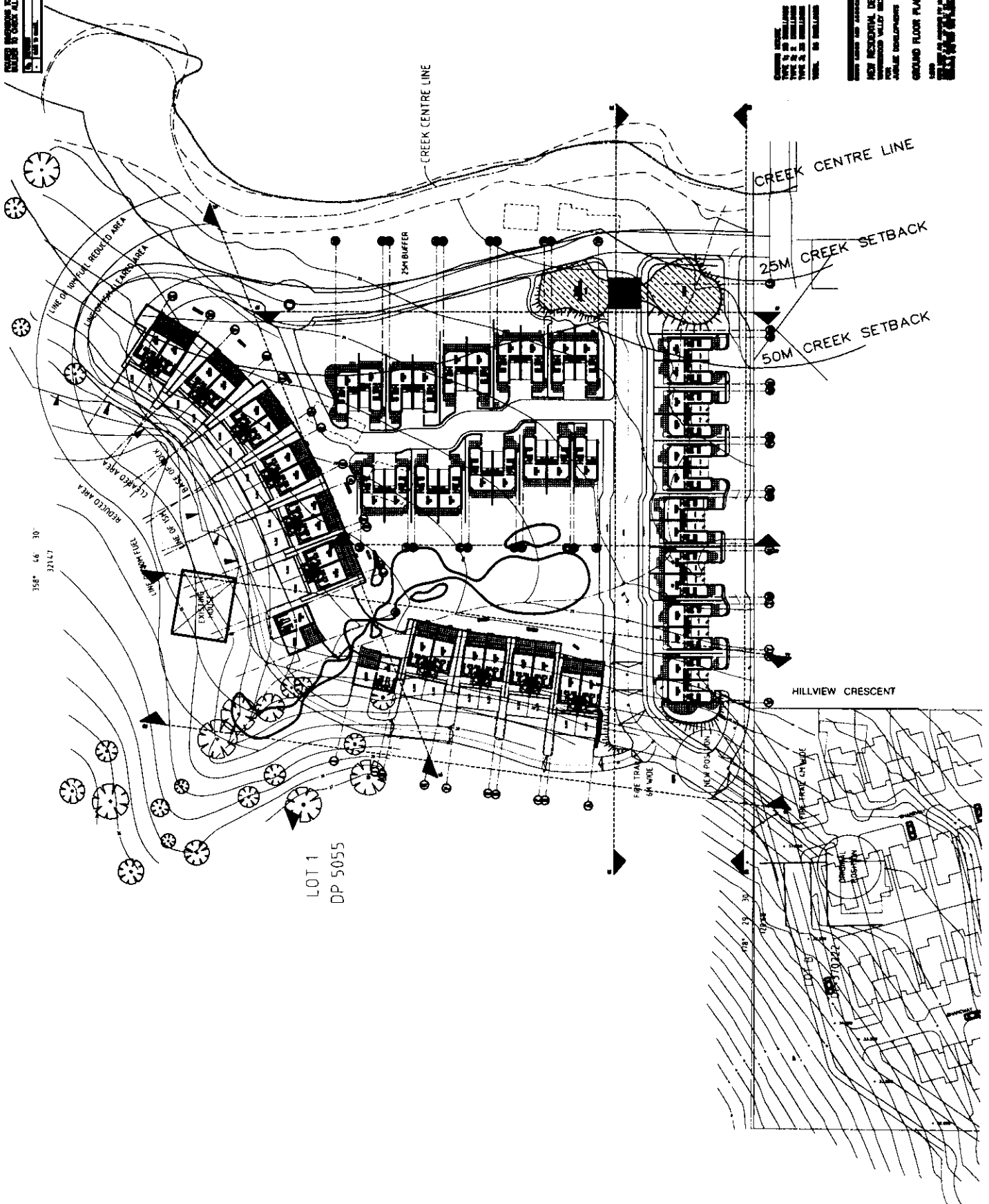


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| DATE            | _____ | BY | _____ |
| * CAN BE MAILED |       |    |       |

UDDN

## DRAWING

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### Landscaping

The main feature of the landscaping is the central communal open space with a large pond that extends from the northwest corner down to the southern boundary. Another landscaping feature is the retaining wall facing the eastern boundary. Further landscaping details are provided on the landscape plans provided by "Place Planning."

- Landscape Master Plan – WSL DA 01
- Landscape Master Plan – WSL DA 02
- Landscape Sections – WSL DA 03
- Landscape Sections – WSL DA 04
- Existing Tree Retention/Removal – WSL DA 05
- Landscape Detail – WSL DA 06

### Open Space

Private open space for each dwelling is supplied at the rear of the individual blocks and show that there is sufficient area to more than provide for minimal landscaped open space for each dwelling. Specific figures on the private open space will be provided with the D.A. for the dwellings. Communal open space has already been discussed (in the centre of the site with the water feature).

### Solar Access

The site layout allows for compliant solar access to all building modules and open spaces. Modules 1 and 2 will receive sun during the majority of the day, with late afternoon shadow by virtue of the hill to the west at the winter solstice.

Similarly with module 3 albeit, the shadow from the hill influencing these from approximately mid afternoon. Module 4 will have sun, again for most of the day with the effects of the hill to the west influencing the more westerly buildings particularly at the winter solstice.

Private open space within these modules has been sited with these influences in mind and, as a result is capable of compliance.

The communal open space will have adequate solar access both during the morning and afternoon.

### Access

Vehicular access is via the roadways that encircle the site, with a separate access - way running between modules 1 and 2. These access - ways connect, via the roundabout to the northeast, with the pre - existing road pattern.

Paths and cycle - ways are also provided and will encourage the reduction in use of motor vehicles, particularly with the local centre being only 800m away (Map1).



### Security

Casual surveillance is promoted, particularly over the communal open space area. It can be easily observed from three sides and any traffic can also be seen from modules 1 and 4.

### Services

It is the intention of the applicant to have telephone and cable T.V, wiring and servicing underground. Water, sewage, power and other services are available on – site.

## **SECTION 2: RE-ZONING**

### **D. IS THE RE-ZONING CONSISTANT WITH THE WARRIEWOOD VALLEY LAND RELEASE STRATEGY?**

#### **D.1. DEVELOPMENT CONTROL PLAN NO. 29; WARRIEWOOD VALLEY URBAN LAND RELEASE.**

##### **PART 1: INTRODUCTION**

##### **1.5. Aims and Objectives**

- *To develop and maintain an Ecologically Sustainable Environment.*

The proposal is capable of integrating with the existing ecological system of the valley. Ecological surveys and reports are included with this submission.

- *To facilitate and encourage modes of transportation other than the car.*
- *To improve pedestrian and cyclist access within and throughout the locality, especially to areas of public open space, retail and commercial centres, and transport nodes.*

The proposal is only 800m from the neighbourhood centre at the corner of Ponderosa Parade and Mona Vale Road. Access to public transport is also to be facilitated and will be able to link with existing infrastructure.

The proposal has footpaths and cycle - ways incorporated into its design that will provide direct, safe and easy access to the services mentioned. As the site is relatively level with a gentle slope to the northeast. Most grades on the cycle - ways and footpaths will be moderate. Areas of public open space are also easy to access, particularly the communal open space.

- *To have regard for existing environmental and cultural constraints, the capability of the land to sustain development, the provision of services and facilities, and the natural hazards likely to effect development.*

Any existing environmental constraints for this site are mainly associated with Narrabeen Creek. The applicant has taken great care to avoid any impact on this waterway and this has been addressed in previous sections of this report. The capability of the land to sustain this development have been addressed within controls for site yield, thereby not overdeveloping the site. Any bushfire hazards will be address in paragraph 3.16 of this report.

- *To conserve and where possible enhance the desirable characteristics of the locality.*
- The desirable characteristics of this area are the Narrabeen creek and the hill to the west. The Narrabeen creek is to be maintained in its current form and will be protected from sediment and nutrient runoff.

The aspect of the hill will be maintained by the lack of significant cut and fill on the site and the building modules following the baseline of the hill, thereby integrating with the existing topography.

- *To ensure that the residential amenity of the locality shall be maintained, and the locality is a desirable place to live.*

The site layout, open space provision, proposed native plantings and landscaping together with the topography surrounding the site, all combine to make this a desirable development.

- *To ensure that the indigenous vegetation of the locality shall be maintained and enhanced.*

The vegetation of the site has been previously cleared and there is evidence of small-scale regrowth. It is the intention of the applicant to use indigenous and mature plantings within the site, whilst maintaining the area around Narrabeen Creek. These two undertakings will enable the proposal to integrate with the landscape.

#### **COMMENT:**

The proposal is consistent with the aims and objectives of DCP 29 as its design encourages environmental sustainability (ESD). It achieves this through its regard for the physical properties of the area, particularly of Narrabeen Creek. The applicant has employed the precautionary principle in designing the layout of the rezoned area and as a result, the layout is sympathetic to physical constraints. The layout also includes pedestrian/ cycle - ways and motor vehicle access is by the shortest possible route. The subdivision is with 400m of a bus stop.



## *PART 2: WARRIEWOOD VALLEY OVERVIEW*

### *2.1. The Future Character Of Warriewood Valley*

Re-zoning this area will be within the desired future character statement of the Warriewood Valley as it will assist in re-integration into the rest of Pittwater and also assist in creating a viable living community.

### *2.2. The Sector By Sector Approach*

This application corresponds with the sector-by-sector approach. Sector 5 has two owners, both of whom are applying for re-zoning concurrently, but under separate applications. This application is the larger of the two and is in accordance with the correct housing yield for the sector (Refer to Para E.5.). These two applications together comply with the 100% re-zoning of the sector and will have a common master plan.

## **SECTION 3: SUBDIVISION MASTERPLAN**

### **E. IS THE MASTER PLAN CAPABLE OF COMPLIANCE WITH RELEVANT PLANNING CONTROLS?**

#### **E.1. PITTWATER LOCAL ENVIRONMENTAL PLAN 1993**

##### *PART 2: GENERAL RESTRICTIONS ON THE DEVELOPMENT OF LAND*

Referring to Sections 1 and 2 of this report, the applicant has proposed re-zoning of sector 5 from Zone 1(b) (NON-URBAN "B") to Zone 2(a) (RESIDENTIAL "A"). The LEP indicates that the proposed land use will be permissible within the rezoned area and the master plan (with incorporated lots and housing designs) will be capable of being approved.

#### **E.2. DEVELOPMENT CONTROL PLAN NO. 29; WARRIEWOOD VALLEY URBAN LAND RELEASE.**

##### *PART 1: INTRODUCTION*

##### *1.5. Aims and Objectives*

The recommended master plan shows the proposed layout is consistent with the physical features and will be an appropriate fit, through the use of modular break-up.

Access - way s are placed so as not to impact on existing drainage areas and natural watercourses (Refer to Hydraulic and Site Layout Plans). The site areas proposed are indicated in Table 1.

The benefits from the proposal are the use of an available land resource, within an area where the housing will be set in an extensively planted and well-vegetated environment. The housing styles proposed will also create further choice of housing for potential residents. The maintenance of the bush setting surrounding the development and the provision for open space and landscaped features within the development will create an attractive and socially acceptable subdivision.

## **PART 2: WARRIEWOOD VALLEY OVERVIEW**

### **2.3. Types Of Development**

#### **Residential**

##### ***(iii) Medium Density***

The DCP identifies Sector 5 as a medium density residential area. Referring to the Master Plan provided by Denis Leech and Associates, it shows three distinct types of townhouses are proposed.

### **2.4. Residential Sector Yields**

This proposal is for 55 dwellings only, because it is not for the entire sector 5. The proposal for the adjoining area (also in Sector 5), is for only 20 dwellings. The two proposals combine to create 75 dwellings, permissible within the DCP as per the table within paragraph 2.4. Therefore the proposed yield is consistent with that anticipated by the DCP

Table 1: Sector Yield (Page 7 of DCP 29)

| <b>SECTOR</b> | <b>YIELD</b> | <b>PROVIDED</b> | <b>DEVELOPMENT TYPE</b> |
|---------------|--------------|-----------------|-------------------------|
| 5             | 75           | 75              | Medium density          |

## **PART 3: SECTOR PLANNING AND DEVELOPMENT**

### **3.2. Subdivision Layout**

#### **Objectives**

Referring to the master plan the proposed layout for the subdivision has addressed the unique features of the site in the following ways:

- ✓ **Development Design** – The overall design will blend with the physical features through the break up of modules and their placement being cognizant of the hill at the rear (south west) and the Narrabeen Creek at the front (East). It is these two features that have had a major influence on the layout, together with the position of open space and reduction of potential runoff.
- ✓ **Solar Access and Microclimate** – The orientation of this proposed sub-division is northeast. The master plan shows the dwellings and their open spaces utilize the solar access opportunities. The lots to the east and centre will enjoy solar access for most of the day, whilst the lot on the northern boundary is orientated to receive sun all of the day. The western lot will have sun in the morning through to approximately mid afternoon, when the hill at the rear will put these in shadow. Specific shadow diagrams will be submitted at D.A. stage for the dwellings.



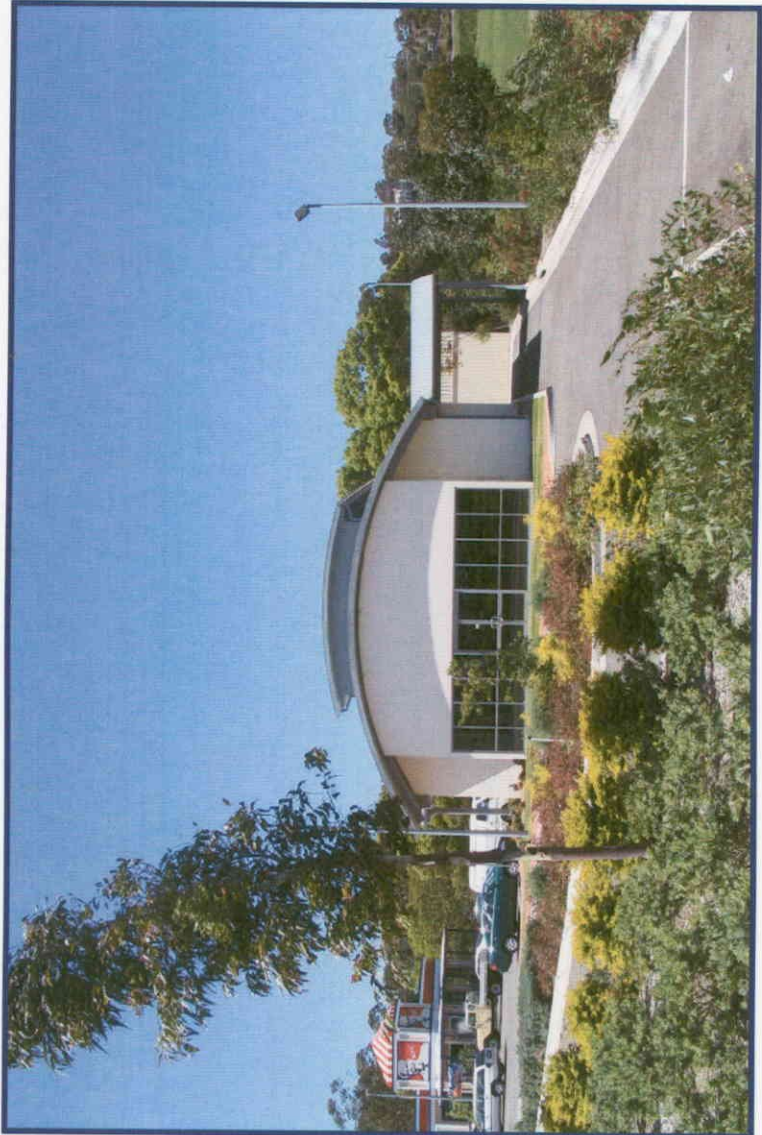
- ✓ *Provision for a range of housing* – Referring to plans SK 08 and 09, there are three dwelling types proposed for future development:
  - Dwelling Type 1 is a two-storey 4 bedroom dwelling, with a living/dining area and separate kitchen and laundry. It has one bathroom and one ensuite and also a double garage. It has terraces at both levels and at two elevations. This is the largest of the proposed dwelling types.
  - Dwelling Type 2 is a three bedroom, two storey dwelling with one bathroom and one ensuite. It has separate living and family rooms, kitchen, laundry and a single garage. It has terraces on the upper floor adjoining bedrooms.
  - Dwelling Type 3 is a two storey 4 bedroom dwelling, with a living/dining area and separate kitchen and laundry. It has one bathroom and one ensuite and also a double garage. It has an “L” shape floor plan with terraces on both floors adjoining bedrooms and living areas

These will provide for variation in housing types and various levels of affordability.

- ✓ *Casual Surveillance* – The layout, although allowing for privacy in individual dwellings, also allows for casual surveillance, by virtue of the communal area in the centre of the sub-division and the access drives that surround the development. Footpaths are also sited within these communal areas where privacy is not normally a major concern. Entry to the subdivision is difficult without being seen.
- ✓ *Encourage non-motorised transport* – The use of footpaths and bicycle access points will discourage the choice of the car for short trips. Further, public transport is available 500m away by footpath at the corner of Mona Vale Road and Ponderosa Parade. (Refer to Map 1 and Photo's 4 and 5). Further, bus stops servicing the City and Manly are available within walking distance on Ponderosa Parade (route 185/ L85). Marter Maria and Narrabeen High Schools are also within walking distance at Forest Road and Garden Street respectively, while Narrabeen Primary School and Mona Vale Primary School are accessible by School Bus.
- ✓ *Ecologically Sustainable Development* – the proposal has taken cognisance of the existing characteristics of the area, particularly Narrabeen Creek. The creek is also to be protected by the reduction of run off from the site and the minimisation of hard surface areas. This will contribute to the health of the water in the creek and in turn, encourage local indigenous flora and fauna. Further ecological assessment has been supplied by “Place Environmental” and is supplied under separate cover.



Photo 6: Further Local Services



Controls

The master plan shows that the proposal is capable of compliance with the 80% requirement of houses having 5 star energy rating with the remainder having 4 star. The lots have been shown to take cognisance of the physical features of the area as well as having variations in size, scale and design. The Narrabeen Creek area has been integrated into the overall design of the subdivision, using the natural runoff areas through the site.

3.3. Waste Minimisation

Objectives

A waste minimisation plan in accordance with Appendix 4 of DCP 29 will be submitted as part of the D.A. for dwelling construction. The site layout is capable of accommodating this plan.

3.4. Site Coverage

Objectives

The proposal meets the objectives by being capable of having 50% landscaped area. Referring to the landscape plans the calculations for land use are shown in Table 2.

Table 2: Land Use Calculations

|             | m <sup>2</sup> of area | % of area | Compliant |
|-------------|------------------------|-----------|-----------|
| Built Form  | 11766.4m <sup>2</sup>  | 20.8%     | YES       |
| Roadways    | 6395.8m <sup>2</sup>   | 11.3%     | YES       |
| Landscaping | 38405.5m <sup>2</sup>  | 67.9%     | YES       |
| Total       | 56567.7m <sup>2</sup>  | 100%      | YES       |

Map 4: Distance from Proposed Subdivision to Services (.8km)

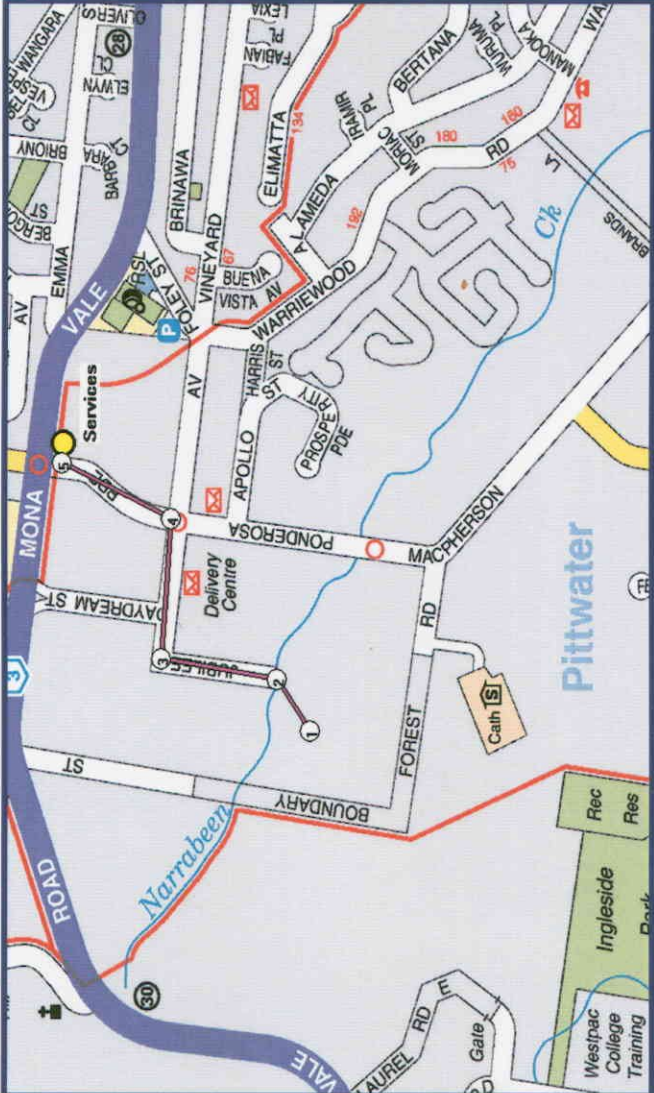
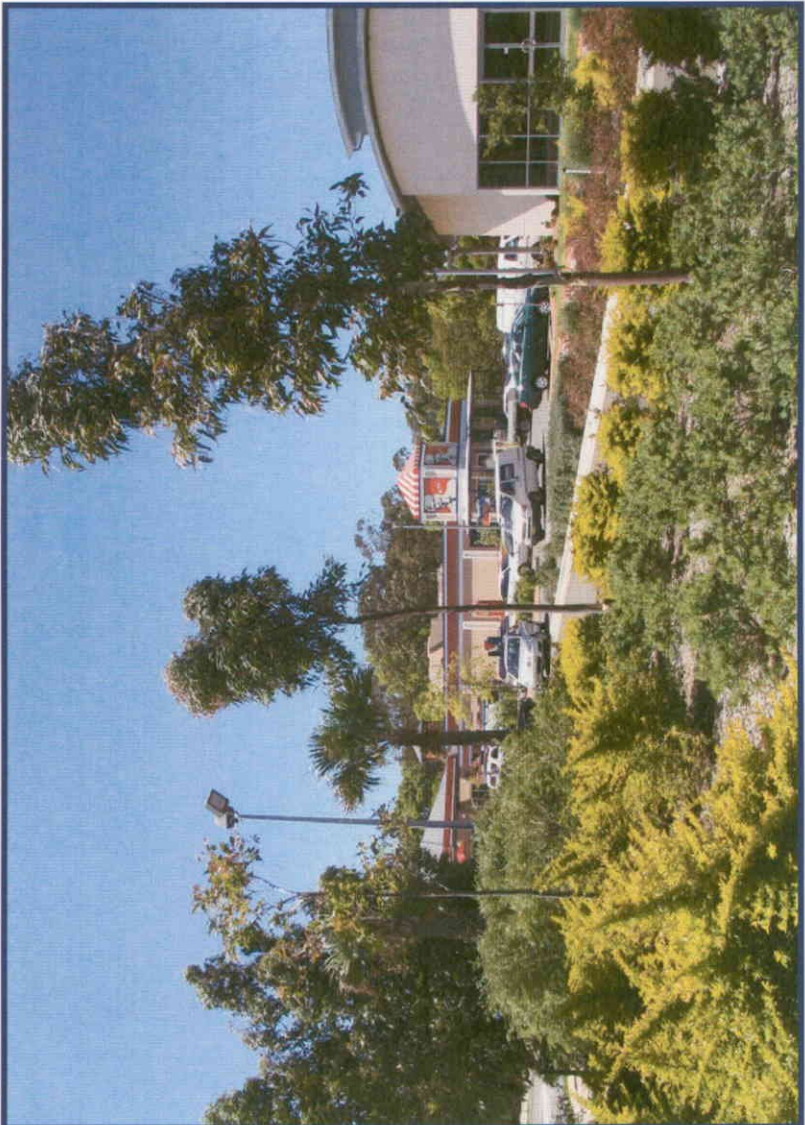


Photo 5: Local Services at Ponderosa Parade.





### ***3.5. Water Management and Multi Functional Creek-line Corridors***

A water management report has been prepared by "Thompson Kane" and has been submitted with this application. The report finds that the proposal is capable of being compliant with the controls of DCP 29.

### ***3.7. Pedestrian / Cyclist Network***

Both are incorporated into the overall design and are capable of connecting and interconnecting with existing infrastructure. Referring to plan C01 they will surround the central communal space, to create access for all dwellings, while another path will be between the front and middle modules facing the east boundary. Further, the cycleway will also be around the outside of the built area on the outside of the access road.

### ***3.8. The Road System***

A Traffic analysis and road master plan has been submitted as part of this proposal. All roads, avenues and access - way s have been designed for appropriate speeds (10km in shared access - ways, 30km in access - way s and 40km in sector streets). The street pattern has been designed to provide the most direct, safe and convenient access to the proposed subdivision and from the subdivision to existing infrastructure and shops/services.

It is the intention of the applicant to incorporate existing and new landscaping into the access design so as to reduce visual impact. Further, the physical constraints of the area have been addressed and access - ways placed in order to avoid any impact of the topography.

### **RTA Guidelines**

Parking for residents' cars is to be "first stop front door" with easy access to the dwelling. Two car spaces are supplied for each dwelling. This is in accordance with paragraph 5.4.1.

"Dwelling Houses", of the RTA guide.

The proposal is able to be compliant with tables 6.1. and 6.2. of the guide pertaining to entry widths, driveway separations and splays at kerb lines.

The proposed designs for each of the townhouses include provision for two parking spaces per dwelling.

### ***3.9. Public Recreation and Open Space***

#### **Objectives**

The objectives are met by the proposal conserving the wetland area around Narrabeen Creek. The vegetation abutting the area to be re-zoned is also to be retained.

Safe and suitable park settings are provided by the waterway and associated open space in addition to the park areas already existing within the valley.



### Controls

The landscape plan shows the sub-division is capable of meeting Council's controls pertaining to open space (Refer to Table 2).

### *3.10. Focal Neighbourhood Centre*

Figure 1: Local Service and Retail Hierarchy within Warriewood



### *3.11. Community Facilities*

These have already been identified in paragraphs 3.9 and 3.10 and photographs 6,7 and 8 of this report. They have been shown to be accessible and are also used as a transport node for access to other large community, retail and industrial /commercial centres. The following is a list of community facilities available in the Valley area:

- Playing fields associated with North Narrabeen Primary School, adjacent to Warriewood Square on Jacksons Road
- The Ted Blackwood Community Centre and associated soccer fields on Jacksons Road.
- The Nelson Heather Aged Services Centre.
- Equestrian, Baseball and Rugby Ovals at Pittwater Rugby Park.
- Mini Golf and Associated driving range at Pittwater Road.
- Dog exercise areas at the rear of Narrabeen High School, Garden Street.
- Flower Power nursery and associated facilities on Macpherson Street.
- Pittwater RSL Club
- Playing fields at Boondah Road.

### *3.12. Utilities and Services.*

The proposal is capable of being compliant with the relevant controls and all services are currently available via the existing infrastructure.

### *3.13. Landscape Amenity and Buffer Strips*

#### Objectives

The proposal meets the objectives by maintaining Narrabeen Creek and maintaining bushland on the western and southern boundaries, albeit within bushfire prevention controls.

#### Controls

The proposal is shown to be compliant with the relevant controls, it shows landscape buffer widths between 5-15m and allows for casual surveillance and solar access opportunities. Landscaping and planting information is included in the landscape plan.

### *3.14. Natural Environment*

It is the intention of the applicant to re-introduce mature trees to the area as it has previously been cleared. Details of trees to be planted are included within the landscape plans. The proposal is capable of complying with relevant controls.

### *3.15. Landscaping*

#### Objectives

The proposal is capable of meeting the landscaping objectives. It has already created the framework for compliance by the maintenance of the Narrabeen Creek and layout of the subdivision taking cognisance of the topography, its effect on water runoff and natural features.

#### Controls

Details of the proposed landscaping are provided within the landscaped plans. They have taken cognisance of:

- ✓ Site attributes
  - Proposed streetscape
  - Topography
  - Views, and
  - Drainage
- ✓ Incorporation of natural features
- ✓ Enhancement of wildlife corridors (Narrabeen Creek)
- ✓ Selection of species for
  - Aesthetics
  - Functionality
  - Needs of the local fauna
- ✓ Visual integration with the proposed built forms (where possible)
- ✓ Management of Micro-climate
- ✓ Large soft surface areas (central community area)
- ✓ Integration with other open space areas.
- ✓ Reinforcement of street functions in terms of speed and safety.

### 3.16. Bushfire Protection

#### Objectives

The proposal is able to meet the objectives by incorporating bushfire protection and buffer zones within its design.

#### Controls

The fire trail at the base of the Warriewood/Ingleside escarpment will not have its access compromised by the development. The access is able to meet the controls by being a minimum 6m cleared, with a width of 4m x 175mm 20Mpa reinforced concrete, with an overhead clearance of a minimum of 5m.

The construction of the fire trail is also able to be compliant with oxide colours, adequate drainage, passing bays every 400m and maximum grades of 15%

### 3.21. Provision of Infrastructure in the Public and Private Domains

The proposal has been shown to be able to be interconnecting with the existing infrastructure. This is shown by Map 2, photographs 3,4 and 5 and paragraph 3.2. of this report.

## **PART 4: THE BUILT FORM**

*Note: Notwithstanding the built form being assessed at D.A. stage for individual townhouses, it is pertinent to address parking at this stage of application.*

### 4.13. Parking

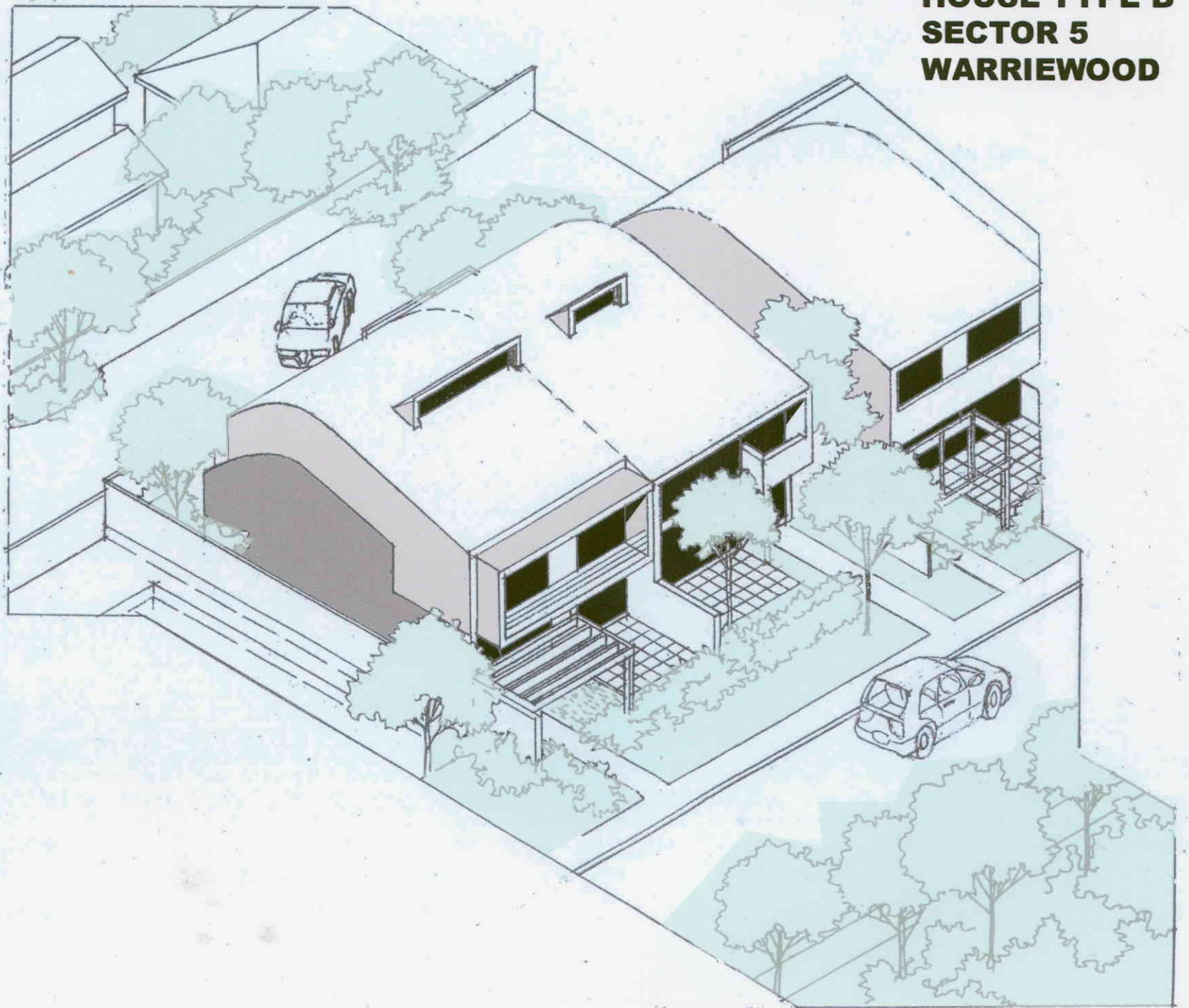
Parking for individual townhouses is proposed to be at the rate of two per dwelling in stack configuration, in accordance with council controls

## **SECTION 4: CONCLUSION**

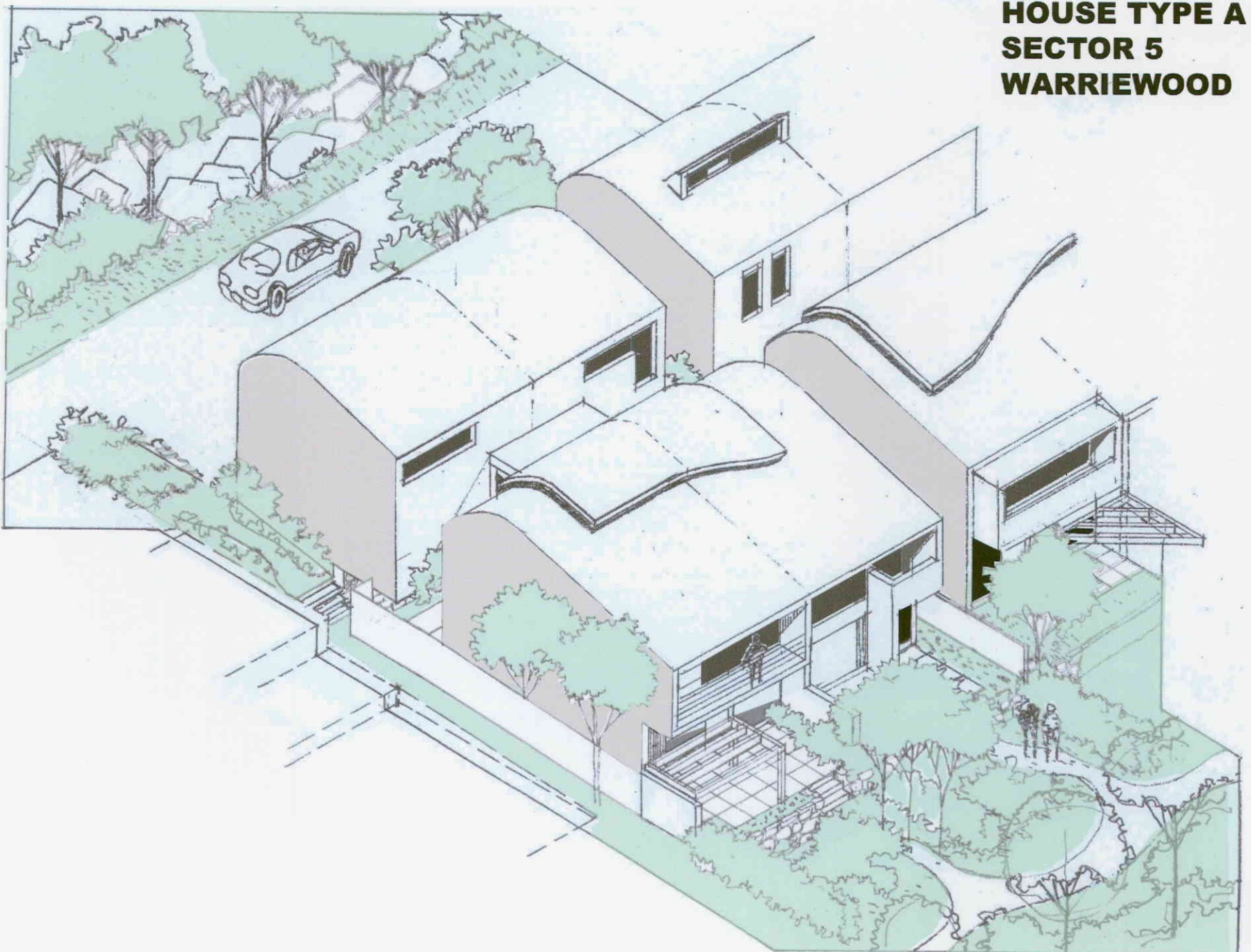
The report shows that this application for subdivision and re-zoning, is compliant with all relevant controls. The applicant has taken cognizance of the intent of these controls and has avoided major impacts on the social, physical, and natural environments. This proposal will be a successful integration into this natural area and will be a positive contribution to the creation of a viable, living community of high amenity. Planning Overload supports this application and its approval.



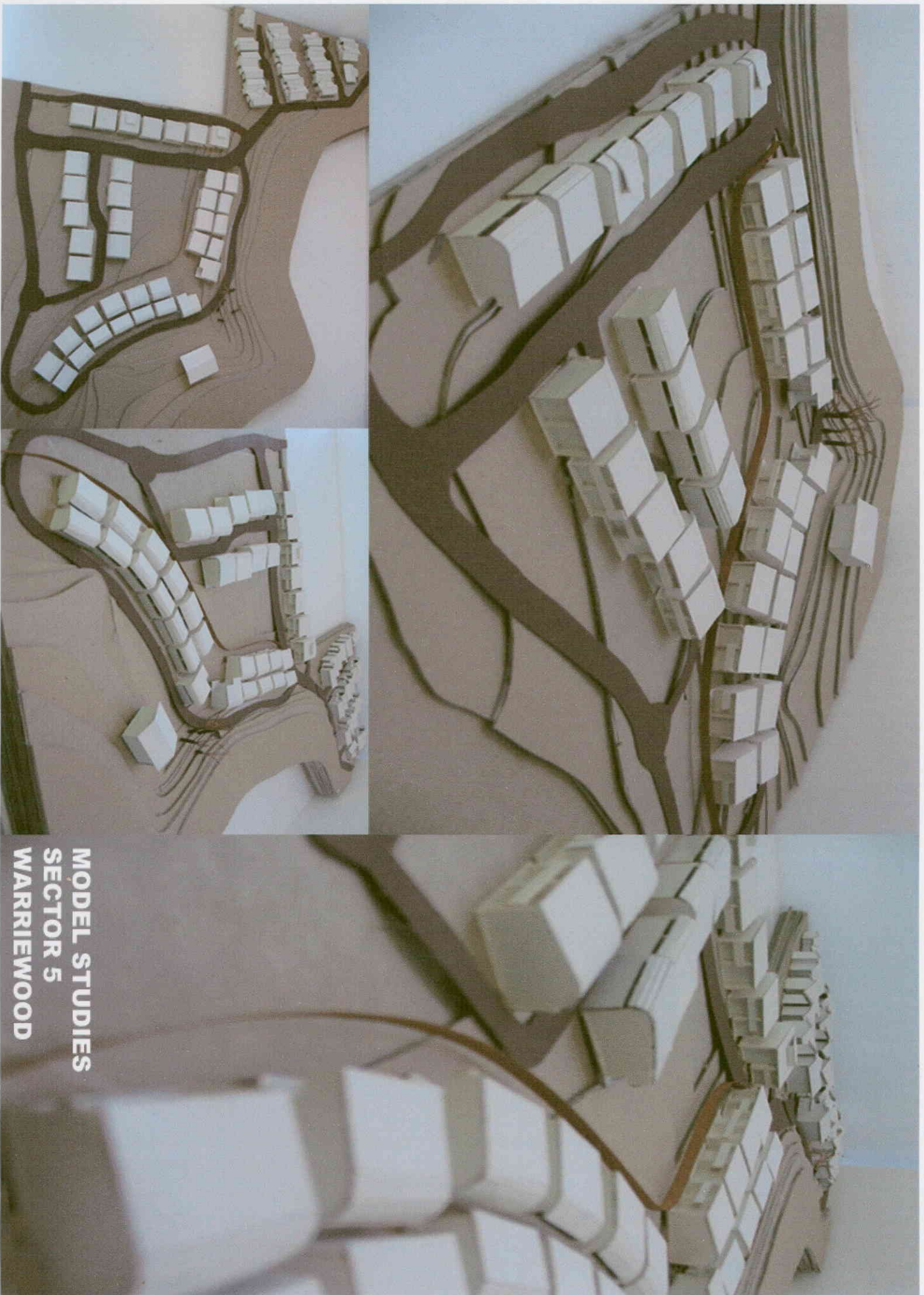
**HOUSE TYPE B  
SECTOR 5  
WARRIEWOOD**



**HOUSE TYPE A  
SECTOR 5  
WARRIEWOOD**







**MODEL STUDIES  
SECTOR 5  
WARRIEWOOD**