

Statement of Environmental Effects

Lot 21

28 Baz Retreat,

Karinya Estate

Warriewood NSW 2102

Construction of a New Dwelling

February 2019

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1. SUMMARY

1.1 Purpose

This Statement of Environment Effects (Statement) is submitted to Pittwater Council in accordance with the Environmental Planning and Assessment ACT 1979, in support of a development application for the construction of a new dwelling on Lot 21,28 Baz Retreat, Karinya Estate, Warriewood (Subject Site).

The site is zoned R3 Medium Density Residential under the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014) and the dwelling is permissible with consent. The proposal is also consistent with relevant clauses for consideration under PLEP 2014.

The site falls under the Pittwater Urban Release Area under the Buffer Area and Warriewood Valley Release Area and is generally consistent with the relevant controls of Pittwater 21 Development Control Plan, including Part B (General Controls), Part C (Design Criteria) and Part D16 Warriewood Valley locality statement which provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

1.2 Materials relied on

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

- Environmental Planning and Assessment Act 1979
- The Environmental Planning and Assessment Regulation 2000
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan 2014
- Other Various State Planning Policies

The following details and documents have been relied upon in the preparation of the Statement:

- Survey Plan prepared by Donovans & Associates;
- Architectural Plan prepared by Accurate Design & Drafting;
- BASIX Certificate by Abeaut Design Pty Ltd t/as Accurate Design and Drafting; and
- Hydraulic Plan by VNK Consulting.

1.3 Contents

The Statement sets out:

- A description of the Subject Site and the surrounding area;
- The relevant planning controls and policies relating to the site and the proposed development; and
- An assessment of the proposed development against the heads of consideration as set out in section 79C(1) of the Environmental Planning and Assessment Act 1979.

1.4 Assessment

It is considered that the development of the Subject Site in the manner proposed is acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

2.1 Location and Size

The subject site is identified as Lot 21, DP 270907, 28 Baz Retreat, Warriewood. The site is located on the western side of Warriewood Road.

The site is a rectangle shaped parcel of land, having a frontage of 11.080m to Baz Retreat, a rear boundary of 11.080m, and eastern side boundary of 15.580m and western side boundary of 15.580m.

The site has an area of 302.53m². The locality is depicted in the following maps:

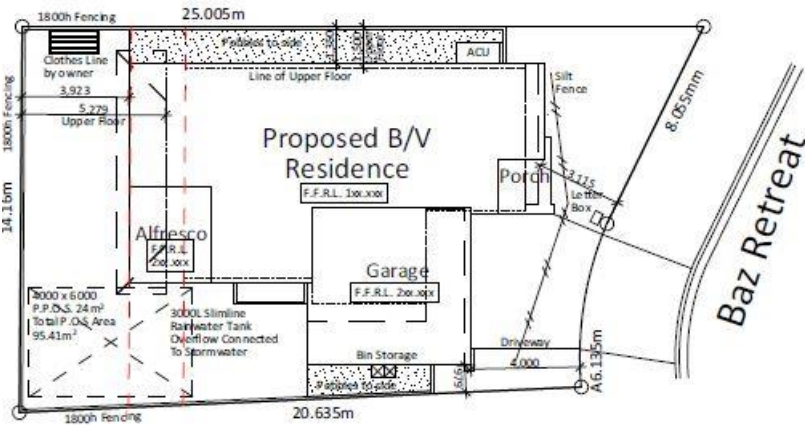


2.2 Existing Dwelling

The Subject Site currently is currently a vacant block of land.

The Subject Site does not comprise any significant vegetation nor any vegetation occupied by Council's Tree Preservation Order.





Site Plan
1:200

3. THE DEVELOPMENT PROPOSAL

The Statement supports the Development Application seeking approval for the construction of a new two storey dwelling.

3.1 External Structures and Positions

The Proposed Development is to be constructed of Builders Austral brick to be rendered and Weathertex Primeline Cladding with Concrete roof tiles.

The Proposed Development is provided with a setback of:

- 3.118m frontage;
- 3.924m to the rear boundary;
- 1.350m to the eastern side boundary and 1.500m to the upper floor; and
- 981m to the western side boundary and 1.109m to upper floor.

The Proposed Development provides for one driveway to be constructed on the north western side of the site.

The Proposed Development provides stormwater management works in accordance with Council controls. Stormwater disposal is in accordance with the Stormwater Concept Plan and provides for all collected stormwater to discharge to street gutter via a rainwater reuse tank and in accordance with the design by VNK Consulting.

The site has an area of

The landscaped area of the Proposed Development will be 143.50m² or 47.42% of the Subject Site.

3.2 Internal Features

The proposed dwelling will comprise of the following:

- **Ground Floor:** Front porch, entry foyer, media, family and meals, kitchen/ pantry, laundry, WC, alfresco area and garage.
- **First Floor:** Four bedrooms, two bathrooms (one of which is an ensuite) and walk in robe to main bedroom.

3.3 Surrounding Properties

This site is located within a new residential release area known as the Warriewood Valley which is predominantly zoned R3 Medium Density zoned land to facilitate low and medium density development. The general vicinity of the site is characterised by undeveloped, regular shaped allotments and the area comprises a mixture of medium density development and single free standing dwellings.

4. ZONING AND DEVELOPMENT CONTROLS

The Proposed Development is identified as a development requiring the consent of the Council under the provisions of the Pittwater Local Environmental Plan 2014. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Land Zoning

The Subject Site is zoned R3 Medium Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of Council.

Objectives of the zone:

- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Permitted without consent:

Home businesses; Home occupations.

Permitted with consent:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Veterinary hospitals.

4.2 Planning for Bushfire Protection 2006

The Subject Site is identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore we have attached a BAL Risk Assessment Certificate (BRAC) from Travers Bushfire & Ecology dated 3 November 2017 which concludes that this development can comply with the requirements of AS 3959-2009 and Planning for Bushfire Protection 2009.

We note that the development will be required to comply with the construction requirements of AS 3959-2009 BAL-19 to 25.

4.3 Pittwater 21 Development Control Plan

A compliance table of relevant controls under Pittwater 21 DCP is contained in table 1 below.

| CONTROLS | REQUIRED | PROVIDED | COMPLIANCE |
|--|---|---|------------|
| PART B –GENERAL CONTROL | | | |
| B3.11 Flood Risk Hazard Category 1 | Controls for High Category 1 Hazard in Low Density Residential area. | The site is mapped in a Low Risk Flood Precinct (PMF). Because it is located in a Low Risk Flood Precinct, outside the Flood Planning Area, flood related development controls do not apply for Residential Development. A Flood risk management report is not required. We also understand that flood risk hazard consideration was undertaken at the subdivision stage that created the site. | Yes |
| B5. Water Management | Satisfy Sydney Water requirements | Refer to plans prepared by VNK Consulting. | Yes |
| B5.7 On Site Stormwater Detention | Stormwater Plan. | A stormwater management plan has been prepared by VNK Consulting. | Yes |
| B6.1 Access Driveways and Works on the Public Road Reserve – Dwelling House & Dual Occupancy | <p>The controls seek to achieve the outcomes: Safe and convenient access.</p> <p>Adverse visual impact of driveways is reduced. Pedestrian safety. An effective road drainage system.</p> <p>Maximise the retention of trees and native vegetation.</p> | Proposed driveway satisfies relevant design controls. | Yes |
| B6.2 Internal Driveways – | The controls seek to achieve the outcomes: | The proposed driveway complies with the gradients and design | Yes |

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| <p>Dwelling Houses and Dual Occupancy</p> | <p>Safe and convenient access. Adverse visual impact of driveways is reduced. Pedestrian safety.</p> <p>An effective road drainage system.</p> <p>Maximise the retention of trees and native vegetation.</p> | <p>requirements of this clause.</p> | |
| <p>B6.5 Off-street Car Parking Requirements</p> | <p>This clause requires 2 off street parking spaces for large dwellings (2 bedrooms or more).</p> | <p>The proposal provides for a double garage which ensures compliance with this clause.</p> | <p>Yes</p> |
| <p>B8.1 Construction & demolition – excavation and landfill</p> | <p>The controls seek to achieve the outcomes: Site disturbance is minimised.</p> <p>Excavation and construction not to have an adverse impact.</p> <p>Excavation operations not to cause damage on the development or adjoining property.</p> | <p>The dwelling involves limited excavation and filling does not have any detrimental impact on adjoining properties or vegetation.</p> | <p>Yes</p> |
| <p>B8.2 Construction & Demolition – Erosion and Sediment Management</p> | <p>The controls seek to achieve the outcomes: Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)</p> | <p>Appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties. The site will be landscaped to prevent ongoing erosion.</p> | <p>Yes</p> |

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| | <p>Reduction of waste throughout all phases of development. (En)</p> <p>Public safety is ensured.</p> <p>Protection of the public domain.</p> | | |
| PART C DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT | | | |
| C1.1 Landscaping | Landscape Plan shall be submitted. | A Landscape Plan has been prepared which provides for detailed landscaping of the site. The proposal is considered to comply with this clause. | Yes |
| C1.2 Safety and Security | <p>The controls seek to achieve the outcomes:</p> <p>On-going safety and security of the Pittwater community.</p> | The proposed dwelling has been designed to provide good visual surveillance of the site and the public domain. The proposal is considered to comply with the requirements of this clause. | Yes |
| C1.3 View Sharing | <p>The controls seek to achieve the outcomes:</p> <p>A reasonable sharing of views amongst dwellings. Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. Canopy trees take priority over views.</p> | Proposal does not restrict views of surrounding properties. | Yes |
| C1.5 Visual | The controls seek to achieve the outcomes: | The proposed dwelling living areas are located on ground floor so | Yes |

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| <p>Privacy</p> | <p>Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.</p> <p>A sense of territory and safety is provided for residents.</p> | <p>won't cause any privacy issues for the adjoining properties.</p> <p>"</p> | |
| <p>C1.6 Acoustic Privacy</p> | <p>The controls seek to achieve the outcomes: Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.</p> | <p>Given the residential nature of the works, there will not be any significant impact on the surrounding locality in terms of acoustic privacy. The development is provided with appropriate side boundary setbacks with ample separation to living areas of surrounding properties maintaining levels of privacy.</p> | <p>Yes</p> |
| <p>C1.7 Open Space</p> | <p>The controls seek to achieve the outcomes: Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.</p> <p>Private open space is integrated with, and directly accessible from, the living areas of dwellings.</p> | <p>The proposal provides for private open space at the rear of the dwelling which is directly accessible from the living room.</p> | <p>Yes</p> |
| <p>C1.9 Accessibility</p> | <p>Disabled access</p> | <p>Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.</p> | <p>Yes</p> |

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| C1.12 Waste and Recycling Facilities | Waste bin storage | There is sufficient area on site, beside the garage, for the storage of waste and recycling so that they are not visible from the public domain. | Yes |
| C1.23 Eaves | This clause requires dwellings to be provided with eaves having a minimum width of 450mm | The dwelling has been provided with eaves that comply with this requirement. | Yes |
| C6.7 Landscape Area (Sector and Buffer area or Development site) | This clause requires a minimum 25% of the site area is to be landscaped as the site has no frontage to a creek. | The landscaped area of the Proposed Development will be 143.5m ² or 47.42% of the Subject Site. | Yes |
| PART D LOCALITY SPECIFIC DESIGN CRITERIA | | | |
| A summary of the DCP controls for the D16 Warriewood Valley Locality is provided below: | | | |
| D16.1 Character as Viewed from a Public Place | Achieve desired character and public domain controls | The dwelling is designed with appropriate treatments to the street frontage and provides for a landscape plan to enhance landscaped character of the locality. | Yes |
| D16.4 Water Management for Individual Homes | Stormwater management | Concept stormwater plan submitted with application. | Yes |
| D16.5- Landscaping Area for newly created lots | Total Landscaped area shall be 45% and minimum dimension 4m. | The landscaped area of the Proposed Development will be 143.5m ² or 47.42% of the Subject Site. | Yes |
| D16.6 Front Building Lines | This clause requires a minimum front setback | The proposed dwelling is setback 3.118m from the articulation zone | No |

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| | of 4.0m and 1.5m to articulation zone. | and 4.000m from the garage. | |
| D16.7 Side and Rear Building Lines | Side-Building requires 2.5m on one side and 0.9m on other side. | East– 1.350m West – 1.100m. | Yes |
| | Rear Depth 4m | 3.924m. | No |
| D16.9 Solar access | 2hrs to living rooms & POS | Achieves in excess of 2hrs | Yes |
| D16.10 Private Open Space | 24m ² & 4m minimum width | 95.41m ² | Yes |
| D16.11 Form of Construction including retaining walls | | Complies with relevant requirements | Yes |
| D16.12-Fence-General | 1.0m Front fence Side & rear fences not exceeding 1.8m | No front fencing 1.8m side and rear fencing | Yes |
| D16.13 Building Colours and Materials | Selection of materials and colours to be provided | See attached external colour schedule | Yes |

The Subject Site is zoned R2 Low Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of Council.

Objectives of the zone:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

EP & A Act – Section 79C

4.4 The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011.

The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of a new dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

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

4.5 The Likely Impacts of the Development

It is considered that the development will provide for a new dwelling without any detrimental impact on the environment, social and economic status of the locality. On the contrary, the development will improve the overall area both economically and visually.

4.6 The Suitability of the Site for the Development

The Subject Site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding developments.

For these reasons, it is considered that the site is suitable for the proposed development.

4.7 The Public Interest

It is considered that the proposal is in the public interest in that it will provide a new single dwelling that is consistent with other developments in this locality without negatively impacting the amenity of the adjoining properties or the public domain.

5. CONCLUSION

This application seeks approval for the construction of a new dwelling and associated works. As demonstrated in this report the proposal is consistent with the aims and objectives of the Pittwater Local Environmental Plan 2014. The proposed dwelling does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of a new dwelling at Lot 21, 28 Baz Retreat, Karinya Estate, Warriewood NSW is worthy of the consent of Council.