
Statement of Environmental Effects

Proposed Residential Development at
4 Wirrilda Way, FORESTVILLE

May 2025

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Introduction

This Statement of Environmental Effects accompanies a Development Application Lodged on behalf of Natalie and Frank Calci. The proposal seeks approval for a Proposed Residential Development on the land identified as Lot 6 of DP26948.

This report has been prepared pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. This document considers and makes reference to the following regulatory frameworks:

- *Environmental Planning & Assessment Act 1979, as amended*
- *Warringah Development Control Plan 2011*
- *Warringah Local Environmental Plan 2011*
- *SEPP Housing 2021 for the Secondary Dwelling - s52 and 53*

This statement should be read in conjunction with the additional information supporting this application, submitted separately:

- Stormwater Management Plan - 4 Wirrilda Way, Forestville.pdf
- Survey - 4 Wirrilda Way, Forestville.pdf
- Waste Management Plan – 4 Wirrilda Way, Forestville.pdf
- DA Architectural Set - Issue A - 4 Wirrilda Way, Forestville.pdf
- Basix Certificate for DA - 4 Wirrilda Way, Forestville.pdf

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

As a result of this assessment, it is concluded that the development of the site in the manner proposed, revitalises an existing building to reduce environmental impacts to the site and surrounding suburb, strives for a more efficient and liveable building, and future-proofs the residence by extending its service lifespan, and as such is considered to be acceptable and worthy of support by Northern Beaches Council.

The Site



Aerial photograph of the subject site
(Source SIX Maps, accessed 02/04/2025)

The subject site is Lot 6, DP 26948, commonly known as 4 Wirrilda Way, Forestville, and has a site area of 830.2 square meters. The subject site is zoned R2 Low Density Residential. The site is situated in a relatively quiet street, with good access to public transport, specifically Bus stops. There are three bus stops located within 150-200m of the subject site. There are no concerns in regard to heritage listing for either the dwelling, or the direct surrounding neighbourhood. There are four dwellings that surround the home, towards the East, 2 Wirrilda Way consists of a single one storey dwelling while to the West, 6 Wirrilda Way consists of a single two storey residence. Towards the North and the back of 4 Wirrilda Way are battle axe lots 31 and 33 Cannons Parade. These both consist of two storey residences. The subject site retains a steep slope topography that falls towards the road, falling towards the south-east rear corner of the site from the north-west, by approximately 5500 mm.

The site is a long, rectangular shaped block, with the frontage to Wirrilda Way, (southern-most aspect) being 15.71 m. The Eastern boundary runs a length of 52.275 m, bordering 2 Wirrilda Way, a single-storey brick house with a tile roof, Lot 7 DP 26948. The Northern-most aspect (rear of the site) is 4.595 m. The Western boundary, with a in total length of 54.555 m, borders Lot 5 DP 26948, 6 Wirrilda Way, This is a two-storey brick residence, also with a tile roof.

The existing residence is approximately 111 m² internal area, with a large Garage/Workshop structure towards the back of the site, this accommodates four total carparking spots, the existing residence consists three bedrooms, one bathroom, one lounge area, one living/dining area which includes a kitchen with a laundry and Powder room off to the side. There is also a Deck and Backyard entertaining area

Site Context



Above: *Left:* Primary south facing facade of 6 Wirrilda Way
Right: Primary south facing facade of 2 Wirrilda Way



Above: *Left:* Subject Site, 4 Wirrilda Way
Right: 31 and 33 Cannons Parade to the North of the site

The residence is a single storey Brick weatherboard home, located on Wirrilda Way in Forestville. The residence is somewhat outdated for the area, with design as well as materiality. The residence is a single storey weatherboard clad residence, painted a light grey colour, with a dark grey corrugated steel roof. The home somewhat suits its local heritage context, however the building typology may be considered out of place with its current surrounding context, although a similar age, includes a large backyard structure. The primary façade has been well maintained; however, this development application proposes to demolish previous works while keeping consistent this weatherboard cladding.

The rear of the home faces north, with the lot facing two large driveways at 31 and 33 Cannons Parade. On the proposed site sits a large parking structure of which does not activate the space and landscaping in the back of the site. In response to the points raised above, this proposal will utilise a careful, and consistent design language when approaching the Development Application proposal. This site is large, and underused, with a reasonably forgiving lot, dominated by the neighbouring dwellings, so with a considered design approach, this proposal should be considered for approval.

The Proposal

The Warringah DCP 2011, and Warringah LEP 2011, have been referenced throughout the design of this proposal. This proposal seeks approval of a number of items as listed below. These have been ordered moving from Ground Floor, to First Floor and through to Roof:

Main Residence

1. Demolition of the existing residence, a new residence to be erected with an in-ground swimming pool located in the back terraced area at ground floor
2. The New residence will be two-storey and will contain the following spaces noted from Basement to First Floor:

Basement

- Four car garage
- Wellness Centre / Gym
- Bathroom
- Storage / Workshop

Ground

- Study / Guest room with an ensuite bathroom
- Lounge Area to the front of the residence
- Lounge Area to the Rear of the residence
- Powder room
- Laundry
- Cellar
- Kitchen with an attached Butlers pantry
- Outside Back terrace with an inground swimming pool and pool house

First

- Bedroom 1 including a WIR, Ensuite, Library and Outdoor Terrace
- Bedroom 2 including a WIR, Ensuite and Outdoor Terrace
- Bedroom 3 including a WIR and Ensuite
- Bedroom 4 including a WIR and Ensuite

Secondary Dwelling

- 2 Bedrooms
- Bathroom
- Living, Kitchen and dining with attached linen and Laundry
- Terrace entry

Roof

- New roofing elements for both Main residence and Secondary Dwelling located to be Charcoal Grey in colour

Development Compliance

Warringah Environmental Plan (LEP) 2011

Objectives of R2 zoning

- 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.

Land use Table:

Control	Site Information	Restrictions
Zoning		
R2 - Residential	To ensure development is well designed and appropriately considers context, scale, built form, density and resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.	
Minimum Lot Size		
Planning Portal Maps		600 m2
Maximum Height of Buildings		
Maximum 2 Stories		8.5 m
Floor Space Ratio		
Maximum gross floor space ratio		N/A
Heritage Item/ Conservation Area		
Lot listed as heritage		No

Warringah Development Control Plan (DCP) 2011

Part A – Introduction

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighborhood.
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

Control	Site Information	Restrictions	Compliance
Part B – Built Form Controls			
B1 - Wall Heights	Noted in Elevations & Sections	Max 7.2m wall height from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	YES – 5.5m wall height
B2 - Number of Storeys	Development looks: <ul style="list-style-type: none"> • To ensure development does not visually dominate its surrounds. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. • To provide equitable sharing of views to and from public and private properties. • To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties. 	The proposed architectural design and landscape condition is not incompatible with the surrounding built form scale. Much of the surrounding residences have two storey dwellings.	YES

	<ul style="list-style-type: none"> • To provide sufficient scope for innovative roof pitch and variation in roof design. • To complement the height of buildings control in the LEP with a number of storeys control. 		
B3 - Side Boundary Envelope	<p>Development has a built form that looks to:</p> <ul style="list-style-type: none"> • To ensure that development does not become visually dominant by virtue of its height and bulk. • To ensure adequate light, solar access and privacy by providing spatial separation between buildings. • To ensure that development responds to the topography of the site. 	<p>Projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</p> <ul style="list-style-type: none"> • 4 metres, or • 5 metres as identified on the map. 	YES
B4 - Site Coverage	<p>Development has a site coverage that:</p> <ul style="list-style-type: none"> • To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation. • To minimise the bulk and scale of development. • To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network. • To limit impervious areas and encourage natural drainage into the sub-surface. 	N/A	N/A
B5 -B10 - Setbacks	<p>Development has a density that is:</p> <ul style="list-style-type: none"> • To provide opportunities for deep soil landscape areas. • To ensure that development does not become visually dominant. 	<p>The Proposal successfully sits within the following setbacks:</p> <p>Front: 6500mm Side: 900mm Rear: 6000mm Secondary Dwelling Rear: 3000mm</p>	YES

	<ul style="list-style-type: none"> • To ensure that the scale and bulk of buildings is minimised. • To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties. • To create a sense of openness. • To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing. • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings. 		
Part C – Siting Factors			
C2 – Traffic, Access and Safety	<p>The Development looks to:</p> <p>To minimise:</p> <p>a) traffic hazards;</p> <p>b) vehicles queuing on public</p>	<ul style="list-style-type: none"> • Applicants shall demonstrate that the location of vehicular 	YES

	<p>roads</p> <p>c) the number of vehicle crossings in a street;</p> <p>d) traffic, pedestrian and cyclist conflict;</p> <p>e) interference with public transport facilities; and</p> <p>f) the loss of "on street" kerbside parking.</p>	<p>and pedestrian access meets the objectives.</p> <ul style="list-style-type: none"> • Vehicle access is to be obtained from minor streets and lanes where available and practical. • Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. • Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. 	
C3 – Parking Facilities	<p>The Development looks to:</p> <ul style="list-style-type: none"> • To provide adequate off street carparking. • To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. • To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. 	<p>The following design principles shall be met:</p> <ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. Carparking is to be provided in accordance 	YES

		with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.	
C4 – Stormwater	<ul style="list-style-type: none"> • Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland; • To minimise the risk to public health and safety; • To reduce the risk to life and property from any flooding and groundwater damage; • Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. • Mimic natural stormwater flows by minimising impervious 	<p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	YES

	<p>areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle</p> <ul style="list-style-type: none"> • Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources • To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities. 		
C7 – Excavation and Landfill	<ul style="list-style-type: none"> • To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality. 	N/A	YES
C8 – Demolition and Construction	<ul style="list-style-type: none"> • To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source 	N/A	YES

	<p>separation, reuse and recycling of materials.</p> <ul style="list-style-type: none"> • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping. 		
C9 – Waste Management	<ul style="list-style-type: none"> • To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • 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. • To minimise risks to health and safety associated with handling and disposal of 	Waste Management Plan provided to provide compliance to Waste Management guidelines	YES

	<p>waste and recycled material, and ensure optimum hygiene.</p> <ul style="list-style-type: none"> • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping. 		
Part D - Design			
D1 - Landscaped Open Space and Bushland Setting	<p>The Development looks to:</p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. 	<p>Driveways, paved areas, roofed areas, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <ul style="list-style-type: none"> • The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; • Landscaped open space must be at ground level (finished); and • The minimum soil depth of land that can be included as landscaped open space is 1 metre. 	YES
D2 - Private Open Space	<p>The Development looks to:</p> <ul style="list-style-type: none"> • To ensure that all residential development is provided with functional, well located areas of private 	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	YES

	<p>open space.</p> <ul style="list-style-type: none"> • To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy. 	<p>A total of 60m2 with minimum dimensions of 5 metres</p> <ul style="list-style-type: none"> • Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play. • Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. • Private open space shall not be located in the primary front building setback. <p>Private open space is to be located to maximise solar access.</p>	
Part E – The Natural Environment			
E1 - Preservation of Trees or Bushland Vegetation	<p>The Development looks to:</p> <ul style="list-style-type: none"> • To protect and enhance the urban forest of the Northern Beaches. • To effectively manage the risks that come with an established urban forest through professional management of trees. • To minimize soil erosion and to improve air quality, water quality, carbon sequestration, 	N/A	YES

	<p>storm water retention, energy conservation and noise reduction.</p> <ul style="list-style-type: none"> • To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities. • To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term. • To protect and enhance the scenic value and character that trees and bushland vegetation provide. 		
E2 – Prescribed Vegetation	<p>The Development looks to:</p> <ul style="list-style-type: none"> • To preserve and enhance the area's amenity, whilst protecting human life and property. • To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits. • To protect and promote the recovery of threatened species, 	<p>Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.</p>	N/A

	<p>populations and endangered ecological communities.</p> <ul style="list-style-type: none"> • To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance. • To retain and enhance native vegetation communities and the ecological functions of wildlife corridors. • To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. • Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term. 		
E6 – Retaining unique environmental features	<ul style="list-style-type: none"> • To conserve those parts of land which distinguish it from its surroundings. 	<p>1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.</p> <p>2. Development should respond to these features through location of structures, outlook, design and materials.</p>	Yes

Additional Considerations:

Siting and Design:

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area. The siting of the dwelling provides a generous front boundary setback, contributing to spatial separation from the street. This setback also is consistent with neighbouring buildings. 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 is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. 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.

Air and Noise:

The proposal will minimally impact the neighbouring properties in regards to Air or Noise contaminants. With regard to noise generated during construction, all appropriate considerations will be made to minimise impacts to neighbouring properties, and all start/ finish times for construction work will be respected throughout the construction period.

Sedimentation Control:

Due to the topography of the site, excavation will be required for the construction of a level main residence 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.

Vegetation and Fauna:

Primarily efforts have been made to generally improve the quality and level of vegetation found on the site, with the main focus on retention of the rear and front yards and leaving areas around existing tall trees untouched. The existing gardens and plantings will be conserved, with only one small portions of grass to be removed. To ensure a meaningful connection to nature is restored following demolition, a reasonably sized private open space area to the back of the main residence will be maintained.

Soil and Water:

See attached stormwater report within the DA submission package, as addressed by the hydraulic engineer. There are no concerns regarding additional water captured on the site, or for excess runoff generated to the street. The installation of a water tank to meet Basix requirements also aids in managing stormwater on the site.

Energy Efficiency:

The new addition to the home will have increased thermal efficiency and help reduce heating and cooling loads on the dwelling. This is achieved with effective cross air ventilation and windows used to the North of the building to bring light deeper into the home. This has a direct effect on reducing reliance on illumination from artificial lighting. Windows have been included in locations which promote daylighting to illuminate the home throughout the day, and external shading devices will be installed to reduce heat gain on the north western façade, especially during the summer months. Additionally, all new windows will be double-glazed, thermally broken to increase performance.

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.

Variation of Rear Setback

The variation of the sites rear setback from 6m to 3m is appropriate for the future use of the property, it is a large improvement to the existing site conditions as the back portion of the site is now habitable, improving the overall design and use of the land. This change in setback wont result in any unacceptable amenity or environmental impacts.

Conclusion:

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2011 and can satisfy the objectives of the relevant development control plan. It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of Forestville. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

The Residential development proposal for 4 Wirrilda Way, Forestville has provided a sensible, and considered architectural design, which aims to meet the each of the DCP controls. The proposal is found to improve the energy efficiency of the home with sustainable design considerations, and protecting embodied carbon and energy. There is also improved amenity for the residents through generous open-plan living spaces, and greater access to northern light, and a connection to the gardens and rear landscaping. As such a holistically improved dwelling has been proposed, which is beneficial to the local community, greater council district, to the direct neighbouring properties, and to the homeowners.

Attention has been given to prioritise building elements which are sympathetic to the surrounding context, and as a result the proposed alterations create a modern home. This brings it back into alignment with both direct neighbours, and the surrounding context, whilst also providing new elements towards the rear of the lot, which allow it to have some character of its' own. The proposed Secondary Dwelling to the rear provides additional amenity to the residence, and does not take away from the direct neighbours, ensuring their amenity is also retained.

In closing, the points previously outlined within this statement of environmental effects, Gelder Group Architects recommends the proposal for approval.