

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 9 DP 271139
19 Bubalo Street
Warriewood

APPLICANT: Rawson Homes
PO Box 3099
RHODES NSW 2138

PROPOSAL: Construction of a two storey dwelling

CONTENTS

INTRODUCTION.....	3
ENVIRONMENTAL EFFECTS	3
(a)(i) Relevant environmental planning instruments	3
Pittwater Local Environmental Plan 2014.....	3
(a)(ii) Relevant draft environmental planning instruments	5
(a)(iii) Relevant development control plans	5
Pittwater Development Control Plan No. 21	5
(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.	13
(c) The suitability of the site for the development	14
(d) Any submissions made in accordance with this Act or the regulations	15
(e) Public interest.....	15
CONCLUSION.....	15

This work is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the written permission of © Urban Planning and Building Consultants, 2020.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for erection of a two storey dwelling containing four (4) bedrooms, media, theatre, family and dining rooms along with an attached single garage and outdoor alfresco area.

The allotment is slightly irregular in shape with a frontage to Bubalo Street of 10m, an average depth of 30.1m and a total land area of 289.6m². The lot is currently vacant, cleared of significant vegetation and has a gentle fall to the western front corner.

All necessary services are available with drainage to be directed to an approved system via a rainwater tank.

The neighbourhood is intended to contain mix of one and two storey dwellings as anticipated within a new residential land release area.

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

ENVIRONMENTAL EFFECTS

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

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The subject site is zoned R3 Medium Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is permissible within the zone and defined in the Plan as "dwelling house" meaning "*a building containing only one dwelling*".

The identified zone permits the construction of a 'dwelling house' subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R3 Zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *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 provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed dwelling house is suitably located on the allotment to ensure there is minimal impact on the surrounding properties and the character of the area. The dwelling is a suitable development for the site and meets the objectives of the zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
10.5m	Approx. 7.3m	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

Clause 4.6 Exceptions to development standards

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

Clause 5.9 Preservation of Trees or Vegetation

No trees are proposed to be removed as part of this application. The landscape character of the area will be maintained.

Clause 5.10 Heritage conservation

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

Clause 5.11 Bush fire hazard reduction

The subject site is not identified as bushfire prone land on Council's maps.

Clause 7.1 Acid sulfate soils

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

Clause 7.2 Earthworks

Minor ground disturbance is required to provide a footings to site the building footprint. The extent of earthworks is not considered excessive for the site as the dwelling incorporates dropped edge beams to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

Clause 7.3 Flood planning area

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

Clause 7.6 Biodiversity

The subject site is identified as being within an area of terrestrial biodiversity. The proposed development does not involve removal of excessive vegetation or land clearing and will maintain landscape character of the area. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land or the importance of the vegetation to the habitat of native fauna and the habitat elements providing connectivity on the land.

Clause 7.10 Essential Services

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

* * *

Conclusion with respect to LEP requirements

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

(a)(ii) Relevant draft environmental planning instruments

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

(a)(iii) Relevant development control plans

Pittwater Development Control Plan No. 21

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

SECTION A

A4.16 Locality character statement – 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 detached dwelling is to be located on a 289.5m² existing allotment being in keeping with the typical size for the area. No trees are identified for removal however additional landscaping is to occur following construction to ensure the landscape character of the area is enhanced by the development.

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

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

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

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance, within a conservation area or within proximity of a heritage item.

B3 Hazard Controls

The subject site is not identified as being bushfire prone land on Council's Bushfire Prone Land Map.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation for the placement of footings. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils. The site is not known to be affected by flood.

B4 Controls Relating to the Natural Environment

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

B5 Wastewater management

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

B6 Access and Parking

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

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Capable of Complying	Yes
Driveway width at kerb to be maximum of 3.5m	Capable of complying	Yes
Required parking spaces per dwellings 1 bedroom – 1 space 2 bedrooms + - 2 spaces	1 space within garage and 1 space provided on the hard stand driveway.	Yes

B8 Site works management

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

SECTION C Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% of front setback is capable of being landscaped.	Yes
<u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it. Casual surveillance of front yard.	Large entry door with glass panelling to allow views of the porch and entry approach. First floor windows and entry allows casual surveillance of the front yard of the dwelling.	Yes Yes
Adequate lighting provided to minimise possibility of damage.	Appropriate lighting proposed to reduce potential for damage /	Yes

Lighting to minimise annoyance to neighbours.	vandalism without detrimentally impacting the adjoining properties.	
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks.	Yes
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs solar access provided to the proposed dwelling and adjoining dwellings due to reasonable orientation of lot and appropriate setbacks and height of the proposed dwelling. Shadow cast from the proposed dwelling are to the side boundary and are not beyond anticipated levels for an allotment with north to the front corner of the allotment.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. The first floor contains bedrooms and bathrooms along the side elevations which are deemed to be low trafficable areas ensuring minimal overlooking and privacy intrusion. First floor windows are appropriately offset, treated and setback from adjoining properties to further reduce overlooking and privacy intrusion. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas.	Yes

<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities.	80m ² within the front and rear yard. Min >3.0m <75% of POS to the front yard. Provided in the rear yard POS accessed via meals room South-eastern orientation provided to the alfresco. Adequate space available with the rear yard.	Yes Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage within the side setback. Waste Management Plan provided for Council's consideration.	Yes Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	450mm eaves provided to the entire dwelling with the exception of the garage which is provided with a zero lot line to the side boundary. .	Merit consideration

SECTION D Locality specific development controls

D16 Warriewood Valley Locality

D1.16 Character as viewed from a public place

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

Design of the residence has entailed a streetscape appearance of a two storey dwelling that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the provision of entry and balcony features. The front façade does not contain any unarticulated component in excess of 8m.

Car parking is provided in the attached garage which is setback from the building line which ensures the garage is not a dominant feature of the streetscape. Planting within the front setback ensures the dwelling is softened and does not dominate the street. The articulation and high quality design of the dwelling will ensure the visual bulk of the dwelling is minimised.

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

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

D16.5 – 16.13 Warriewood Valley Locality Residential Sectors

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

Design Guidelines	Proposed	Compliance
<u>D16.6 / Front Building line</u> Land fronting Warriewood Road, Garden Street, and Macpherson Street – 6.5m	N/A	N/A
All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets.– 3.0m	6.5m	Yes
Residential Flat Buildings or Multi Dwelling Housing fronting all other streets other than Warriewood Road, Garden Street and Macpherson Street.– 4.5m	N/A	N/A
For corner lots, the setback to the secondary street	N/A	N/A

frontage for all dwellings. – 2m		
<u>D16.7 / Side and rear building line</u> Detached dwelling 9-14m wide lot: 0.9m to ground floor; 1.5m to upper floor. Front loaded lots >20m deep: 4m to ground floor 6m to upper floor	0.18m – 0.95m Min. 1.5m 6.504m 8.211m	No* Yes Yes Yes
<u>D16.9 Solar Access</u> 2hrs to glazing of proposed and adjoining living area windows. 2hrs to POS of proposed and adjoining 9am-3pm	2hrs provided. 2hrs provided.	Yes Yes
<u>D16.10 Private and Communal Open Space Areas</u> Lots 9-14m wide – 20m ² Min. dimension – 3m POS to be directly accessible from living areas. POS to include provision of clothes drying facilities. Balconies to be to the street or rear boundary.	Provided within the rear yard. Provided POS adjacent to and accessible from the meals room. Capable of complying. N/A – no balconies proposed.	Yes Yes Yes Yes Yes
<u>D16.11 / Form of Construction including retaining walls, terraces and undercroft areas</u> Lightweight construction and pier and beam footings should be used in environmentally sensitive areas. Retaining Walls visible from street ideally of sandstone or similar materials.	Not considered necessary on the subject site. Retaining walls capable of being suitably constructed where necessary	N/A Capable of complying.

Undercroft areas limited to 3.5m and provided with landscaping.	No undercroft area proposed.	N/A
<u>D16.12 Fences</u>	No front fencing proposed. Internal dividing fences to be provided in accordance with the Dividing Fences Act. .	N/A Yes
<u>D16.13 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For consideration by Council.

Variations

Side setback (ground level) - The proposed garage is sited with a zero lot line (180mm setback) from the south-western boundary, requiring a variation to the 900mm side setback control. The zero lot line wall extends for 6.48m and relates to the garage only and does not contain any openings ensuring compliance with the BCA.

In this instance there is no apparent impact by way of overlooking, overshadowing or visual bulk resulting from the proposed setback. An easement over the adjacent property has been provided as part of the subdivision to ensure appropriate ongoing maintenance can be undertaken.

As the adjoining site is currently vacant and zero lot line for garages are common in this area it is considered reasonable for any future development on this neighbouring allotment to be designed around the provision of a zero lot line. The limited length of the wall and its location to the front of the site ensures limited potential for a detrimental impact.

As the proposed zero lot line to the garage is not anticipated to result in any impact beyond that of a compliant 900mm setback, the requested 720mm variation is considered reasonable in this instance.

* * *

Conclusion with respect to DCP requirements

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

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

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed contemporary two storey development will be compatible with surrounding developments, and is considered consistent with a typical two storey dwelling in a well-established suburban location.

The siting of the dwelling will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the streetscape. The front façade comprises different building elements including a pronounced decorative front entry feature and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

(c) The suitability of the site for the development

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

The dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding area.

The dwelling is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

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

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

(e) Public interest

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

CONCLUSION

The proposed dwelling is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that the construction of a new two storey development will compliment and blend with the existing, and likely future character of this section of Warriewood. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



Maxine Booth
Town Planner

Urban Planning & Building Consultants

February 2020