



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Dwelling

at

39 Warriewood Road, Warriewood

to

Northern Beaches Council

March 2019

This report comprises an assessment of the project with respect to S.79C of the Environmental Planning and Assessment Act, 1979. No part of this document may be reproduced, distributed, or transmitted in any form or by any means without the prior written permission of Suburban Town Planning, except in the case of brief quotations where authorship is acknowledged.

Table of Contents

1.0	INTRODUCTION	6
2.0	THE SITE AND SURROUNDS.....	6
3.0	THE PROPOSAL	8
4.0	STATUTORY PLANNING FRAMEWORK	18
5.0	SUMMARY OF PROPOSAL	27

1 Introduction

This Statement of Environmental Effects has been prepared as a component of a development application proposing the construction of a new dwelling at 39 Warriewood Road, Warriewood, more formally described as Lot 10 on DP 1206507.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, (as amended) including:

- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Pittwater Local Environmental Plan, 2014*
- *Pittwater Development Control Plan 21, 2004*

This report provides the applicant's assessment against these provisions and requirements. It concludes that the development is appropriate, and consistent with current planning controls and with Council's intent for the area.

The proposed development is not anticipated to contribute to any adverse environmental impacts and the development application succeeds on its merits. Accordingly, Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

2 The Site and Context

2.1 Locational Context

The subject site is located in the suburb of Warriewood within the Northern Beaches Local Government Area (LGA) and is located approximately 26KM north of the Sydney CBD. Surrounding major suburbs include Mona Vale, North Narrabeen, and Ingleside. Refer to Figure 1 below.

The site is situated within a newly established residential estate. The immediately surrounding area comprises of detached residential dwellings, including one and two-storey houses, some of which are still under construction.

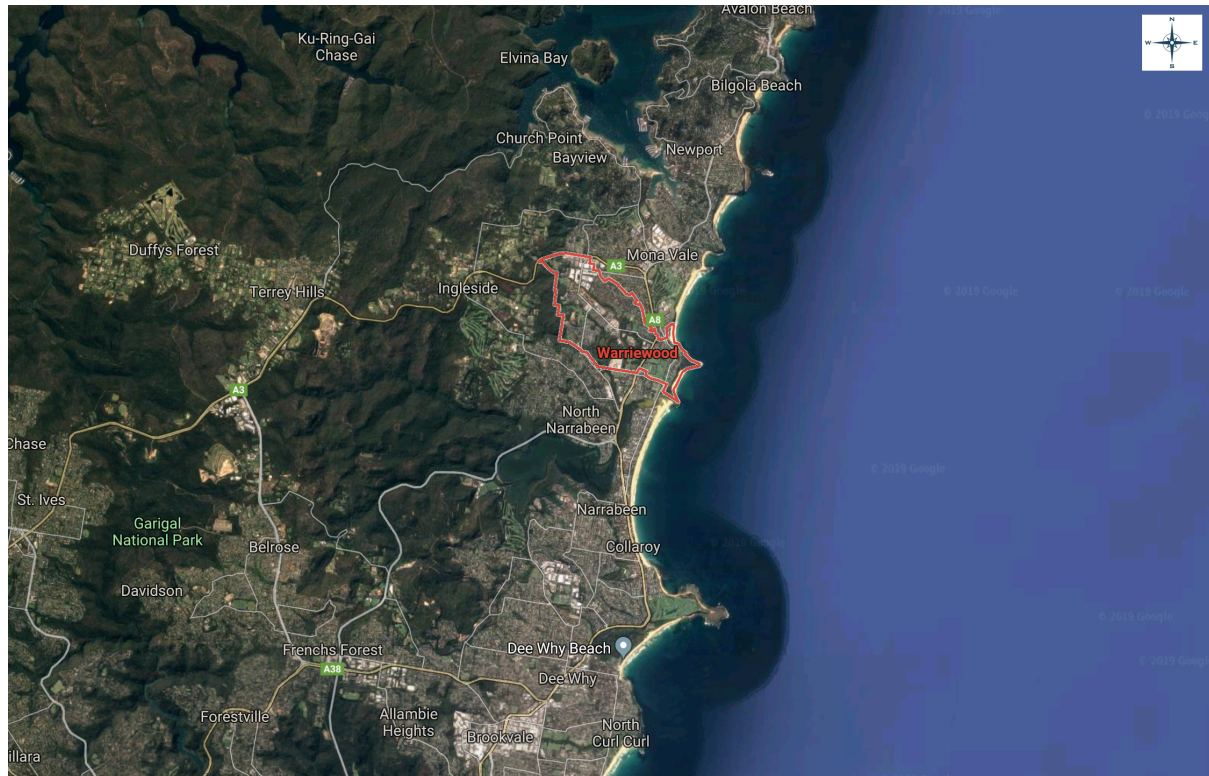


Figure 1 – Site Context (source: Google Maps)

2.2 Site Description

The allotment is generally rectangular in shape with a frontage of 16.80m to Warriewood road, an average depth of 25m and a land area of 407.30m².

The lot is currently vacant and cleared of vegetation.

All necessary services are available.

The site has a very gradual slope from east to west. The details of the site are included on the survey plan prepared by Revolution Survey, dated 25/8/18 which accompanies the DA and is submitted under separate cover.

3

The Proposal

The proposal seeks consent for the construction of a new two storey secondary dwelling (detached).

The proposed development has been designed in response to the controls set out in the Pittwater Development Control Plan 21.

The two-storey dwelling has a total floor space area of 326.09 sqm which includes the garage, front porch and rear outdoor leisure area.

Listed below is a breakdown of the key components and layout of the new dwelling over each floor:

Ground floor works comprise:

- 113.43sqm of floor space
- 5.04sqm porch to front of dwelling
- Double garage
- Master Bedroom with ensuite and walk in robe
- Combined open plan living and kitchen area
- Outdoor leisure area, adjoining the living areas
- Laundry
- Powder room
- Internal stairway

First floor works comprise:

- 140.68sqm of floor space
- 3 bedrooms
- 1 study
- 1 Rumpus room
- Bathroom
- Gallery
- Linen Cupboard
- Internal stairway

The scope of the works is depicted on Architectural Drawings prepared by MRZ Design & Building Consultants and submitted under separate cover.

Landscaping

The key components of the landscape plan involve two garden beds along the front of the site, and one garden bed breaking up the pedestrian entry to the car driveway. Plant schedule includes native Blueberry Ash trees and a mixture of shrubs. Please refer to landscape plan prepared by MRZ Design & Building Consultants and submitted under separate cover.

Stormwater

The stormwater management details associated with the development and site works are shown on stormwater management plan and other stormwater plans prepared by Donovan Associates and provided under separate cover.

The plans show a new 3.055L rainwater tank will be located along the side of the dwelling. Stormwater run off will drain towards the rear of the site where there is an existing easement for a stormwater pipe.

4 Statutory Planning Framework

4.1 State Environmental Planning Policies

The proposed development is subject to the following State Environmental Planning Policies.

4.1.1 State Environmental Planning Policy - Building Sustainability Index (2004)

To encourage sustainable residential development, all new dwellings must comply with the provisions of State Environmental Planning Policy – Building Sustainability Index (BASIX).

Response: The proposed development has achieved full compliance with the BASIX commitments and it has reached required targets for water, energy and thermal comfort. The schedule of BASIX Commitments is specified within the BASIX Certificate No. 970967S_03 and is submitted under separate cover.

4.2 Pittwater Local Environmental Plan 2014

Zone and Objectives

The subject property is zoned R3 Medium Density Residential pursuant to Pittwater Local Environmental Plan 2014 with new dwellings permissible in the zone with consent. The stated objectives of the R3 zone are as follows:

- *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.*

Response: It is considered that the proposed development meets the objectives of the Zone R3 Medium Density Residential. This opinion is justified on the basis that the addition of a dwelling and the addition to the existing dwelling provides for the housing needs of the community and it increases housing variety within the area.

The works proposed will improve the design and aesthetic quality of the site with the built form outcome complimenting the newly established estate.

There are no statutory zoning or zone objectives that are an impediment to the granting of approval to the proposed development. The proposal has been designed to comply with numerical controls of the LEP as shown in the numerical table under Section 4.5 of this report.

4.3 Pittwater Development Control Plan 21

The key controls of Councils DCP Development Control Plan relevant to the site are under 'Section D16 Warriewood Valley Locality', with other relevant controls under 'Section B General Controls' and 'C1 Design Criteria for Residential Development'. The key numerical controls for these DCP controls are addressed in the Numerical Compliance Table in the following section, qualitative components are addressed below.

Section D16 Warriewood Valley Locality

D16.1 Character as view from a public place

Response:

The building façade includes two key design features, being the pedestrian entry which includes a footpath, and a front porch which highlights the location of the front door.

D16.4 Water Management for individual allotments

Response:

The dwelling will be equipped with a 3,055L rainwater tank.

D16.5 Landscaped Area for Newly Created Individual Allotments

Response:

Three (3) canopy trees are provided within the front setback to screen and soften the built form and provide a visually dominant tree canopy.

D16.13 Building colours and materials

Response:

The proposed dwelling is well designed and will add to the visual quality of the streetscape. The dwelling will have a natural brick finish with rendered light grey brick piers to define the main entry. The roof will be made from black titan gloss tiles. These colours and materials work together and

complement each other, and the overall result will blend in with the surrounding natural tones of the built form. Please refer to the schedule of finishes provided under separate cover.

D16.9 Solar access

Response:

The site analysis plan shows the movement of the sun throughout the day. It illustrates that solar access and natural light will be accessible to the proposed development throughout the day. The front of the house will have good solar access during the morning and the living areas at the rear of the dwelling will benefit from the afternoon sun.

4.5 Numerical Compliance Table

Provision	Control	Proposed	Complies?
LEP			
4.3 Height of buildings	10.5m	7.845	Yes
DCP			
<u>B6.3 Off-Street Vehicle Parking Requirements</u> 2 bedrooms or more	2 spaces	2 spaces	Yes
<u>D16.1 Character as viewed from a public place</u>	Garage width to a maximum of 6m or not exceeding 40% of the lot width, whichever is less.	5.5m	Yes
<u>D16.5 Landscaped Area for Newly Created Individual Allotments</u>	Total landscaped area min 25%	47.1%	Yes

<u>D16.6 Front building lines</u> Minimum front setback to articulation zone (metres) from front boundary	5m	5.5 to front façade setback	Yes
<u>D16.6 Front building lines</u> Minimum front setback to garage/carport (metres) from front boundary	6.5m	6.5m	Yes
<u>D16.6 Front building lines</u> Minimum front setback to dwelling (metres) from front boundary	6.5m	5.5m to ground level 7.18m to upper level	No – minor variation to allow for greater articulation to building facade
<u>D16.7 Side and rear building lines</u> Detached dwelling on lot greater than 16m wide	One side: 0.9m Other side: 2.5m Rear: 4m to ground 6m to upper level	0.92m 2.508m 4.029m 6.026m	Yes
<u>D16.9 Solar access</u> Minimum solar access to windows to the principal living area between 9am and 3pm on June 21	2 hours	Complies – please refer to the shadow diagrams	Yes
<u>D16.9 Solar access</u> Minimum solar access to private open space area* between 9am and 3pm on June 21	2 hours	Complies – please refer to the shadow diagrams	Yes

<u>D16.9 Solar access</u> Where the adjoining residential land is vacant	at least 50% of the rear yard area of the adjoining land is to receive sunshine for 2 hours between 9am and 3pm on June 21	Complies – the adjoining lot to the southern boundary will sunlight as per this control. See Shadow Diagrams	Yes
<u>D16.10 Private and Communal Open Space Areas</u> Minimum area of private open space (m2)	24m2	24m2	Yes
<u>D16.10 Private and Communal Open Space Areas</u> Minimum dimension of private open space in metres	4m	6m x 5m	Yes
<u>D16.11 Form of construction including retaining walls, terracing and undercroft areas</u>	Undercroft areas shall be limited to a maximum height of 3.5 metres.	3.5 metres	Yes
<u>C1.23 Eaves</u>	Eaves must be a minimum of 450mm in width	All eaves are a minimum of 450mm.	Yes

4.6 EP&A Act 1979, Section 79 (C) – Matters for Consideration

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application and the provisions of any environmental planning instrument (EPI'S).

- **The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations [Section 79C (1) (a) (i & ii)]**

Response: As demonstrated in Sections 4.2 and 4.3 of this report, the proposal is permissible and generally in accordance with the development standards contained within Pittwater Local

Environmental Plan and the Pittwater Development Control Plan 21.

- **The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality [Section 79C (b)]**

Response: The proposed development is of a high architectural quality and will improve the streetscape, adding to the built environment with a contemporary appearance. The development will maintain a favourable bulk and scale relationship with other development in the streetscape and surrounding area. It is considered that the proposed development is compatible with and will complement the character of the newly established residential area.

- **The suitability of the site for the development [Section 79(c)]**

Response: The site meets all the Pittwater Councils criteria, aims and objectives and generally meets the applicable development controls. Having regard to this assessment, it is considered that the land is suitable for the intended development.

- **The suitability of the development when considering public interest [Section 79C (e)]**

Response: The proposed development is consistent with the objectives of the Environmental Planning and Assessment Act in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties. As a result, it is considered that the development, subject to conditions, is consistent with the public interest.

5 **Summary of Proposal**

The proposal is permissible and generally in accordance with the development standards contained within Pittwater Local Environmental Plan as they relate to this dual occupancy over the subject site and to the intent of built form guidelines contained within Pittwater Development Control Plan 21.

The architect has responded to the client brief to provide a well-designed two storey dwelling, which displays an articulated building form with compliant boundary setbacks that provide appropriately for spatial separation, landscape opportunity, privacy, solar access and view sharing.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 79C of the Environmental Planning and Assessment Act, 1979 as amended. It is our professional opinion that

the application should be granted development consent, subject to conditions.

Melissa Neighbour

Senior Planner

Suburban Town Planners

March 2019

www.suburbantownplanners.com.au