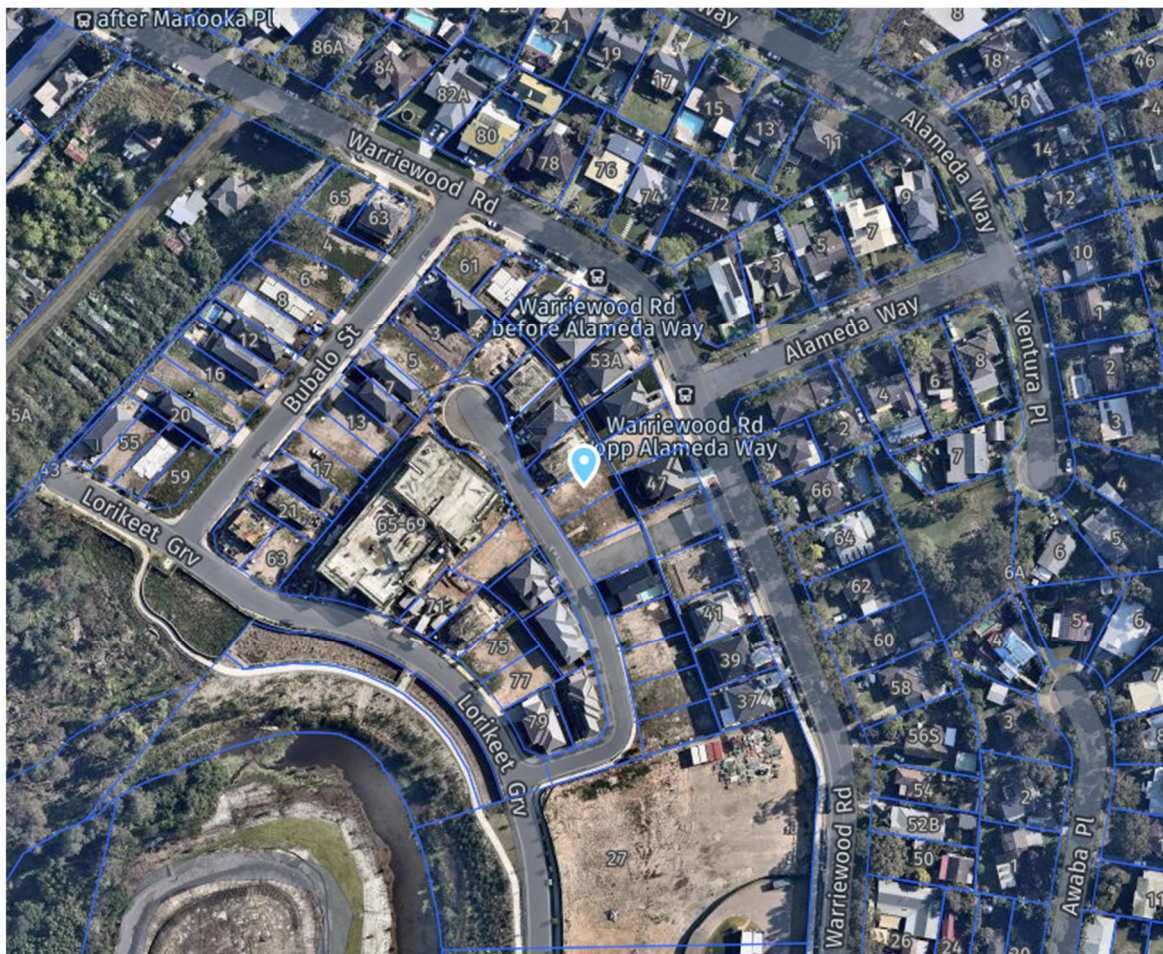


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Clarendon Homes
21 Solent Circuit
NORWEST NSW 2153

Site Address:
Lot 18 DP 270907
22 Baz Retreat
WARRIEWOOD NSW 2102

Construction of a Two Storey Dwelling.

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 the erection of a new two storey dwelling containing three (3) bedrooms, upper leisure, living, family and meals rooms, along with an attached garage and outdoor alfresco dining area.

The site is irregular in shape with a primary frontage to Baz Retreat and a total land area of 333.8m². The lot is currently vacant with no trees requiring removal in order to site the proposed dwelling.

The site has a gentle to moderate slope to the front, with drainage to be directed to the street via a rainwater tank as per the Hydraulic Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within a recent residential subdivision area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Baz Retreat.

ENVIRONMENTAL EFFECTS

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

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The LEP 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.

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

The proposed development is defined in the plan as a 'dwelling house', being 'a building containing only one dwelling'.

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

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 development is for a medium density residential dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the R3 Zone.

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
10.5m	7.761m	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

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 subject site has not been identified as being bushfire prone land.

Clause 7.1 Acid Sulfate Soils

The subject property is affected by affected by Class 5 Acid Sulphate Soils. The proposed earthworks are not in excess of 1m and the water table is not anticipated to be affected in this regard. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.3 Flood Planning

The subject site is identified as being within flood prone land as per Council's 10.7 Certificate. It is understood appropriate floor levels have been provided to ensure minimal loss or damage in the event of a flood.

Clause 7.6 Biodiversity

The subject site has not been identified as biodiversity land.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

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

Pittwater 21 Development Control Plan

The subject site is located within the Warriewood Valley Locality.

SECTION A

A4.16 Locality character statement – Warriewood Valley Locality

Context (extract)

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, recreation and education 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 considered to be within the anticipated character of the Warriewood Valley Release area. No trees are identified for removal and the site is not noted to be within any protected or hazardous areas of this release.

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.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Warriewood Valley Release area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's 10.7 Certificate.

The subject site has been identified as being within a flood planning area as per Council's 10.7 Certificate. It is understood appropriate floor levels have been provided to ensure minimal loss or damage in the event of a 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 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.

Requirement	Provision	Compliance
Driveway width at boundary to be maximum of 3.0m.	An approximate 3.6m driveway is proposed at the kerb at the entry and exit of the proposed driveway. This is considered sufficient to provide necessary access and egress to the property for single cars.	Minor Variation Requested.
Driveway width at kerb to be maximum of 3.5m.	3.5m proposed.	Please refer to above.
2 spaces.	2 spaces within garage.	Yes

B8 Site Works Management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan are 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

Requirements	Provision	Requirement
<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> Casual surveillance of front yard. Be able to view visitor at front door without opening it.	Windows to the living and upper habitable rooms allows for casual surveillance of the entry approach and street.	Yes
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Views obtained through the site can still be obtained due to appropriate setbacks. Minimal views are currently available due to the topography of the area.	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 provided. 3hrs provided.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. First floor leisure room window proposed to the side setback has been raised to incorporate an	Yes

	approximate 1.56m sill height, to reduce the opportunities of overlooking to the adjoining dwellings. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas.	
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard	83.8m ² >3m dimensions. Provided. PPOS accessible from family room. POS to the rear yard.	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 in the side setback.	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.	610mm eaves provided.	Yes

SECTION D – Locality Specific Development Controls

D16 Warriewood Valley Locality

D16.1 Character as viewed from a public place

The design of the proposed residence provides visual interest and incorporates an entry feature to highlight the front door. The front façade does not contain any unarticulated component in excess of 8m.

The bulk and scale of the proposed dwelling has been minimized with appropriate articulation and varied materials provided on the façade and landscaping provided within the front setback. Bins and external services are concealed from the road.

The proposed development includes a front-loaded double garage door of 4.81m with an approximate lot width of 11.6m at the building line, thus requiring a variation to Council's requirements.

The proposed double garage has been provided with minimum dimensions for a double garage to reduce the visual bulk of the garage as much as possible whilst providing an appropriate area for parking as per the resident requirements. The high quality design of the front façade, with articulation features to break up the dominance of the garage has been provided to ensure the garage is not a dominant feature of the dwelling. The contemporary design of the dwelling with the first-floor projecting forward ensures the garage does not dominate the dwelling and will not be likely to dominate the street.

The first floor of the dwelling is setback over the ground floor to further articulate the dwelling and reduce the impact of the garage. The proposed garage is not anticipated to result in any conflict between pedestrians and vehicles as only one car will enter or exit the property at once as the driveway width has been reduced between the property boundary and the curb. The double garage will provide safe and convenient access for the residents of the property.

Despite the variation the proposed development is capable of meeting the objectives relating to garages, site access and parking and is considered to be suitable for the subject site. Therefore a variation to the requirement is considered reasonable in this instance and the variation should be supported.

Design Guidelines	Proposed	Compliance
<u>D16.5 Landscaped Area for Newly Created Individual Allotments</u> Lots <9m wide: 25% Lots 9m – 14m wide: 35% Lots >14m: 45%	16.7%	No*
3m min. dimension for Lots <9m wide, 4m for all other lots.	Provided.	Yes

*Landscaped Area – The proposed landscape area of 16.7% requires a variation to the 35% requirement for the site. The area calculated as landscaped area has a minimum dimension of 4m complying with Councils controls; however, a variation to the total landscape area is required. The landscaped area is still capable of maintaining privacy and adding to the landscape character of the area through the large landscaped front yard, the variation is the result of the irregular shape of the allotment, which reduces the side setback areas and therefore cannot be included in the landscape calculation. The proposed landscaped area is considered appropriate for the shape and size of the lot.

The provided landscaped area will still contribute positively to the landscape character of the area and will ensure privacy and amenity of adjoining properties can be maintained

despite the variation. The landscaped area provides suitable areas for a functional private open space area, suitable for the passive, leisure and recreation activities of the residents. A suitable drainage system will be in place to ensure there is no increased runoff to adjoining properties or into natural drainage channels as a result of the decreased landscaped area.

The front landscaped area will still provide screening of the dwelling from the streetscape to soften the development. Despite the numerical non-compliance, the provided landscape area is still capable of meeting with Councils objectives and will positively contribute to the area.

As the proposed development will not result in any impact beyond that of a compliant proposal, it is considered reasonable for a variation to be supported in this instance.

<p><u>D16.6 Front Building Lines</u> Front setback to Articulation: 1.5m</p> <p>Front setback to Garage: 4m</p> <p>Front setback to Dwelling: 3m</p>	<p>3m</p> <p>3.995m to garage – A minor numerical variation of 5mm is requested to the garage. Due to the minor nature of the variation, it is unlikely to be noticeable from the street and will not have any detrimental impact upon the adjoining properties. The minor variation to the setback will still ensure appropriate landscaping within the front setback and the garage will not become a dominant feature due to the variation. As no impact is anticipated as a result of the variation and the garage will appear as a compliant proposal, it is requested Council consider a variation in this instance.</p> <p>3.391m to building line.</p>	<p>N/A</p> <p>Minor Variation Requested.</p> <p>Yes</p>
<p><u>D16.7 Side and Rear Building Lines</u> Side Setback: Detached dwelling 9m – 14m wide Min. 0.9m ground floor. Min. 1.5m upper floor.</p> <p>Front Loaded Lots Rear Setback: Lots <20m deep – 4m Lots >20m deep – 4m to ground,</p>	<p>Min. 1m to ground floor. >1.5m to upper floor.</p> <p>Min. 4.1m to ground, >6m to upper</p>	<p>Yes Yes</p> <p>Yes</p>

6m to upper.		
<u>D16.9 Solar Access</u> Min. 2hr solar access to principal living area between 9am and 3pm on June 21. Min. 2hr solar access to POS area between 9am and 3pm on June 21.	Provided. Provided.	Yes Yes
<u>D16.10 Private and Communal Open Space Areas</u> Lots 9m-14m – 20m ² Lots >14m – 24m ² Min. dimension 4m. POS should incl. areas for clothes drying screened from the street. Orientation of balconies to be to street or rear boundary. Balconies adjacent to rear boundary to be designed to limit overlooking and maintain privacy.	>20m ² provided. N/A Provided. Capable of complying. No balcony proposed. N/A	Yes N/A Yes Yes Yes N/A
<u>D16.11 Form of Construction incl. retaining walls, terracing and undercroft areas</u> Terracing or retaining walls visible from the street, preferred material sandstone/or like materials. Max. height of 3.5m to undercroft areas.	No retaining walls proposed as part of this application. Future retaining walls capable of complying.	N/A
<u>D16.12 Fences</u> Fencing to be behind the building line. Fencing to allow egress of native animals. Max. height 1.8m	Fencing not proposed as part of this proposal.	N/A

<u>D16.13 Building colours and materials</u> Dark & Earth tones	Colour schedule provided with DA of earth tones.	For Councils consideration.
<u>D16.14 Pets and Companion Animals</u> Pets should be kept in accordance with Companion Animals Act 1998 and Council registration as required.	Capable of Complying.	Yes

* * *

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 Pittwater 21 Development Control Plan.

(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 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 generous 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 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.

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.

(c) The suitability of the site for the development

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

The two storey 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 residential setting.

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.

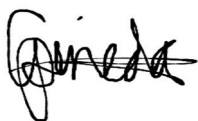
(e) Public interest

As 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 residential use of the site is permissible with development consent under the provisions of Pittwater LEP 2014 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 Warriewood. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



Giselle Pineda
Student Town Planner
Local Consultancy Services Pty Ltd
October 2020