

NEW SOUTH HOMES  
Compliance Check



New South Homes  
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Date: 05.07.19

**STATEMENT OF ENVIROMENTAL EFFECTS**

**CLIENT:** CRAIG & PAULA WALKER  
**LOT/DP:** Proposed Lot 30 in approved Subdivision of Parent Lot  
**SITE ADDRESS:** **Bubalo Street Warriewood**  
**PARENT LOT:** 41 Warriewood Road WARRIEWOOD (Lot 32 Sec C DA 5464)  
**NAME ON TITLE:** Not available (unregistered)  
**AUTHORITY:** Northern Beaches Council (Pittwater LEP)  
**CHECKED BY:** DA



Land Zoning: R3 Medium Density Residential

LEP: Pittwater Local Environmental Plan 2014

DCP: Pittwater Development Control Plan 2004

Map Index: 012

## **INTRODUCTION**

The following Statement of Environmental Effects is for the subject site - Proposed Lot 30 (awaiting registration) in approved subdivision of Lot 32 Section C DP5464, Warriewood Road Warriewood.

### **Site Description:**

<b>Lot Shape:</b>	Standard Lot
<b>Lot Width:</b>	9m (at the building line)
<b>Lot Depth:</b>	38.88 (on RHS) & 39.45 (on LHS)
<b>Lot Area:</b>	352.5m <sup>2</sup>
<b>Site Slope:</b>	Slopes from right to left
<b>Existing Use:</b>	Vacant Lot

### **The Proposal:**

The proposed development is a 2 Storey 'dwelling house containing 5 bedrooms, 3 bathrooms & 1 parking space.

### **Notes:**

There is a request for a variation to the building envelope plan for side setbacks for the proposed development. It is noted that the properties on the left hand side of the subject property are all rear yards and therefore request council make an exception to this envelope restriction.

### **Summary:**

Based on the below assessment in line with councils guidelines, it is concluded that the proposal is satisfactory and warrants development consent, having regard to the following matters;

- » The proposal is consistent with LEP objectives
- » The proposal is consistent with DCP objectives
- » The proposal is consistent with most 88B restrictions with the exception of the building envelope plan whereby the proposed requests a variation from council.
- » The proposal is compatible with future planned residential character

SECTION 88B	NOTES/ COMPLIANCE
<p><b>4. Restriction on Use of Land:</b> No building shall be erected on the lot burdened unless constructed on pier and beam footings to safe and uniform strata or alternatively on footings or slab designed and certified by a Chartered Professional Engineer to the requirements and satisfaction of the Northern Beaches Council.</p>	<p><b>Engineering included as standard</b></p>
<p><b>7. Easement for Access &amp; Maintenance 0.9 Wide</b></p>	<p><b>NA</b></p>
<p><b>10. Restrictive Covenant:</b> 4000L Rainwater tank minimum, to provide cold water to laundry, toilet flushing, car washing, and outdoor irrigation and any amendments required by the conditions of consent.</p>	<p><b>YES</b></p>
<p><b>11. Restriction on the Use of Land:</b> No part of the dwelling, garage or other habitable building may be constructed or allowed to remain on the lots(s) burdened unless the footprint, height and garage locations are within the area denoted 'BE' in the plan accompanying this instrument.</p>	<p><b>Variation request from Northern Beaches Council</b></p>
<p><b>12. Restriction on the Use of Land:</b> No fence shall be erected on any part of the lot burdened or on any of its boundaries, to divide the lot burdened from any adjoining land or from any road, unless such fence shall be erected without any cost to Woolwich Pty Limited. This easement only operates whilst Woolwich Pty Limited is the owner of an adjoining lot to the lot burdened.</p>	<p><b>Owner to comply</b></p>

Pittwater DCP 21	PROPOSED DEVELOPMENT	COMPLIANCE
<b>Design Criteria for Residential Development</b>		
<b>C1.1 Landscaping</b>		
<p>The landscaping plan is to be prepared by an appropriately qualified person (e.g. AILA listed Landscape Architect) and should provide sufficient details for assessment of the proposal in terms of the visual character of the proposal and the sustainability of the proposed landscaping.</p>	Landscape Architect required	YES
<b>C1.2 Safety and Security</b>		
<p>1. Surveillance</p> <p>Building design should allow visitors who approach the front door to be seen without the need to open the door.</p> <p>Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance</p> <p>Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners.</p> <p>Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting.</p>	<p>Window provided adjacent to front door for surveillance</p> <p>Visual access to the street provided via several windows</p> <p>Blind corners avoided</p> <p>Adequate lighting provided</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

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<p>Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours.</p> <p>Where provided, public facilities (toilets, telephone, ATMs, etc) are to be located so as to have direct access and to be clearly visible from well-trafficked public spaces.</p> <p>Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.</p>	<p>LED lighting provided</p> <p>NA no ATM's toilets etc</p> <p>Landscape plan to comply</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p>2. Access Control</p> <p>Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.</p> <p>Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.</p> <p>Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.</p> <p>The street number of the property is to be clearly identifiable.</p> <p>Pedestrian access along the</p>	<p>NA - No shared entry</p> <p>Provided</p> <p>Provided via main entry</p> <p>Provided on mailbox</p>	<p><b>NA</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>

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<p>street frontage shall not be impeded by landscaping, street furniture or other restrictions.</p>	<p>Provided</p>	<p><b>YES</b></p>
<p>3. Territorial reinforcement</p> <p>Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.</p> <p>Where a retail/commercial use and residential dwellings are provided in the same development, separate entries for the different uses are to be provided.</p> <p>Blank walls along all public places (streets, open space etc) shall be minimised.</p>	<p>Provided</p> <p>NA Residential development only</p> <p>Change of materials provided on façade</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p>4. Space management</p> <p>Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.</p> <p>Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</p>	<p>To be provided by owner after handover</p> <p>To be provided by owner after handover</p>	<p><b>YES</b></p> <p><b>YES</b></p>

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<p>A crime risk assessment is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type) will determine the choice and approximate mix of Crime Prevention through Environmental Design (CPTED) strategies.</p>	<p>To be provided by owner after handover</p>	<p><b>YES</b></p>
<p><b>C1.3 View Sharing</b></p>		
<p>A reasonable sharing of views amongst dwellings. (S) 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. (S)</p>	<p>Due to the irregular shape of the lot the design finds a balance between boundary setbacks and excavation constraints</p>	<p><b>NOTE</b></p>
<p><b>C1.4 Solar Access</b></p>		
<p>Residential development is sited and designed to maximise solar access during mid-winter. A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. Reduce usage and/dependence for artificial lighting.</p>	<p>A minimum 3 hours of sunlight provided between 9am and 3pm</p>	<p><b>YES</b></p>
<p><b>C1.5 Visual Privacy</b></p>		
<p>Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. A sense of territory and safety is provided for residents.</p>	<p>Living rooms have been oriented towards the rear and placed on the ground floor to avoid impeding on neighbours privacy</p>	<p><b>YES</b></p>

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<b>C1.6 Acoustic Privacy</b>		
Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S) Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)	This being a single dwelling, no significant impact is expected on surrounding properties	<b>YES</b>
<b>C1.7 Private Open Space</b>		
Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S) Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S) Private open space receives sufficient solar access and privacy. (En, S)	Split level custom designed home in response to the topography of the land	<b>YES</b>
<b>C1.8 Dual Occupancy Specific Controls</b>		
Limitation of the visual bulk and scale of development. (En, S) Provision of design flexibility for second storey development. Restriction of the footprint of development on site. (En) Retention of the natural vegetation and facilitation of planting of additional landscaping. (En) Provision of rental accommodation (S)	NA - No dual occupancy proposed	<b>NA</b>



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<b>C1.9 Adaptable Housing and Accessibility</b>		
<p>The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.</p> <p>All members of the community enjoy equitable access to buildings to which the general public have access.</p> <p>Housing for Seniors or People with a Disability is accessible, adaptable and safe.</p> <p>Equitable access in the public domain.</p>	<p>Single Dwelling proposed</p>	<p><b>NA</b></p>
<b>C1.10 Building Facades</b>		
<p>Improved visual aesthetics for building facades. (S)</p>	<p>Dwelling façade contains a mixture of materials and is believed to improve aesthetics</p>	<p><b>YES</b></p>
<b>C1.11 Secondary Dwellings and Rural Worker's Dwellings</b>		
<p>Limitation of the visual bulk and scale of development. (En, S)</p> <p>Provision of design flexibility for second storey development.</p> <p>Restriction of the footprint of development site. (En)</p> <p>Retention of natural vegetation and facilitation planting of additional landscaping. (En)</p> <p>Provision of rental accommodation. (S)</p>	<p>NA - No secondary dwelling proposed</p>	<p><b>NA</b></p>

<b>C1.12 Waste and Recycling Facilities</b>		
<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development.</p> <p>To encourage environmentally protective waste management practices on construction and demolition sites which include:</p> <ul style="list-style-type: none"> <li>• sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities;</li> <li>• adoption of design standards that complement waste collection and management services offered by Council and private service providers;</li> <li>• building designs and demolition and construction management techniques which maximises avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and</li> <li>• appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area.</li> </ul> <p>To encourage the ongoing minimisation and management of waste handling in the future use of premises.</p> <p>To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.</p> <p>To minimise risks to health and</p>	<p>There is sufficient space on the RHS of the dwelling for storage of Waste bins behind the building line</p>	<p><b>YES</b></p>

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<p>safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.          To minimise any adverse environmental impacts associated with the storage and collection of waste.          To discourage illegal dumping.</p>		
<p><b>C1.23 Eaves</b></p>		
<p>Housing that reflects the coastal heritage and character of Pittwater. (S)          Optimise roof forms. (S)          Appropriate solar access and shading is achieved. (En)</p>	<p>Minimum Eave width of 450mm provided</p>	<p><b>YES</b></p>

<b>D16 Warriewood Valley Locality</b>		
<b>D16.1 Character as viewed from a public place</b>		
<p>Achieve the desired future character of the Locality.</p> <p>To ensure new development responds to, reinforce and sensitively relates to the spatial characteristics of the existing built and natural environment.</p> <p>High quality buildings are designed and built for the natural context and any natural hazards.</p> <p>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.</p> <p>To enhance the existing streetscapes and promote a scale and density that is at a human scale and in line with the height of the natural environment.</p> <p>To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land and access to public places and spaces is clear and defined.</p> <p>To ensure the provision of a “sense of address” and an attractive, generously landscaped streetscape amenity where buildings are fronting onto a street.</p> <p>To achieve reduction in visual clutter.</p> <p>To locate and design noise generating equipment to mitigate likely acoustic impacts.</p>	<p>The proposed development contains façade treatment and a landscape plan.</p>	<p><b>YES</b></p>

<b>D16.2 Dual Occupancy Specific Controls</b>		
<p>To enable the development of a diversity of dwelling types.</p> <p>To ensure that dual occupancy developments respond appropriately to their location and the attributes and constraints of the site.</p> <p>To ensure that dual occupancy developments are designed to optimise the functionality of both dwellings.</p> <p>To ensure dual occupancy developments do not compromise the amenity of the occupying and adjoining residents.</p>	Not proposed	NA
<b>D16.4 Water Management for individual allotments</b>		
<p>To ensure that the integrated approach to water management approved for the overall development sector including subdivision will be maintained.</p> <p>Landscaping enhances the required functions of the creekline corridor and reduces the impact of utilitarian drainage structures on the open space.</p>	Stormwater plan provided	YES

<b>D16.5 Landscaped Area for Newly Created Individual Allotments</b>		
<p>Conservation of significant natural features of the site and contribution to the effective management of biodiversity. Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place. Landscaping promotes ecologically sustainable outcomes, maintaining and enhancing biological diversity and ecological processes. The area of site disturbance is minimised. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. Landscaped areas should be predominately areas of deep soil. New development is blended into the streetscape and neighbourhood through the retention and enhancement of vegetation. To ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.</p>	<p>Minimum Requirement = 35% (4m dimension) <b>Proposed = 46.93%</b></p>	<p><b>YES</b></p>

<b>D16.6 Front building lines</b>		
<p>To achieve the desired future character of the Locality.                      The area of site disturbance is minimised and soft surface is maximised.                      The bulk and scale of the built form is minimised.                      To achieve a consistent built form alignment in the streetscape, which is spacious and attractive, enhanced by tree planting within the front setback.                      Equitable preservation of views and vistas to and/or from public/private places.                      Vegetation and natural features of the site are retained and enhanced within the site design to screen the visual impact of the built form.                      Encourage tandem carparking opportunities on narrow lots and minimise the visual prominence of parking structures in the streetscape.                      To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.</p>	<p>NA - Refer to Building Envelope Plan</p>	<p><b>NA</b></p>

<b>D16.7 Side and rear building lines</b>		
<p>To achieve the desired future character of the Locality.                      The area of site disturbance is minimised and soft surface is maximised.                      The bulk and scale of the built form is minimised and the impact of the proposed development on the adjoining properties is minimised.                      To create meaningful breaks between adjoining buildings and regular rhythm of built form, particularly with regard to the built forms presentation to public places.                      To create usable curtilage areas around buildings for viable access, landscaping and open space.                      Equitable preservation of views and vistas to and/or from public/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.                      To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.</p>	<p>NA - Refer to Building Envelope Plan</p>	<p><b>NA</b></p>



<b>D16.8 Spatial Separation</b>		
<p>To achieve the desired future character of the Locality. The area of site disturbance is minimised and soft surface is maximised. The bulk and scale of the built form is minimised and the impact of the proposed development on the adjoining properties is minimised. To create meaningful breaks between adjoining buildings and regular rhythm of built form particularly with regard to the built forms presentation to public places. To create usable curtilage areas around buildings for viable access, landscaping and open space. Equitable preservation of views and vistas to and/or from public/private places. Vegetation and natural features of the site are retained and enhanced within the development site design to screen the visual impact of the built form. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.</p>	<p>NA - Refer to Building Envelope Plan</p>	<p>NA</p>
<b>D16.9 Solar access</b>		
<p>Development is sited and designed to maximise solar access, adequate daylight and ventilation to habitable rooms and adequate sunlight to private open spaces during midwinter. A reasonable level of solar access is maintained for existing residential properties, unhindered by adjoining development. Development allows reasonable solar access to</p>	<p>There is a slight variation to the building envelope plan that does not have a hughe impact on solar access of neighbouring lots.</p>	<p>YES</p>

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<p>recreational and living areas of adjoining residential developments.</p>		
<p><b>D16.10 Private and Communal Open Space Areas</b></p>		
<p>Dwellings are provided with a private, usable and well located area of private open space for the use and enjoyment of the occupants. Private open space is integrated with the living areas of dwellings. Private open space receives sufficient solar access and privacy. Private open space is appropriate in design and location for Shop Top Housing.</p>	<p>Demonstrated</p>	<p><b>YES</b></p>
<p><b>D16.11 Form of construction including retaining walls, terracing and undercroft areas</b></p>		
<p>To achieve the desired future character of the Locality. To protect and minimise disturbance to natural landforms. To encourage building design to respond sensitively to natural topography.</p>	<p>Footprint is sensitive to natural topography</p>	<p><b>YES</b></p>

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<b>D16.12 Fences</b>		
<p>To achieve the desired future character of the Locality.</p> <p>To contribute positively to the public domain and define the boundaries and edges between public and private land and between areas of different function.</p> <p>A safe and clear view of public areas such as the street, creekline corridor, buffer strip or reserve for pedestrians, cyclists and motorists is achieved.</p> <p>Casual surveillance of public areas from buildings is achieved.</p> <p>Fences and walls, where provided, are attractive, compliment the development and adjoining development, and provide visual interest for the streetscape.</p>	<p>Refer to Landscape plan</p>	<p><b>YES</b></p>
<b>D16.13 Building colours and materials</b>		
<p>Achieve the desired future character of the Locality.</p> <p>The visual prominence of the development is minimised.</p> <p>To ensure building colours and materials complement and enhance the visual character of the buildings location within the natural landscapes of Pittwater.</p> <p>Colours and materials of the development harmonise with the natural environment/escarpment.</p> <p>To provide attractive building facades which establish identity and contribute to the streetscape.</p>	<p>External colour schedule provided</p>	<p><b>YES</b></p>
<b>D16.14 Pets and companion animals</b>		
<p>A balance is achieved between human needs for pets/companion animals and environmental considerations.</p>	<p>NA</p>	<p><b>Owner to comply</b></p>

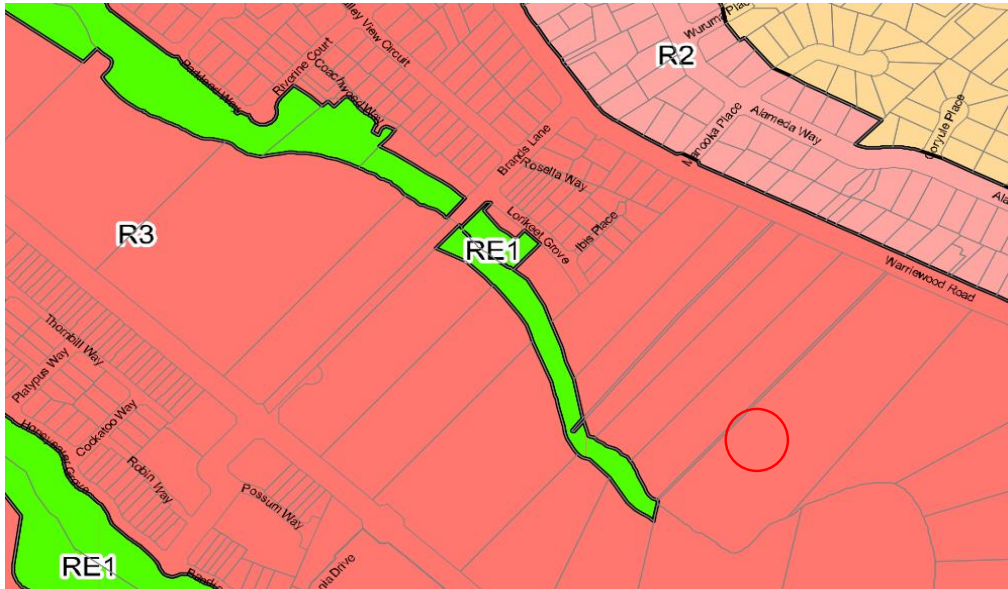
DCP CHECK

<b>BUILDING ENVELOPE PLAN</b>		
Front Setback: 6.5m	Proposed: 5m Request of variation from Northern beaches council, with the nature of the block and adjacent left hand side property addressing Lorikeet Grove, it is believed a reduced front setback for the proposed dwelling will allow a more gradual change in building lines along the proposed road	<b>NOTE</b>
Rear Setback: 6.515m	Proposed: 12.109m	<b>YES</b>
Side Setback - Ground floor - 0.9m First floor - 1.5m	Proposed: Ground floor - 1.13m (min) First floor - 1.28m (min)  A variation request from Northern beaches council considering the nature of the block and the adjoining proposed lots facing Lorikeet Grove, there will be no adverse overshadowing on the adjoining lots in regards to councils DCP objectives and therefore a request to Northern beaches council to support a variation.	<b>YES NOTE</b>
Zero Lot Max, 13m from front boundary	Provided	<b>YES</b>

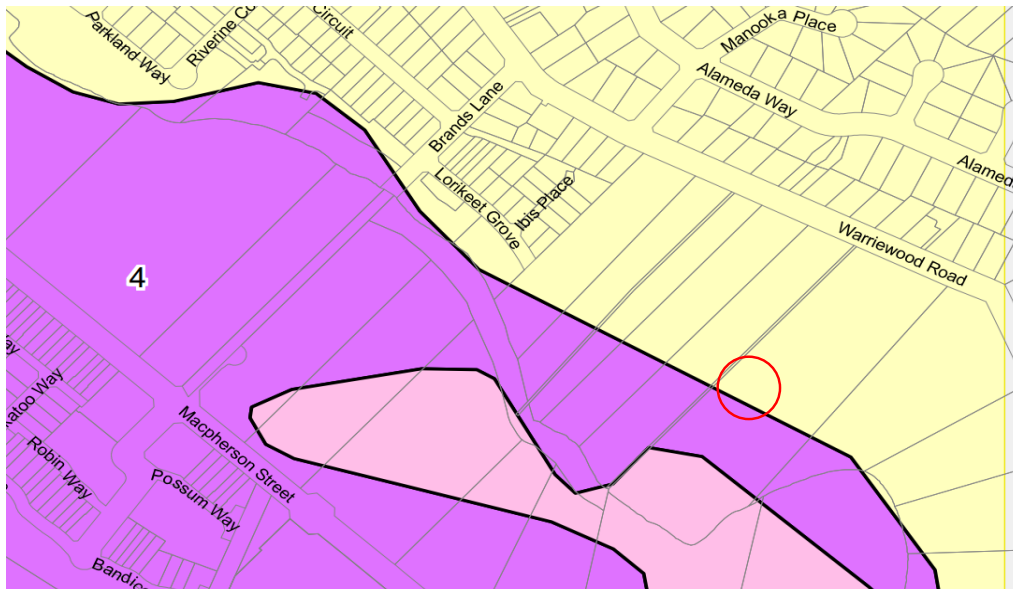
LEP CHECK

Pittwater LEP	PROPOSED DEVELOPMENT	COMPLIANCE
<b>2.2 Zoning:</b> - R3 Medium Density Residential	Dwelling Houses Permitted	YES
<b>4.3 Height Of Building:</b> - Subclause (2F) 8.5m Area 6	Approx 8.2m proposed	YES
<b>4.4 Floor Space Ratio:</b> - Not applicable	NA	NA
<b>5.10 Heritage conservation:</b> - Not affected	Not affected	NA

Land Zone Map: R3 Medium Density Residential



ACID Sulfates: Class 5/4



Height of Building Map: Area 6 (8.5m)



Biodiversity: Possible

