



yours locally

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STATEMENT OF ENVIRONMENTAL EFFECTS

- SITE:** Proposed: *Lot 15 DP 271139 – Bubalo Street*
Parent Lot 32 Sec C DP 5464
41 Warriewood Road
Warriewood
- APPLICANT:** Clarendon Homes
21 Solent Circuit
Norwest Business Park NSW 2153
- PROPOSAL:** Construction of a new 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 four (4) bedrooms, upper leisure, study, family and meals rooms along with an attached garage and outdoor alfresco dining area.

The site is generally rectangular in shape with a frontage to proposed road – Bubalo Street of 11.5m and a total land area of 349.9m². The site is currently vacant and forms part of a recent subdivision. No trees are required to be removed.

The subject site has a fall to the rear with drainage to be directed to the street as per the hydraulic details. The area is anticipated to consist of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential 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 Section 79C(1) 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*”.

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 of 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	7.407m	Yes

Clause 4.6 Exceptions to development standards

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

Clause 5.10 Heritage Conservation

The site is not known to be of heritage significance and is not within a conservation area.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate 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 Flood planning area

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

Clause 7.6 Biodiversity

The proposed lot is not known to be land containing terrestrial biodiversity, the subject site is located outside the area affected by terrestrial biodiversity within the parent lot.

* * *

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 EPI's that would prevent the proposed development from proceeding.

(a)(iii) Relevant development control plans

Pittwater DCP No.21

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

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, 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 considered to be within the anticipated character of the Warriewood 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 site (being proposed lot 15) is not identified to be located within a bushfire prone area following reference to Council's 10.7 Certificate.

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. It is anticipated that any specific requirements in this regard will be imposed as conditions of development consent. 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 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	3m	Yes
Driveway width at kerb to be maximum of 3.5m	3m	Yes
2 spaces	1 space within garage, 1 within hardstand 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> Casual surveillance of front yard. Be able to view visitor at front door without opening it.	Large entry windows to the frontage allows casual surveillance of 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 capable of being provided.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. The first floor leisure room is considered to be suitably	Yes

	offset and setback from adjoining properties to ensure minimal overlooking and privacy intrusion. Upper leisure room window to side elevation has been provided with a raised sill height to further maintain privacy. 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	77.7m ² Min >3.0m Provided POS accessed via open family and meals rooms 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 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.	450mm eaves provided to upper level of dwelling.	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 dwelling contains a front facing single garage with garage doors <6m in length and extends <40% of the lot width at the building line. Creating an appropriate sized garage to ensure this is not a dominant feature of the dwelling or streetscape.

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% 3m min dimension for Lots <9m wide, 4m for all other lots.	35.1% Provided	Yes Yes
<u>D16.6 Front Building Lines</u> Front setback to Articulation: 1.5m Front setback to Garage: 4m Front setback to Dwelling: 3m	6.5m >4m 6.5m	Yes Yes Yes
<u>D16.7 Side and Rear Building Lines</u> Side Setbacks <u>zero lot line</u> dwelling: Lot 9m-14m wide – Side One: 0m Max length 13m; Remaining portion of ground floor 0.9m; Upper level 1.5m.	0.25m; 6.12m; 1.45m; 1.45m.	Yes Yes Yes No*

Side Two: 0.9m	Min. 2.571m	Yes
Front Loaded Lots Rear Setback: Lots <20m deep – 4m Lots >20m deep – 4m to ground, 6m to upper.	N/A 6.588m to ground and upper floor.	N/A Yes

*First Floor Side Setback – The proposed residence does not meet the requirements of the DCP in relation to side setbacks. The proposed two storey residence has a zero lot line setback to the ground floor to the south-west boundary, requiring a minimum setback of 1.5m to the first floor wall. The proposed setback of 1.45m to the first floor wall therefore does not comply with this control and requires a 50mm variation.

The decreased side setback along the upper floor of the zero lot boundary will not have a detrimental impact upon the spatial separation between the dwellings and will ensure an attractive and cohesive streetscape is maintained.

The side setback provided is not anticipated to be visually apparent from the streetscape; it is considered that the proposed non-compliance will not create any adverse amenity impacts within the streetscape. This elevation provides appropriate articulation to minimise the visual bulk of the dwelling despite the non-compliance.

The setback still allows for appropriate separation of dwellings along the streetscape. The dwelling is not anticipated to interrupt any view corridors and promotes openness and separation between dwellings. Windows to the bedrooms and bathroom along this elevation have been suitably designed to maintain privacy with a raised sill height. However, the windows to these locations are considered reasonable in this case. The compliant height and favourable orientation of the site will ensure the setback will not have any detrimental impact upon shadows cast from the development.

As the proposed dwelling will not result in any impact beyond that of a compliant proposal, it is requested that the variation be supported in this instance.

<u>D16.9 Solar Access</u> Min. 2hr solar access to principal living area between 9am and 3pm on June 21.	Provided	Yes
Min. 2hr solar access to POS area between 9am and 3pm on June 21.	Provided.	Yes
<u>D16.10 Private and Communal Open Space Areas</u> Lots 9m-14m – 20m ² Lots >14m – 24m ²	Provided to rear.	Yes

<p>Min. dimension 4m</p> <p>POS should incl. areas for clothes drying screened from the street.</p> <p>Orientation of balconies to be to street or rear boundary.</p> <p>Balconies adjacent to rear boundary to be designed to limit overlooking and maintain privacy.</p>	<p>Provided.</p> <p>Capable of Complying</p> <p>N/A – no balcony proposed</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>
<p><u>D16.11 Form of Construction incl. retaining walls, terracing and undercroft areas</u></p> <p>Terracing or retaining walls visible from the street, preferred material sandstone/or like materials.</p> <p>Max. height of 3.5m to undercroft areas.</p>	<p>No retaining walls proposed as part of this proposal. Future retaining walls capable of complying.</p>	<p>N/A</p>
<p><u>D16.12 Fences</u></p> <p>Fencing to be behind the building line.</p> <p>Fencing to allow egress of native animals.</p> <p>Max. height 1.8m</p>	<p>Fencing not proposed as part of this proposal. Existing fencing along northern boundary to remain.</p>	<p>N/A</p>
<p><u>D16.13 Building colours and materials</u></p> <p>Dark & Earth tones</p>	<p>Colour schedule provided with DA of earth tones.</p>	<p>For Councils consideration.</p>
<p><u>D16.14 Pets and Companion Animals</u></p> <p>Pets should be kept in accordance with <i>Companion Animals Act 1998</i> and Council registration as required.</p>	<p>Capable of Complying.</p>	<p>Yes</p>

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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, previously discussed in this Statement, are considered relevant when considering onsite impacts:

Siting and Design

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

The siting of the dwelling will provide appropriate boundary setbacks compatible with surrounding development.

Sedimentation Control

Ground disturbance will be minimised for the construction of the dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

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 existing residential precinct and is close 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 locality.

(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 satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling 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 Local Environmental Plan 2014, and can satisfy the objectives of the control measures of DCP No. 21.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of this section of Warriewood. The proposal is not expected to have an adverse impact on the natural or built environment.



Jessica Dean
Town Planner
Local Consultancy Services Pty Ltd
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