



statement of environmental effects



NEW DWELLING HOUSE

LOT 13

53B WARRIEWOOD ROAD

WARRIEWOOD NSW 2102

Disclaimer

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introduction

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of Rise Projects to accompany the lodgement of a development application for the construction of a new dwelling at the yet to be created Lot 13 of 53B Warriewood Road, Warriewood.

This statement is informed and accompanied by the following documentation:

- Architectural Plans by Rise Projects
- Landscape Plan by Rise Projects
- Stormwater Management Plans by Rise Projects
- BASIX Certificate and Energy Efficiency Report by Energy Advance
- Waste Management Plan by Rise Projects

site details

The existing site is legally identified as Lot 3 in Deposited Plan 1115877, and is commonly referred to as 53B Warriewood Road, Warriewood. 53B Warriewood Road is also known as Buffer Area 1C within the Warriewood Valley Release Area, as identified on the Urban Release Area Map of Pittwater Local Environmental Plan 2014.

53B Warriewood Road is irregular in shape, with a 32.77m wide frontage to Warriewood Road, a maximum depth of 216.63m and a total area of 6836m². 53B Warriewood Road currently contains a large single dwelling house, multiple outbuildings and a swimming pool, and adjoins Narrabeen Creek to the rear.

53B Warriewood Road experiences a fall of approximately 10.5m from the upper front boundary (north-east) down towards Narrabeen Creek (south-west), with a slope of approximately 4%. Whilst a number of significant canopy trees remain present, clearing has occurred along the creekline. 53B Warriewood Road is identified as being flood affected and prone to bushfire. An aerial view of 53B Warriewood Road is provided in Figure 1.

However, the works the subject of this application are limited to the yet to be created Lot 13, approved pursuant to DA2019/0263. Lot 13 is a slightly irregular shaped allotment, with a 11.935m wide frontage to Lorikeet Grove, a corner splay of 3.385m, a 14.045m wide frontage to Pheasant Place and a total area of 242m². Lot 13 is located within the lower portion of 53B Warriewood Road, as shown on Figure 2, with approximate ground levels at RL 5.1m AHD.

Access to Lot 13 is the subject of a separate modification application lodged concurrently with Council, which seeks to relocate the approved driveway crossing in Pheasant Place to Lorikeet Grove. Access to Lorikeet Grove will be gained via a temporary road connection to Warriewood Road. However, access to Lorikeet Grove will ultimately be gained via the extension of Lorikeet Grove to the east and west.



Figure 1 – Aerial view of 53B Warriewood Road and its surrounds
Source: Six Maps

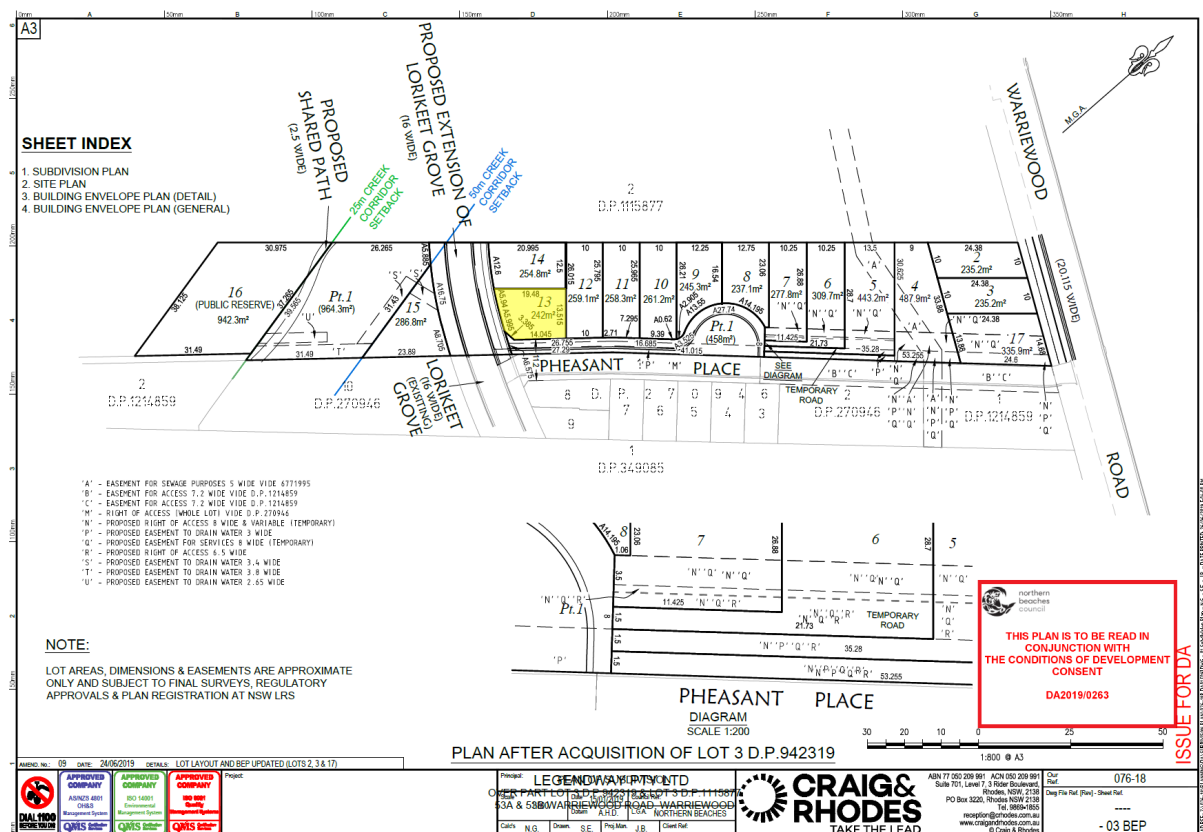


Figure 2 – Approved Subdivision Plan DA2019/0263 with Lot 13 highlighted in yellow
Source: Northern Beaches Council

The site is and will remain zoned R3 Medium Density under the provisions of PLEP 2014 and is surrounded by land of the same zoning, as shown in Figure 3. The site to the south-east on the opposite side of Pheasant Place (formerly known as 53C Warriewood Road) contains 7 x 3 storey dwelling houses and attached dwellings, with development consent for the construction of a 3 storey residential flat building to the land on the southern side of Lorikeet Grove that is yet to be constructed. Land to the north-west at 53A Warriewood Road is currently vacant, with no valid development consent for residential development.

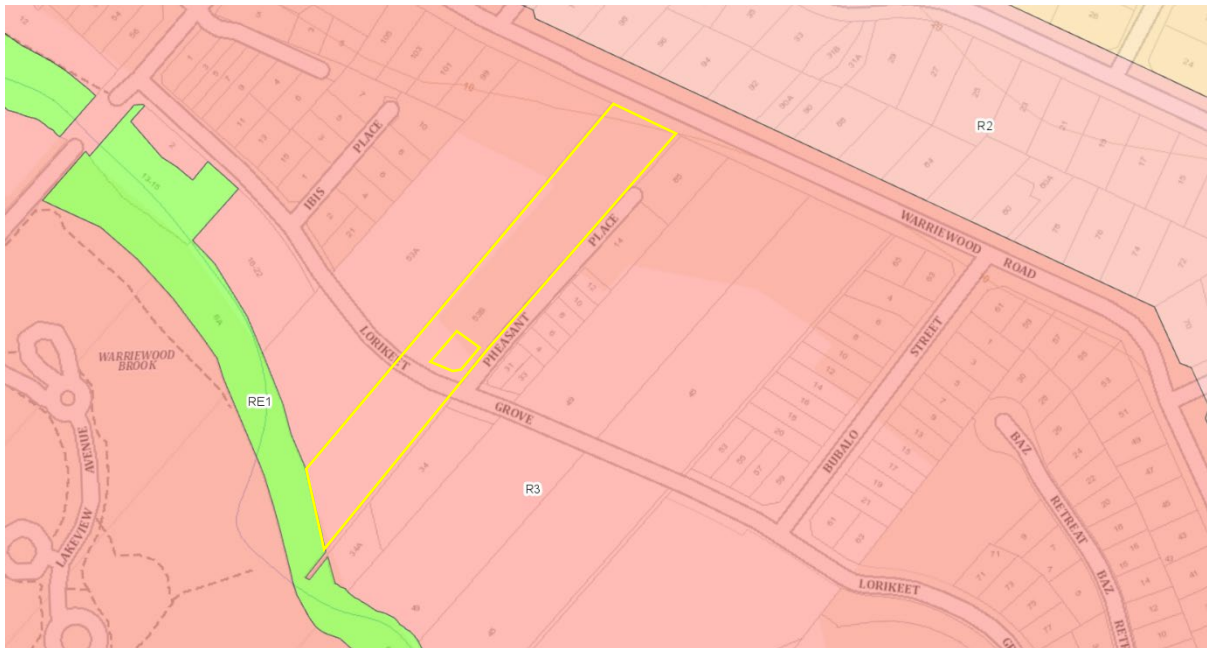


Figure 3 – Zoning Map
Source: ePlanning Spatial Viewer



Figure 4 – Street view of 53B Warriewood Road (right) with temporary road access to Pheasant PI (left)
Source: NBP



Figure 5 –53B Warriewood Road as seen from Lorikeet Grove to the east
Source: NBP

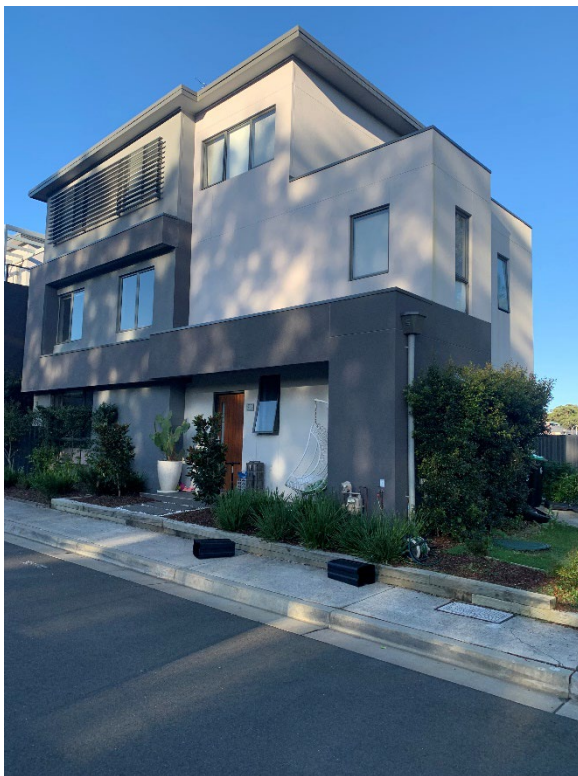


Figure 6 – Existing development opposite Lot 13
Source: NBP



Figure 7 – Existing development opposite Lot 13
Source: NBP

proposed development

The application seeks consent for the construction of a new dwelling house at the yet to be created Lot 13, approved pursuant to DA2019/0263. Specifically, the new dwelling comprises:

Ground Floor

- Single garage
- Entrance porch
- Study
- Open plan kitchen, living and dining,
- Laundry
- Powder room

External

- Tandem hardstand parking space
- Covered terrace
- Landscaping
- Stormwater infrastructure

First Floor

- Master bedroom with ensuite and WIR
- 3 additional bedrooms
- Bathroom
- Rumpus room

It is noted that the location of the access driveway for Lot 13 varies from that approved pursuant to DA2019/0263. A separate application to modify DA2019/0263 has been lodged concurrently with this application.

legislation, plans and policies

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**):
 - Acid Sulfate Soils Map: Class 5
 - Land Zoning Map: R3 Medium Density Residential
 - Height of Buildings Map: 10.5m
 - Urban Release Area Map: Buffer Area 1C
- Pittwater 21 Development Control Plan (**P21 DCP**):
 - Warriewood Valley Locality

environmental planning and assessment act

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

Clause	Provision	Comment
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"><i>i. any environmental planning instrument, and</i><i>ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i><i>iii. any development control plan, and</i><i>iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i><i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The relevant provisions of PLEP 2014, all relevant SEPPs, and P21 DCP have been considered and addressed in this statement.</p>
(b)	<p><i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.</p>
(c)	<p><i>the suitability of the site for the development,</i></p>	<p>The subject site is suitable for the proposed development.</p>
(d)	<p><i>any submissions made in accordance with this Act or the regulations,</i></p>	<p>The application will be notified to all neighbouring properties, with any submissions received to be considered by Council.</p>
(e)	<p><i>the public interest.</i></p>	<p>The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of PLEP 2014 and P21 DCP.</p>

state environmental planning policy (resilience and hazards)

Coastal Hazard

The site is identified as land in the proximity area for coastal wetlands on the Coastal Wetlands and Littoral Rainforests Area Map, and as such, the provisions of Chapter 2 of SEPP (Resilience and Hazards) are applicable in relation to the site and this proposal.

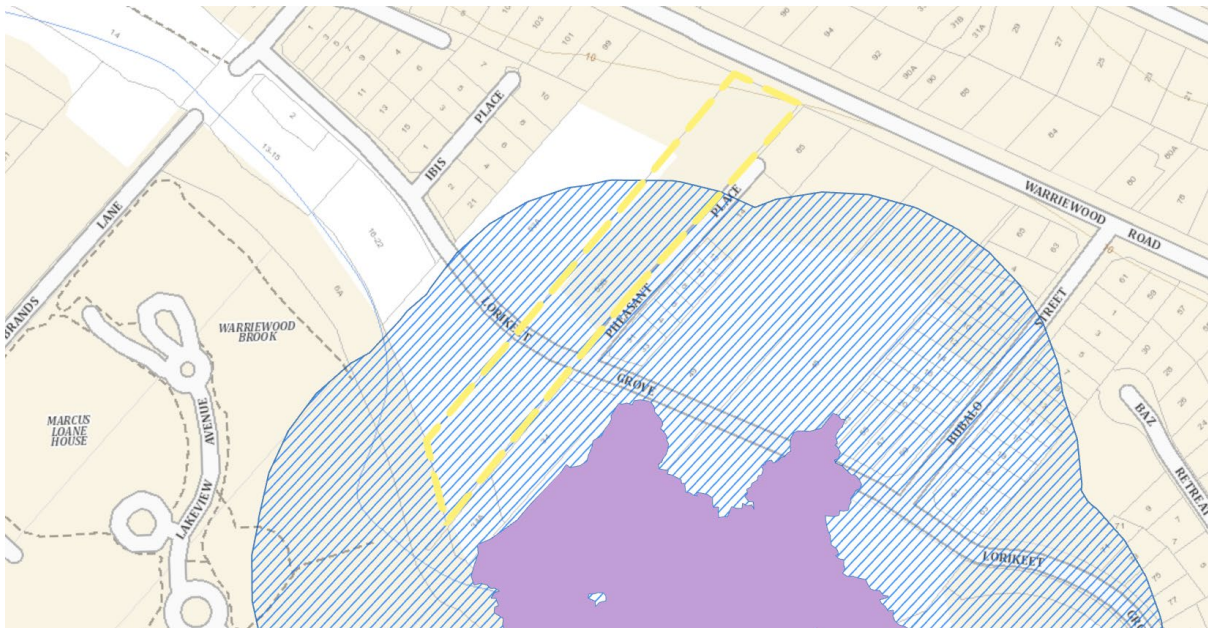


Figure 8 – Extract of Coastal Wetlands and Littoral Rainforests Area Map
Source: ePlanning Spatial Viewer

Development on land in proximity to coastal wetlands

The consent authority can be satisfied that the proposed development will not significantly impact upon the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland, consistent with the provisions of section 2.8 of this policy. The proposed development is consistent with that anticipated by DA2019/0263 and is designed to connect to the approved stormwater retention basin adjacent to the creekline corridor, within the community lot. The approved stormwater retention basin has been designed in strict accordance with Council's Water Management Specification, with appropriate stormwater quality improvement devices and outlet into the creek.

Coastal Zone

The proposed development is not likely to cause increased risk of coastal hazards on the land or other land, and the consent authority can be satisfied with respect to section 2.12 of this policy.

The proposed development is consistent with the relevant provisions of Chapter 2 of SEPP (Resilience and Hazards)

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The application is made with respect to a yet to be created lot approved pursuant to DA2019/0263.

DA2019/0263 was supported by Phase 1 and Phase 2 Contamination Assessment Reports that provided a series of recommendations to ensure that the site is suitable for residential development. In circumstances where the construction of the proposed dwelling is to be deferred until all works approved pursuant to DA2019/0263 are completed, Council can be reasonably satisfied that there is no contamination risk in relation to the proposal.

The proposed development is consistent with the relevant provisions of Chapter 4 of SEPP (Resilience and Hazards).

*state environmental planning policy
(biodiversity and conservation)*

Vegetation in Non-Rural Areas

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed development does not seek consent for the removal of any existing trees or vegetation and is consistent with the requirements and objectives of SEPP (Biodiversity and Conservation).

*state environmental planning policy
(building sustainability index: basix)*

The proposed works constitute 'BASIX affected development', as defined by the EP&A Regulation. The application is accompanied by a BASIX Certificate demonstrating that the proposed development can meet relevant performance criteria.

The site is identified on the Land Application Map of PLEP 2014 and the provisions of this policy are applicable in relation to the site and the proposed development.

The relevant provisions of PLEP 2014 are considered, as follows:

Clause	Standard	Proposal	Compliance
Zone R3 Medium Density Residential			Yes See discussion
4.3 Height of buildings	10.5m	7.3m	Yes
5.21 Flood planning			N/A See discussion
6.1 Warriewood Valley Release Area			Yes See discussion
7.1 Acid sulfate soils	Class 5		Yes
7.2 Earthworks			Yes
7.10 Essential services			Yes See discussion

Zone R3 Medium Density Residential

The site is zoned R3 Medium Density Residential under the provisions of PLEP 2014. Pursuant to the land use table in Part 2 of this instrument, dwelling houses are permissible with consent.

Clause 5.21 Flood planning

53B Warriewood Road is identified as flood prone on the Flood Risk Precinct Maps of P21 DCP, as shown in Figure 9. However, as a result of the works approved pursuant to DA2019/0263, the buildable area of all lots will be above the flood planning level, as shown in Figure 10. As the application is made with respect to the yet to be created Lot 13 (shown in yellow on Figures 9 and 10), Council can be satisfied that the land will not be flood affected and the provisions of clause 5.21 of PLEP 2014 are not applicable to the proposed development.

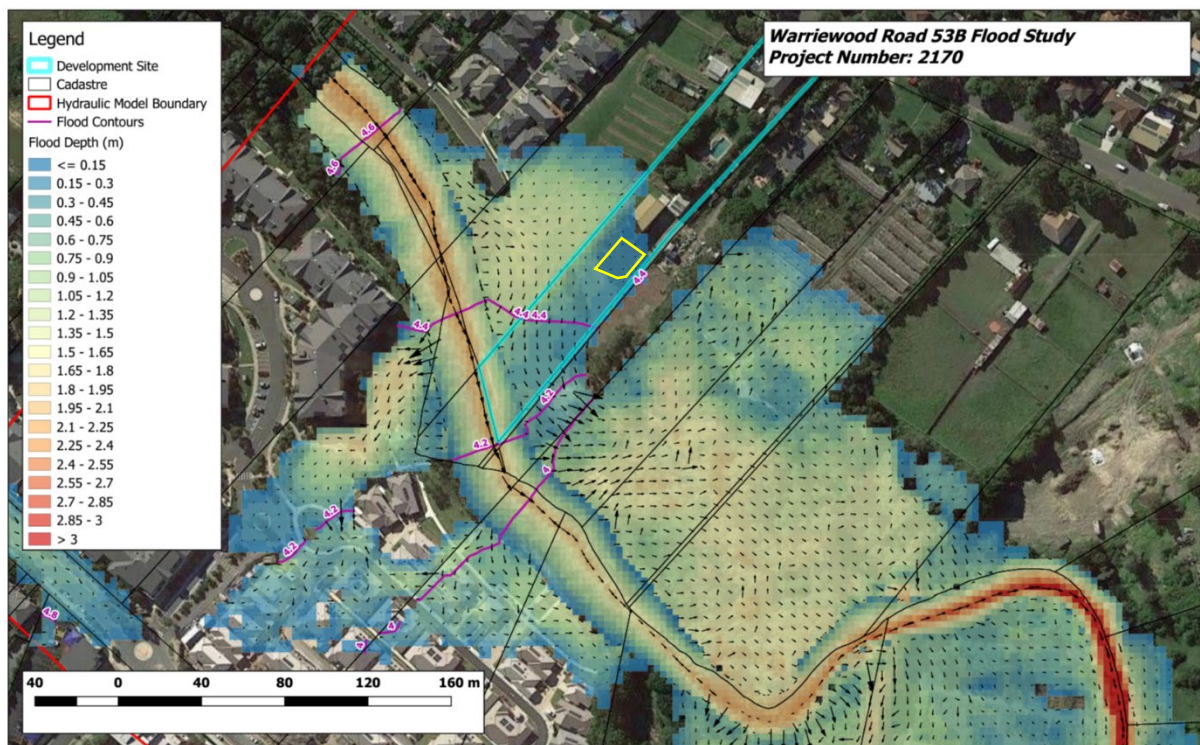


Figure 9 – Current flood conditions at 1% AEP with climate change
Source: Approved Water Management Report, revision B, prepared by Craig & Rhodes, dated 26 June 2019

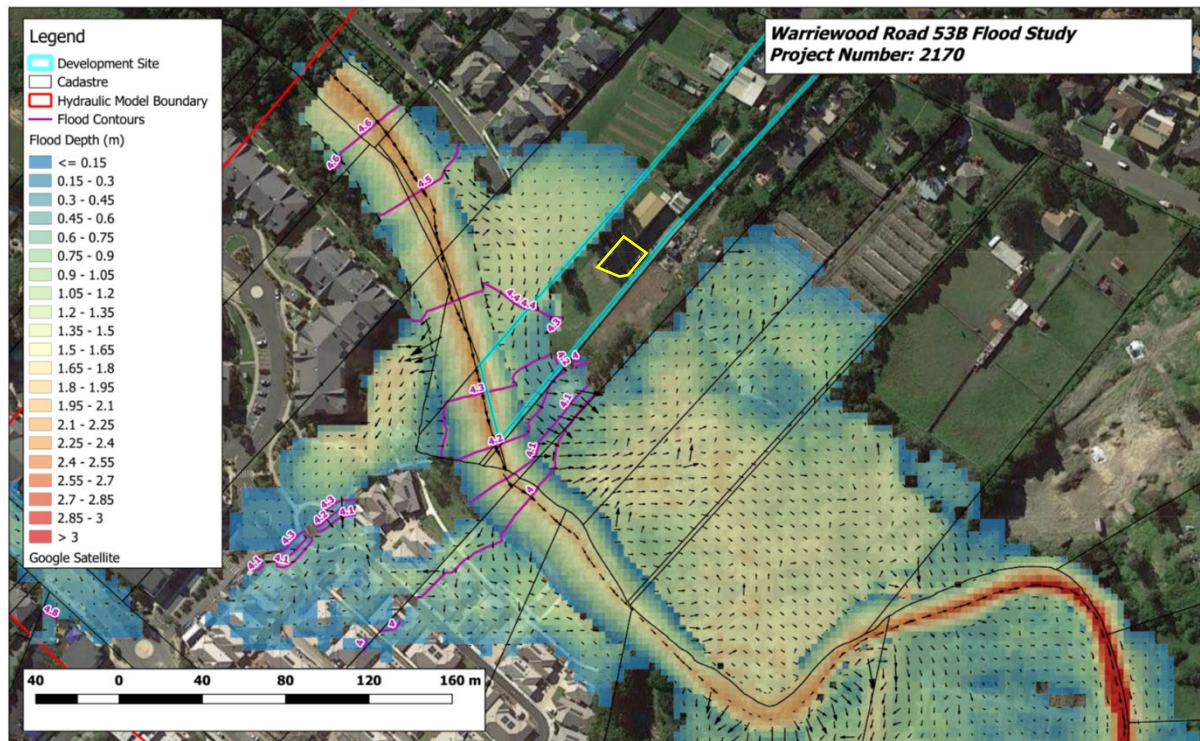


Figure 10 – Flood conditions post works approved pursuant to DA2019/0263 at 1% AEP with climate change
Source: Approved Water Management Report, revision B, prepared by Craig & Rhodes, dated 26 June 2019

Clause 6.1 Warriewood Valley Release Area

Clause 6.1(3) of PLEP 2014 prescribes a dwelling yield for development on land within the Warriewood Valley Release Area. As established by the NSW LEC in *Karimbla Construction Services (NSW) Pty Ltd v Pittwater Council* [2015] NSWLEC 83 and *Lotus Project Management Pty Ltd v Pittwater Council* [2015] NSWLEC 166, the dwelling yield prescribed is not a development standard that may be varied, but rather a threshold test that must be achieved.

The subdivision approved pursuant to DA2019/0263 will result in 15 residential allotments compliant with the dwelling yield prescribed. The proposed dwelling house (1 dwelling) is consistent with that anticipated by DA2019/0263 and remains compliant with the dwelling yield prescribed by clause 6.1(3) of PLEP 2014.

Clause 7.10 Essential Services

The consent authority can be satisfied that the supply of water and electricity, the disposal and management of sewerage, stormwater drainage and suitable vehicular access will be readily available prior to the occupation of the proposed new dwelling, consistent with the provisions of clause 7.10 of PLEP 2014.

It is noted that the majority of such services are to be provided to the site pursuant to DA2019/0263.

development control plan

P21 DCP is applicable to the site and the proposed development. The site is identified within the Warriewood Valley Locality.

The relevant provisions of P21 DCP are considered, as follows:

Clause	Control	Proposal	Compliance
A1.7 Considerations before consent is granted	Have regard for the matters for consideration under section 4.15 of the EP&A Act.	The matters for consideration prescribed by section 4.15 of the EP&A Act have been considered (above).	Yes
A4.16 Warriewood Valley Locality			Yes
B1.4 Aboriginal Heritage			Yes
B3.2 Bushfire Hazard	All development is to be designed and constructed so as to manage risk due to the		N/A See discussion

Clause	Control	Proposal	Compliance
	effects of bushfire throughout the life of the development.		
B3.6 Contaminated Land and Potentially Contaminated Land			Yes
B3.11 Flood Prone Land			N/A See discussion
B6.3 Off-Street Vehicle Parking Requirements	2 spaces (minimum) Compliant with AS2890.1	2 spaces Compliant with AS2890.1	Yes
B8.1 Construction and Demolition – Excavation and Fill			Yes
B8.3 Construction and Demolition – Waste Minimisation			Yes
B8.4 Construction and Demolition – Site Fencing and Security			Yes
C1.3 View Sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposed development will not result in any unreasonable impacts upon views.	Yes
C1.12 Waste and Recycling Facilities	Development must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	The application is accompanied by a Waste Management Plan demonstrating consistency with Council's Waste Management Guidelines.	Yes
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion	An ecologically sustainable environment is developed and maintained. Ensure that development is designed on a 'whole of development/site' approach by applying the principles and processes that contribute to Ecological Sustainable Development	The proposed development feeds into the stormwater bioretention basin and water quality treatment system approved pursuant to DA2019/0263, being a 'whole of site solution' for water management. The application is supported by a BASIX Certificate and Energy Efficiency Report	Yes

Clause	Control	Proposal	Compliance
	Ensure that the development has incorporated the CPTED principles of surveillance, access control, territorial management and space management control into its design.	confirming that the proposed development appropriately performs with respect to industry standards. The design of the dwelling house encompasses the DPTED design principles, with a design that provides for passive surveillance of the public domain and the ability to see visitors before opening the door.	
C6.5 Utilities, Services and Infrastructure Provision	Ensure that utility services are capable to meet the demands of increased development in Warriewood Valley.	All essential services are to be provided pursuant to DA2019/0263.	Yes
D16.1 Character as Viewed from a Public Place	<p>The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.</p> <p>Landscaping is to be integrated with the building design to screen and soften the visual impact of the built form.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.</p> <p>Single garage with an opening $\leq 3\text{m}$.</p> <p>Garages on corner lots are to be accessed from the secondary street.</p>	<p>The proposed dwelling is a high-quality design solution that comprises a high degree of articulation and varied materiality to ensure that the bulk and scale of the dwelling is appropriately minimised.</p> <p>The dwelling will have a positive contribution to the streetscape, with many of the design elements desired by this control.</p> <p>Landscaping is integrated into the design to ensure that the visual impact of the dwelling is screened and softened.</p> <p>The garage is appropriately recessed and is not the dominant feature of the front façade.</p> <p>The width of the garage door is 2.7m.</p>	No See discussion

Clause	Control	Proposal	Compliance
		The dwelling has been designed with its primary orientation to Lorikeet Grove, however the application also seeks to obtain driveway access from Lorikeet Grove, which is inconsistent with this control.	
D16.4 Water Management for Individual Allotments	<p>Consistency with the water management scheme approved pursuant to DA2019/0263:</p> <ul style="list-style-type: none"> Assumes 3000L rainwater tank 65% impervious surface area (max). 	<p>3000L rainwater tank</p> <p>62% impervious</p>	<p>Yes</p> <p>See discussion</p>
D16.5 Landscaped Area for newly created individual allotments	<p>Min. landscaped area: 35%</p> <p>Min. dimensions: 4m</p> <p>1 small tree in front setback</p> <p>1 small tree in rear setback</p> <p>Small tree = 6m at maturity</p>	<p>Landscaped area: 37.88%</p> <p>Min. dimensions: ≤4m</p> <p>1 small tree in front setback</p> <p>1 small tree in rear setback</p>	<p>No</p> <p>See discussion</p>
D16.6 Front Building Lines	<p><u>Lorikeet Grove</u></p> <p>5.5m to garage</p> <p>3m to dwelling</p> <p>1.5m to articulation zone</p> <p><u>Pheasant Place</u></p> <p>2m to dwelling</p> <p>1m to articulation zone</p>	<p><u>Lorikeet Grove</u></p> <p>5.6m-6.1m to garage</p> <p>2.5m-3.7m to dwelling</p> <p>1m-2.4m to articulation zone</p> <p><u>Pheasant Place</u></p> <p>2.1m-2.4m to dwelling</p>	<p>No</p> <p>See discussion</p>
D16.7 Side and Rear Building Lines	<p>0.9m at ground level and 1.5m at upper level</p>	<p>1m on ground floor and 1.5m on upper floor on NW and NE sides.</p>	<p>Yes</p>
D16.9 Solar Access	<p>2 hours of sunlight between 9am and 3pm in midwinter to private open space and</p>	<p>Solar access to Lot 13 is constrained as consequence of the subdivision pattern</p>	<p>Yes</p>

Clause	Control	Proposal	Compliance
	<p>windows to principal living area.</p> <p>Adjoining dwellings to maintain 3 hours of sunlight between 9am and 3pm in midwinter to private open space and windows to principal living area.</p>	<p>and the logical location of dwellings on the adjoining sites.</p> <p>Nonetheless, the proposed dwelling will receive in excess of 2 hours of direct sunlight to the areas of private open space throughout the day, with the north-eastern area of private open space receiving direct sunlight in the morning, and the north-western area receiving direct sunlight throughout the afternoon.</p> <p>In excess of 2 hours of direct sunlight is received to the rear area of private open space and to the windows associated with the upper floor rumpus room.</p>	
D16.10 Private and Communal Open Space Areas	<p>Min. area of private open space: 20m²</p> <p>Min. dimensions: 4m</p>	Private open space: >20m ² , with dimensions greater than 4m	Yes
D16.13 Building Colours and Materials	External colours and materials shall be natural tones.	The application is supported by a Material Board that demonstrates the use of mid-dark natural tones, with minimal light coloured accents.	Yes
D16.12 Fences	For corner lots, any fencing along the boundary which fronts the secondary street is only permitted behind the front building line. Fencing of properties is restricted to side and rear boundaries only and should not detract from the streetscape or adversely impact on residential amenity.	The application proposes fencing to the secondary frontage to Pheasant Place.	Yes See discussion

Clause B3.2 Bushfire Hazard

A minor portion of 53B Warriewood Road is identified as Vegetation Buffer Area on Council's Bushfire Hazard Map. However, the subject application relates to a yet to be created lot that will be outside the Vegetation Buffer Area, as highlighted in Figure 11, below. Prior to the lodgement of the subject application, Council confirmed via email that a Bushfire Report was not required in this instance. A copy of this correspondence is annexed to this report.

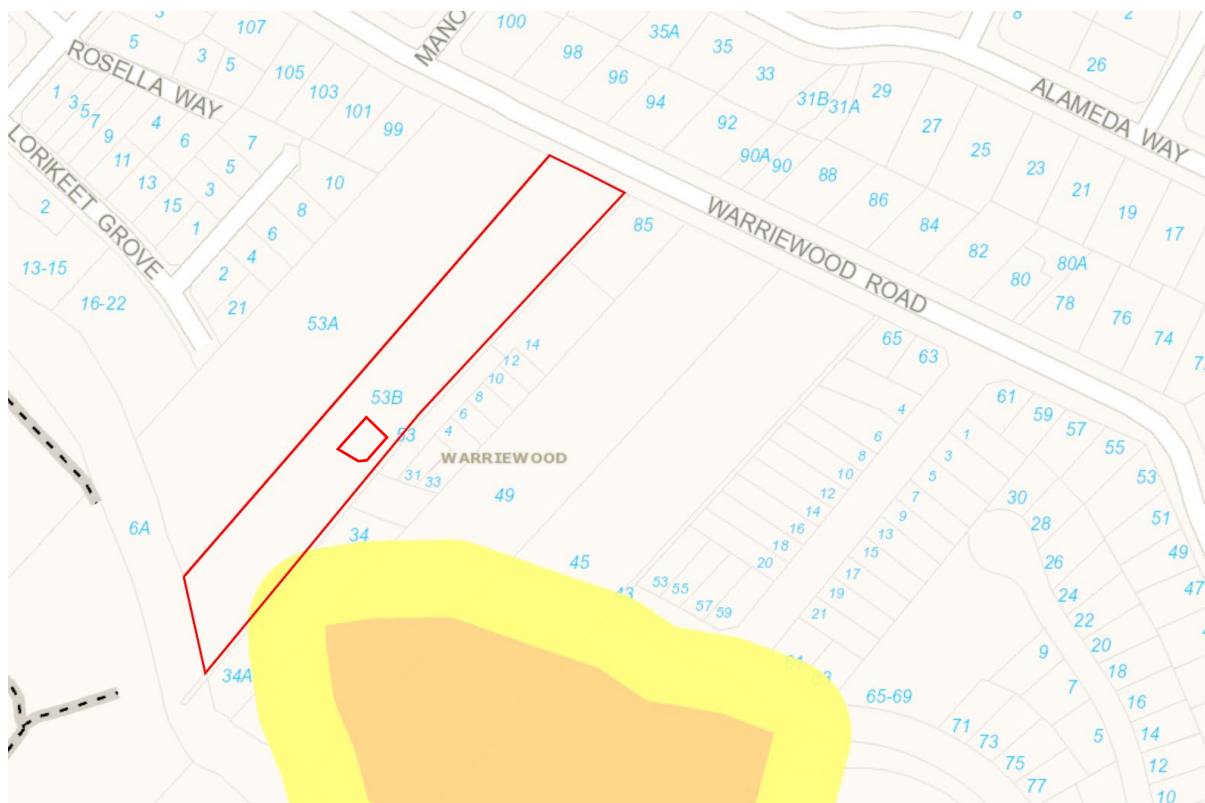


Figure 11 - Extract of Council's Bushfire Hazard Map
Source: NBC Mapping

Clause B3.11 Flood Prone Land

As discussed with regard to clause 5.21 of PLEP 2014, the resultant lot will not be flood affected and as such, the provisions of this control are not applicable to this application.

Clause D16.4 Water Management for Individual Allotments

The provisions of clause D16.4 of P21 DCP do not technically apply in relation to land within Buffer Area 1C of the Urban Release Area Map of PLEP 2014. Nonetheless, Council can be satisfied that the proposed dwelling has been designed to be consistent with the requirements of the Water Management Report approved pursuant to DA2019/0263, in so far as a 3000L water tank is provided on site and the development is consistent with the 65% maximum impervious area calculations relied upon to determine the size/volume of the bioretention basin.

Clause D16.1 Character as Viewed from a Public Place

Clause D16.1 of P21 DCP prescribes that garages on corner lots are to be accessed from the secondary street. DA2019/0263 was approved with the driveway for Lot 13 presenting to Pheasant Place, consistent with this control. However, the applicant seeks to relocate the approved driveway crossing (which is proposed in the concurrent modification application) to gain access from Lorikeet Grove.

As a result of the detailed design analysis undertaken in preparation of the subject dwelling design, it became apparent that the most appropriate location for private open space and the primary living areas is at the northern-most portion of the site, in the location of the single garage and tandem parking space anticipated by DA2019/0263 and the provisions of this control.

Strict compliance with the driveway location approved pursuant to DA2019/0263 and the preference of P21 DCP to provide garages along the secondary street frontage would eliminate any possibility to obtain direct sunlight to private open space and windows associated with living areas, noting that the tandem arrangement and necessary setbacks would extend across the entirety of the 13.5m wide allotment.

Noting that Lorikeet Grove is not identified as one of the higher order streets throughout Warriewood Valley (being Warriewood Road, Macpherson Street and Garden Street), the proposed non-compliance is not considered to result in any significant adverse impacts upon the hierarchy of the street system. Furthermore, it is not inconsistent with the management of other corner sites along Lorikeet Grove, noting that the garages for the dwellings at 31, 59, 61 and 79 Lorikeet Grove are all accessed from Lorikeet Grove (as opposed to the relevant secondary street frontage).

The incorporation of a garage to Lorikeet Grove does not result in any adverse impacts upon the streetscape and will not detract from consistency with the outcomes of this control. As such, the proposed non-compliance is reasonably supported on merit.

Clause D16.5 Landscaped Area for newly created individual allotments

The proposed development provides a total landscaped area of 92m² or 37.88% of the total site area, consistent with the 35% minimum prescribed by clause D16.5 of P21 DCP. However, the proposed landscaped areas do not all have a minimum dimension of 4m, inconsistent with the dimensional requirements of this control.

The technical non-compliance with the requirements of the landscaped area control is considered to be supportable on merit, as the proposed development is otherwise consistent with the landscaped requirements of clause D16.5 of P21 DCP and the objectives of control, as follows:

- *Conservation of significant natural features of the site and contribution to the effective management of biodiversity.*

Comment: The proposed development relates to a vacant, yet to be created allotment resulting from the subdivision approved pursuant to DA2019/0263. The proposed development will not result in any adverse impacts upon the remaining natural features of

the wider site, being the creekline corridor. The proposed development will provide an enhancement of landscaping on the site, consistent with the requirements of this clause.

- *Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place.*

Comment: The proposed development will positively contribute to the character of the Warriewood Valley Locality by providing a landscaped outcome that is commensurate with existing and surrounding development.

- *Landscaping promotes ecologically sustainable outcomes, maintaining and enhancing biological diversity and ecological processes.*

Comment: Despite inconsistency with the minimum requirements, the proposed development provides the desired landscaped treatment for the site, specifically one small tree in the front yard and one in the rear yard. Further, the site provides a considered design solution that provides high levels of amenity for future occupants of the proposed development, with appropriate shade and weather protection to the northern corner of the development, ensuring a sustainable housing product.

- *The area of site disturbance is minimised.*

Comment: Site disturbance is minimised, with only minor areas of excavation to provide a level building platform. Non-compliance with the minimum landscaped area requirements does not attribute to excessive site disturbance.

- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment: Of most importance, the proposed development has been designed to achieve a consistency with the 65% impervious area calculations relied upon in the Water Management Report approved pursuant to DA2019/0263 ensuring consistency with the water management solution for the wider site as a whole.

- *Landscaped areas should be predominately areas of deep soil.*

Comment: The areas included in the landscape area calculation are comprised entirely of areas of deep soil.

- *New development is blended into the streetscape and neighbourhood through the retention and enhancement of vegetation.*

Comment: The landscaped character of the resultant development will be entirely consistent with the landscaped treatment of Pheasant Place and the wider Warriewood Valley Locality. The proposal will achieve a unified setback of houses along the streetscape.

- *To ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.*

Comment: The proposed development has been designed to maximise privacy for occupants of the proposed development and all adjoining properties. The proposed non-compliance with the landscaping requirements does not result in any adverse impacts to the privacy of future adjoining dwellings.

Clause D16.6 Front Building Line

The subject site is a corner allotment, with frontages to both Lorikeet Grove and Pheasant Place. The allotment is further constrained by the angle of the Lorikeet Grove frontage and the corner splay, which reduce the depth of the lot to only 14.045m.

As a result of the splay, angled frontage and the limited depth of the site, the southern-most corner of the dwelling sits slightly forward of the 3m minimum front setback prescribed, with a 2.5m setback to the boundary. The non-compliance is limited in area, with the majority of the dwelling sitting comfortably behind the minimum setbacks prescribed.

The minor non-compliance is supportable on merit, noting that the control anticipates a variation to the front setback control on sites less than 22m in depth and as the outcomes of the control are otherwise achieved, as follows:

- *To achieve the desired future character of the Locality.*

Comment: The proposed dwelling has a stepped front façade, that does not detract from consistency with the character of the locality.

- *The area of site disturbance is minimised and soft surface is maximised.*

Comment: The proximity of the development to the street does not attribute to any additional site disturbance or excessive site coverage.

- *The bulk and scale of the built form is minimised.*

Comment: The dwelling house has a two storey presentation to both Lorikeet Grove and Pheasant Place and highly articulated façades, ensuring that the bulk and scale of the proposal is appropriately minimised. The proposed two storey dwelling house is located on land that permits 3 storey development, with 3 storey built form on the opposite site of Pheasant Place.

- *To achieve a consistent built form alignment in the streetscape, which is spacious and attractive, enhanced by tree planting within the front setback.*

Comment: The stepped front setback approach adopted with respect to Lot 13 is also to be adopted with respect to the other lot fronting Lorikeet Grove, to ensure a consistent presentation to public domain. The proposed front setback will be landscaped, consistent with the requirements of D16.5 of P21 DCP, ensuring a cohesive streetscape.

- *Equitable preservation of views and vistas to and/or from public/private places.*

Comment: The proposed front setback non-compliance will not result in any adverse impacts upon views.

- *Vegetation and natural features of the site are retained and enhanced within the site design to screen the visual impact of the built form.*

Comment: Lot 13 is a vacant site free of any existing landscaping or significant natural features. The proposed will result in an enhancement of landscaping on the site.

- *Encourage tandem carparking opportunities on narrow lots and minimise the visual prominence of parking structures in the streetscape.*

Comment: The proposed parking arrangement is a tandem arrangement.

- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.*

Comment: The siting of the proposed dwelling in relation to the front property boundary does not result in any adverse impacts upon the amenity of adjoining properties.

Clause D16.12 Fences

The application proposes a 1.5m high open-style timber fence along the Pheasant Place frontage. The fence is to be complemented by landscaping, which will be visible through and above the fencing proposed. The fencing is designed to align with the front building line to Lorikeet Grove, consistent with the provisions of this clause.

Fencing to the secondary street frontage is prevalent on corner sites throughout Warriewood Valley, as evident in the array of images provided on the following page. The proposed fence is a superior design solution that complements the architectural style of the proposed dwelling and others proposed throughout the subject Buffer Area.



**Figure 12 – Corner fencing at 63 Warriewood Road
approved pursuant to DA2020/0338
Source: NBP**



**Figure 13 – Corner fencing (under construction) at 61
Warriewood Road, approved pursuant to DA2020/1016
Source: NBP**



**Figure 14 – Corner fencing at 61 Lorikeet Grove
approved pursuant to DA2020/0354
Source: NBP**



**Figure 15 – Corner fencing at 59 Lorikeet Grove
approved pursuant to DA2020/0704
Source: NBP**



**Figure 16 – Corner fencing at 3 Baz Retreat
approved pursuant to DA2018/1201
Source: NBP**



**Figure 17 – Corner fencing at 79 Lorikeet Grove
approved pursuant to DA2018/1200
Source: NBP**

conclusion

The proposal is a well resolved and considered design solution for the site, which provides a high-quality home with exception amenity for future occupants. The design has appropriate regard for the likely development of adjoining sites and appropriately reflects the desired future character of the Warriewood Valley Locality.

The proposal involves minor areas of non-compliance with the front setback prescribed by clause D16.6 of P21 DCP and the minimum landscaped area dimension requirements of clause D16.5 of P21 DCP. We ask that Council apply flexibility in this regard, consistent with the provisions of 4.15(3A)(b) of the EP&A Act, noting that the outcomes of these controls are nonetheless achieved.

Overall, the proposed development will positively contribute to the Lorikeet Grove and Pheasant Place streetscapes and the wider Warriewood Valley locality, and the application warrants Council's support in this regard.



Rebecca Englund

B Arch Studies | M Plan | MPIA

Director | Northern Beaches Planning

annexure one

From: [DAS Mailbox](#)
To: [Rebecca Englund](#)
Subject: RE: Lodgement Requirements
Date: Wednesday, 30 March 2022 12:08:31 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Bec,

No surveys required.

As long as the new lots sit outside the mapped bushfire prone land, no bushfire reports are required.

Regards,

Daniel Milliken
Acting Manager, Development Assessments

Development Advisory Services Team
t 02 8495 6491 m 0423 170 172
daniel.milliken@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Rebecca Englund <rebecca@northernbeachesplanning.com.au>
Sent: Tuesday, 29 March 2022 1:01 PM
To: DAS Mailbox <das@northernbeaches.nsw.gov.au>
Subject: Lodgement Requirements

Hello,

My client is preparing to lodge development applications for the construction of new dwellings at 53 and 53B Warriewood Road, Warriewood. The applications will be lodged with respect to the yet to be created lots approved pursuant to DA2019/0263.

Can you please confirm whether boundary surveys are required for each lot noting that the boundaries are yet to be created and the land is to be altered by virtue of the approved subdivision works?

Also, can you please confirm that bushfire reports would not be required for each dwelling house, as the new lots are beyond the area mapped as being bushfire prone?

Thanks,
Bec



Rebecca Englund
B Arch Studies | M Plan

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