

STATEMENT OF ENVIRONMENTAL EFFECTS



Prepared for:
Clarendon Homes
August 2019
Report No.: 9022156

Site Address:
Lot 8 DP23583
600 Warrindah Road
FORESTVILLE NSW 2087

Construction and use of an Exhibition Home.

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INTRODUCTION

This report is prepared at the request of Clarendon Homes (NSW) Pty Ltd in support of the proposed construction and use of a residential display home and signage located Lot 8 DP23583, known as 600 Warringah Road, Forestville.

The aim of this report is to identify and respond to the applicable statutory planning controls and Council policies which apply to site, as well as identify potential natural and built environmental impacts of the development.

The development has regard to the requirements of the Warringah Local Environmental Plan 2011 (WLEP 2011) and Warringah Development Control Plan 2011 (WDCP 2011), being the principal environmental planning instrument for the site. The development also has regard to the provisions of the applicable State Environmental Policies.

The proposed residence forms the basis for the display of housing stock available from Clarendon Homes (NSW) Pty Ltd that includes a sales office. The surrounding area is an established residential area with aging housing stock that is currently progressing through an urban renewal phase.

Based upon the unique nature of the activity as a display home with a sales function, the landuse activity caters to the future urban renewal of the area, in which Development Consent is required for this purpose. This purpose will be limited to a small period of time as required by Clarendon Homes to display housing stock. Following expiry of this timeframe it is envisaged for the built form to be reverted back to a single residential dwelling for market sale including removal of the signage.

It is demonstrated within this statement that the proposed development is able to generally satisfy the intent of policy.

This document has been prepared in support of an application under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP & A Act 1979) and reviews the applicable environmental planning instruments and development control plans that apply to the subject property as well as the natural and built environmental impacts of the proposal.

The subject development is not integrated development or designated development for the purpose of the EP & A Act 1979.

Therefore, it is with confidence that the subject application is submitted for a favourable determination.

DESCRIPTION OF SITE AND LOCALITY

The site is located within an existing residential area and is identified as Lot 8 DP23583, known as 600 Warringah Road, Forestville. This site is located within an established residential area that is currently undergoing an urban renewal phase.



Source: NearMaps 2019

The subject site is a rectangular allotment with a primary frontage to Warringah Road of 16.94m and a total land area of 653m². The land is currently vacant and is of an east / west orientation and requires the removal of a number of small trees to site the dwelling.

Neighbouring sites are of a similar nature being established homes, with a variety of uses within the vicinity, given the adjoining land zones.

The subject site is accessed via a main transport corridor of Warringah Road and is within proximity to shopping centres and the main town centre of Forestville. The site is connected to services of telecommunications, power, water and sewer as would be anticipated within an established residential area.

DESCRIPTION OF PROPOSAL

The proposal is for the construction of a residential display home and signage located at Lot 8 DP23583, 600 Warringah Road, Forestville.

The proposed display home, sales office, parking and signage is intended to operate from the site for the purpose of displaying housing stock in an area currently progressing through an urban renewal phase. An existing display home currently operates at No. 653 Warringah Rd, this will be reverted to a residential home. This is envisaged to last for up to seven (7) years. Following expiry of this time period, the dwelling will revert back to a purely residential purposes with the signage removed. In detail, the proposed development consists of the following works:

Landuse

- Hours of operation are Monday to Sunday 10am – 5.00pm.
- Two (2) full time sales staff present on site at the adjoining Lot 7.
- Paper display information.

This type of activity works as a point of call to interested homebuyers allowing them to walk through the display home and inspect features whilst also providing an area for a sales function.

Site works – Dwelling construction, sales office, parking and exhibition home identification signage

- Construction of two storey residence for use as an exhibition home.
- Pathways between the proposed display home and the adjoining display home at Lot 7, 602 Warringah Rd Forestville.
- Minor land clearance.
- Landscape treatment and fencing.
- Signage at street level of a low intensification in order to identify sales office and the display home. Details have been provided with the subject application.

The proposed development is detailed on the accompanying plans prepared by Clarendon Homes Pty Ltd.

ASSESSMENT OF PLANNING CONTROLS

There are a number of State and Local Environmental Planning Instruments that may apply to any given development. In providing this assessment of the proposed development, consideration has been given to the following statutory and non-statutory controls.

- Section 4.15 of the Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The following discussion explores the compliance of the subject development with the relevant EPI's.

Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment of a development application is required to address the matters for consideration listed under section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended. The following matters must be considered:

- (a) the provisions of:
 - i. any environmental planning instrument;
 - ii. any draft local environmental planning instrument that is or has been placed on exhibition and details of which have been notified to the consent authority;
 - iii. any development control plan;
 - iv. any matters prescribed by the regulations,
 - v. that apply to the land to which the development application relates.
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- (c) the suitability of the site for the development;
- (d) any submission made in accordance with the Act or the regulations;
- (e) the public interest.

The relevant issues are addressed in broad terms through the assessment provided below.

Part 2 – Signage Generally

The proposed signage is considered to be in keeping with the objectives of SEPP64 as it predominantly relates to business identification signage and will not have any adverse impact upon the amenity and visual character of the area. Please refer to the below assessment of Schedule 1.

The assessment of the proposed signage with respect to the Schedule 1 criteria demonstrates the suitability of the proposed signage at the subject site.

The proposed signage is considered to improve traffic flow of persons attending the site as it provides clear direction to the property entrance, directing vehicles off the arterial road.

Part 3 – Advertisements

This part does not relate to business identification signs.

Schedule 1 – Assessment Criteria

Requirement	Provision	Compliance
(a) The character of the area. (i) Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The existing character of the locality is predominately a residential precinct catering for many varying land uses. The proposed signage is well balanced with the scale of the site while being of sufficient size for the site to be appropriately identified by passing motorists. The landuse is a permissible activity within the zone. The proposed signage unifies the landuse activity and business identification. The signage is not contradictory to the desired future character of the area.	Yes
(ii) Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The area is not located within a town centre that would contain themed signage. Signage throughout the area is varied due to the nature of	Yes

	the varying landuses and the differing size, scale and form of the buildings. The signage is not considered to have a detrimental impact on the area.	
(b) Special areas. (i) Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	Signage will not detract from any environmentally sensitive surrounding areas, due to the appropriate size and location of the signs.	Yes
(c) Views and vistas. (i) Does the proposal obscure or compromise important views? (ii) Does the proposal dominate the skyline and reduce the quality of vistas? (iii) Does the proposal respect the viewing rights of other advertisers?	No loss of important views. No vistas to be impacted upon, signage of a similar scale and nature of other exhibition homes and villages. The signs will not impact upon the amenity of the street. Viewing rights of other potential advertisers respected.	Yes Yes Yes
(d) Streetscape, setting or landscape. (i) Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Scale, proportion and form considered appropriate for the site in terms of streetscape and setting. The size and scale is such that the signage appropriately identifies the site without creating a safety hazard along the roadway. The open nature of the area ensures that the signage does not appear excessive.	Yes

(ii) Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Signage not anticipated to have any negative impacts on the streetscape, and will be within the scale appropriate to the street and to compliment the use of the site without dominating the streetscape.	Yes
(iii) Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Signage relates to a proposed business use.	N/A
(iv) Does the proposal screen unsightliness?	No unsightliness to screen.	N/A
(v) Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	Signage does not protrude above the building or tree canopies.	Yes
(vi) Does the proposal require ongoing vegetation management?	No	N/A
(e) Site and building.		
(i) Is the proposal compatible with the scale, proportion and other characteristics of the site or building or both on which the proposed signage is to be located?	Signage considered compatible with the building in terms of scale, proportion and siting.	Yes
(ii) Does the proposal respect important features of the site or building, or both?	Signage proposed creates interest without detracting from any features.	Yes
(iii) Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The freestanding signs are appropriately located on the site providing direction to the display home entry and carparking area. The signs ensure minimal confusion for persons attending the site.	Yes
(f). Associated devices and logos with advertisements and advertising structures.		
(i) Have any safety devices,	The company logo is to be	N/A

platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	incorporated into the signage, however the signs do not contain any platforms or lighting devices.	
<p>(g) Illumination.</p> <p>(i) Would illumination result in unacceptable glare?</p> <p>(ii) Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>(iii) Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>(iv) Can the intensity of the illumination be adjusted, if necessary?</p> <p>(v) Is the illumination subject to a curfew?</p>	N/A	N/A
<p>(h) Safety.</p> <p>(i) Would the proposal reduce the safety for any public road?</p> <p>(ii) Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>(iii) Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?</p>	<p>There is not anticipated to be any loss of safety for passing motorists.</p> <p>There is not anticipated to be any loss of safety for pedestrians or cyclists.</p> <p>No loss of sightlines.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah Local Environmental Plan 2011.

The proposed development is defined as a “exhibition home” meaning “a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays”.

The construction of a ‘exhibition home’ is permissible in the identified zone, subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are as follows:

- 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.

The proposed development is for a low-density residential dwelling, being compatible with the existing and future character of the locality. The dwelling and proposed temporary use as an exhibition home is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
R2 Zone = 8.5m ridge height	8.6m	No – Refer to Clause 4.6 Below.

Clause 4.6 Exceptions to Development Standards

Variation to the Height of Buildings provisions of the WLEP 2011 is requested under Clause 4.6.

In this instance a maximum building height 8.6m is proposed requiring a variation to the 8.5m maximum height control.

The objective of this control is understood to be a measure to ensure the dwelling does not have an unreasonable impact on adjoining properties or the streetscape by way of overshadowing, overlooking or visual bulk.

The 100mm non-compliance is considered to have a minor impact on the overall context of the development and upon the streetscape. The non-compliance is located to the rear of the allotment due to the proposed contemporary design of the dwelling. The dwelling has been designed with consideration given to the existing topography of the site and the existing overall streetscape character.

The required variation will not detrimentally impact on the amenity of the adjoining properties given the articulated design and varied roof forms, more than adequate side and rear setbacks and building separation distances along with the orientation of the site which will allow for a reasonable level of solar access to living areas and private open space areas of the adjoining properties. The windows proposed to the upper floor bedrooms are not likely to provide opportunities for overlooking as they are appropriately designed, setback and offset. The shadows cast by the proposed dwelling will not have an overall negative impact upon the adjoining properties, whilst there is still some overshadowing, majority of the POS of the adjoining property will have high levels of solar access throughout the day.

The front façade is anticipated to showcase the contemporary designs offered Clarendon Homes and will help to enhance the streetscape character. The visual bulk of the dwelling as viewed from the adjoining dwellings is not considered to be excessive as a result of the variation given the appropriate setbacks and articulated elevations. As there is no perceived impact on the streetscape character of the area or the amenity of adjoining properties beyond that of a compliant proposal, the dwelling is considered to be able to meet the objectives of the height control despite the numerical non-compliance.

In the circumstances of this particular case, it is considered that strict compliance with the overall height requirements of Warringah Local Environmental Plan 2011 is unnecessary as the dwelling has been designed to reduce the height as much as possible, whilst still providing a design which is in keeping with the residents needs. The increase in height proposed for the residence can still attain the objectives of the Environmental Planning and Assessment Act 1979, R2 Low Density Residential Zone and the subject development standard.

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 being within proximity of a heritage item.

Clause 5.11 Bush fire hazard reduction

The land is not identified as being bushfire prone land in accordance with Council's 10.7 Certificate.

Clause 6.1 Acid Sulfate Soils

The subject site is not known to be affected by Acid Sulphate Soils.

Clause 6.3 Flood planning

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

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Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

Warringah Development Control Plan 2011

The DCP is divided into several parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

PART B BUILT FORM CONTROLS

Requirement	Provision	Compliance
B1 – Wall heights Max. wall height 7.2m existing ground to upper ceiling.	8.2m max. wall height.	No*

*Wall Height – Warringah DCP 2011 states that the maximum wall height for dwellings is 7.2m. The proposed dwelling has a maximum external wall height of 8.2m along the north-east elevation, due to the slope of the site and the proposed contemporary style of the dwelling.

The variation to the wall height at the master suite and WIR is the practical result of the steep fall of the land and contemporary design of the dwelling. The variation is not considered to create a detrimental impact with regard to visual bulk, overshadowing or privacy of adjoining properties, due to the increased setbacks provided to and the appropriate height of the dwelling ensuring shadows cast will not result in less than required levels the adjoining properties. The variation extends for the master bedroom wall only and no windows have been provided to this area ensuring privacy between the dwellings is maintained.

The proposed wall height is not considered to result in any detrimental impact to adjoining properties and the objectives of the controls can be met despite the non-compliance. It is therefore requested that a variation be supported in this instance.

B2 - Number of Storeys Max. no. storeys shown on DCP No. Storeys map.	Two Storey.	Yes
B3 - Side Boundary Envelope Side boundary envelope 45° &	Dwelling protrudes beyond the	No**

4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	building envelope.	
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****Building Envelope** – The proposed development provides a two storey dwelling that is largely contained within the building envelope, with the exception of sections of the wall due to the contemporary nature of the design of the dwelling. The encroachment is outlined on the plans prepared by Clarendon Homes and will not result in any excessive impact to the adjoining properties or residents and remains capable of meeting with the objectives of the control, despite the encroachment.

The objectives of the control are to ensure that the development does not become visually dominate by virtue of the height and bulk, to ensure adequate sunlight and privacy by providing spatial separation and to ensure development responds to the topography of the site.

Appropriate setbacks to the dwelling have been maintained and this will ensure the bulk and scale of the dwelling is minimised when viewed from adjoining properties. This also ensures appropriate spatial separation between the dwellings. The large step in the elevation design breaks up the wall to ensure the elevation is well articulated. Removal or design change from the proposed would detrimentally impact the architectural styling of the dwelling and result in a poor design outcome with no apparent benefit to the overall development. The proposed design is considered to be in keeping with the contemporary nature of dwellings currently undergoing urban renewal.

Access to sunlight will not be detrimentally impacted upon as north is to the rear corner of the site and will ensure sunlight to adjoining properties is maintained. The encroachments of the building envelope will not have a significant impact upon the shadows cast and compliance with building envelope would not have a significant benefit. The encroachments will not be noticeable from the street and will not have any impact upon the streetscape.

The proposed dwelling is a new standard Clarendon design and would be a suitable design on a typical site within Warringah and the greater Northern Beaches LGA, however the non-compliance is present on the subject site due to the slope.

Despite the minor non-compliance the proposed design is considered to meet the objectives of the clause by providing a high quality design that complements the surrounding residential area. Therefore the proposed development is considered to be a suitable development for the allotment and a variation to this control should be supported in this instance.

B4 - Site Coverage Site coverage as per Site Coverage Map	N/A	N/A
B5 – Side Boundary Setbacks As per DCP Side Boundary Setbacks map: - 0.9m.	Min. 2.08m	Yes

B6 - Merit Assessment of Side Boundary Setbacks for sites shown on map.	N/A	N/A
<p>B7 – Front Boundary Setbacks</p> <p>As per DCP Front Boundary Setbacks map: - 6.5m.</p> <p>Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m</p>	<p>6.674m to building line, 6.001m to porch – minor encroachment of the porch feature into the front setback is considered to be an appropriate outcome in this instance. The open-style design of the porch and high degree of articulation provided within the front façade ensures the dwelling does not have excessive visual bulk when viewed from the street, and landscaping within the front yard is capable of being provided to ensure the dwelling is suitably softened. The development will maintain the scale and appearance of the streetscape.</p> <p>N/A</p>	<p>Minor Variation Requested.</p> <p>N/A</p>
B8 - Merit Assessment of Front Boundary Setback for sites shown on map.	N/A	N/A
<p>B9 - Rear Boundary Setbacks</p> <p>As per DCP Rear Boundary Setbacks map: - 6m.</p> <p>Corner lots on R2/R3 Zones with 6m rear boundary requirements not applicable.</p>	<p>6.415m</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>
B10 - Merit Assessment of Rear Boundary Setback for sites shown on map.	N/A	N/A

B11 - Foreshore Building Setback As per the map - 15m	N/A	N/A
B12 - National Parks Setback As per the map - 20m	N/A	N/A
B13 - Coastal Cliffs Setback as per map.	N/A	N/A
B14 - Main Roads Setback as per map.	N/A	N/A

PART C SITING FACTORS

Requirement	Provision	Compliance
C2 – Traffic, Access and Safety Suitable vehicular access from a public road.	Access from public road provided.	Yes
C3 – Parking Facilities Garage/carport integrated into house design.	Garage integrated into the dwelling design and orientated to the street.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Visitor parking provided to the side of the site is not anticipated to obscure views to the street.	Yes
Garage/carport opening max. 6m or 50% building width, whichever lesser.	Double garage door width 4.81m or 38%	Yes
2 spaces per dwelling.	Visitor car parking provided on the adjoining site, Lot 7, 602 Warringah Rd, providing seven (7) spaces.	For Councils Consideration
C4 – Stormwater Suitable stormwater system for each site.	Stormwater as per Hydraulic Engineers Details.	Yes
C5 – Erosion and Sedimentation Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes

C7 – Excavation and Landfill Cut and fill not to impact neighbours.	Cut and fill appropriately minimised through stepping of dwelling to minimise impact on neighbours.	Yes
Clean fill only.	No imported fill proposed.	N/A
C9 Waste Management Waste Management Plan to be provided.	Provided.	Yes
Bin storage area to be allocated.	Adequate area available on site out of public view.	Yes

PART D DESIGN

Requirement	Provision	Compliance
D1 – Landscape Open Space and Bushland Setting Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	 41%, minimum dimension of >2m provided.	 Yes
D2 – Private Open Space POS area = 1-2 bedrooms – 35m ² min 3m width. 3+ bedrooms – 60m ² min 5m width. Direct access from living area. POS located behind building line. Maximise solar access & privacy.	 N/A >60m ² , with min width 5m Accessible from open family/meals rooms. Behind building line. Appropriate level of solar access and privacy provided through the design, given the orientation of the lot and appropriate setbacks to living spaces.	 N/A Yes Yes Yes Yes

<p>D6 – Access to Sunlight Consider solar access & ventilation in siting of dwelling.</p> <p>3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.</p>	<p>Dwelling appropriately sited for the orientation of the allotment.</p> <p>Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.</p>	<p>Yes</p> <p>Yes</p>
<p>D7 – Views View sharing to be considered.</p>	<p>No loss of views is anticipated.</p>	<p>Yes</p>
<p>D8 – Privacy Maintain privacy to adjoining properties.</p>	<p>First floor leisure room and balcony suitably setback and offset to maintain privacy between the dwellings following conversion of the exhibition homes. The increased setbacks provided will ensure privacy between the residents is maintained. The balcony is accessed off the master bedroom and is unlikely to form an entertainment area due to the size and access. Suitable setbacks ensure privacy will be maintained between the subject dwelling and adjoining properties.</p> <p>Ground floor living areas provided with suitable setbacks and landscaped area provided to maintain privacy.</p>	<p>Yes</p>
<p>D9 – Building Bulk Avoid large areas of continuous wall planes.</p> <p>Max. fill 1m and to remain within building footprint.</p> <p>Minimise excavation.</p> <p>Orientate dwelling to street.</p>	<p>Dwelling is not considered to have an excessive visual bulk.</p> <p>Fill contained within building footprint <1m.</p> <p>Excavation not considered excessive for site.</p> <p>Dwelling addresses street.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Use articulation and materials to reduce building mass.	Suitable articulation and materials considered to have been provided for the site.	Yes
D10 – Building Colours and Materials Colours finishes to blend with natural setting.	Earth tones provided.	Yes
D11 – Roofs Pitch to compliment streetscape. Varied roof forms to be provided. Eaves required.	Pitch in keeping with surrounding area. Varied roof forms provided. Eaves provided.	Yes Yes Yes
D12 – Glare and Reflection Materials to minimise glare.	Non-reflective materials proposed.	Yes
D13 – Front fences and Front walls Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.	Fencing not proposed as part of this application.	
D14 – Site facilities Site Facilities – bin storage, clothes drying etc. to be provided	Proposed dwelling provides adequate area for site facilities.	Yes
D15 – Side and Rear Fences Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with Council's requirements.	Yes
D16 - Swimming Pools & Spas Not within primary setback (2ndry setback OK for corner	N/A	N/A

sites). Appropriate setback from trees.		
D19 - Site Consolidation requirements for the R3 & IN1 Zones	N/A	N/A
D20 Safety and Security Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur. View to entry approach available from study, large open entry, and upper habitable rooms.	Yes
D22 – Conservation of Energy and Water Design for water and energy conservation.	BASIX Certificate provided.	Yes
D23 – Signs Sited and designed to not adversely impact amenity of the streetscape. Compatible with design, scale and character of the building or site to be placed. Not to obscure views, or be confused with traffic control. Freestanding Signs Max. 2m high; Max. 4sqm;	Provided. Scale, proportion and form considered appropriate for the site in terms of streetscape and setting. The signs do not have an excessive height and are not located on a ridgetop. The signage is located within the site boundaries and are considered to be of an appropriate size to ensure motorist looking for the site are provided with direction to the entry point without having to slow down to read the sign. It is considered that the signage would increase the safety along the public road. 1.22m <4sqm	Yes Yes Yes Yes Yes

Not project beyond the boundary of the premises; Not be illuminated.	Provided.	Yes
	No illumination proposed.	Yes
Pylon Signs		
Min. 2.6m high;	3m	Yes
Max. 6m above NGL;	3m	Yes
Max. 4sqm face;	3.2sqm	Yes
Not project beyond the boundary of the premises;	Entirely within the boundary.	Yes

PART E THE NATURAL ENVIRONMENT

Requirement	Provision	Compliance
E3 – Threatened species, population, ecological communities Minimise tree removal and protect remaining trees.	A number of minor trees are required to be removed in order to site the proposed dwelling. Other mature vegetation is to remain on the site, with replacement planting to occur to maintain the landscape character of the area. Please refer to attached Aboricultural Impact Assessment for Trees, prepared by Malcolm Bruce, dated 11/08/19.	For Councils Consideration
Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	N/A	N/A
E7 – Development on land adj. public open space Development adj public reserve to compliment character of reserve.	N/A	N/A
Casual surveillance of public reserve.		

Landscaping to screen development		
E8 - Waterways and Riparian Land Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
E9 - Coastline Hazard	N/A	N/A
E10 - Landslip Risk As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area A. Preliminary assessment to be provided if requested by Council.	For Council's consideration.
E11 – Flood Prone Land Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

* * *

Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

The Likely Impacts of the Development and Suitability of the Site

The following matters are considered relevant when considering onsite impacts.

Amenity

The impacts on the natural and built environments are of a level considered acceptable for a display home and its sales function and ancillary signage and parking which is ideally located within a residential area.

The site is ideally suited to the proposed use, which is permissible and satisfies the broad objectives of the WLEP 2011 and WDCP 2011 taking into consideration variation to the rear setback and signage that are unique to the land use activity as the proposal provides for a showcase of housing stock available to the general public.

This statement also demonstrates that the proposed signage is of a low scale, aesthetically designed and blends well with the built form and envisaged residential character.

Given the above and the discussion of the matter within the report, the proposed development is considered suitable for the site.

Siting and Design

The proposed two storey development will be compatible with the envisaged surrounding development and is considered consistent with a suburban / residential location.

The siting of the dwelling provides suitable boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade comprises of different building elements to appropriately articulate the front façade, including a central entry. 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

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

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. Any submissions will be reviewed by the applicant and Council during the assessment process and duly considered.

Public interest

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

CONCLUSION

The proposed development has been considered in respect of the relevant Environment Planning Instruments and is deemed to be satisfactory with respect to those requirements.

The exceptional design qualities, minimal impact and appropriateness of the development has been evidenced within this statement and within the supporting documentation submitted to Council. The signage and parking area appropriate identify and relate to the sites use as a residential house for display purposes with a sales function.

Having considered the requirements of all environmental planning instruments and DCP's the proposed landuse activities and ancillary works are considered acceptable and maintain the integrity of the existing locality. There are no potential adverse impacts from the development having considered the relevant heads of consideration under 4.15 of the E P and A Act 1979.

Given the relevant planning policies, codes and requirements of the EP & A Act 1979 have been duly satisfied the proposed use and signage is on balance worthy of approval.



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