

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR
ALTERATIONS AND ADDITIONS TO
EXISTING DWELLING AT NUMBER 76
ALAMEDA WAY WARRIEWOOD



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1.1 INTRODUCTION AND BACKGROUND

This Statement of Environmental Effects has been prepared in support of a Development Application for alterations and additions to an existing dwelling at number 76 Alameda Way Warriewood (Lot 11 DP 233077).

In the preparation of this Statement of Environmental Effects, consideration has been given to the following documents:

- Plans of the proposal prepared by ALINEA DZINE
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan.
- Planning Principles of the NSW Land and Environment Court.

During the preparation of this Statement of Environmental Effects, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the developing streetscape and the immediate surrounding sites.

I am satisfied that the proposal as submitted will not only offer a high standard of accommodation for future residents but will do so in a manner that respects its juxtaposition with adjacent and nearby dwellings and will provide a high standard of sustainability and landscaping when completed

2.0 SITE AND LOCALITY

Subject Site

The subject site, No.76 Alameda Way Warriewood Lot 11 DP 233077 is located on the corner of Alameda Way and Iramir Place.

The subject site has frontages to Alameda Way and Iramir Place, is bounded by a private driveway to the north and is surrounded by a variety of dwelling types primarily two-storey.

The subject site encompasses an area of 703.9 m² and contains an existing dwelling and swimming pool.

The subject site slopes from the rear north-western corner to a low point on the splay corner at the junction of the two streets.



SUBJECT SITE HIGHLIGHTED



**SUBJECT SITE SHOWING REAR DECK OVER GARAGE TO BE ROOFED
OVER.**



VIEW FROM REAR DECK TOWARDS REAR PROPERTY

3.0 THE PROPOSAL

The proposal seeks consent for the following –

- extension of existing roof across north facing deck
- provision of enlarged openings to southern and eastern elevations
- increase in width of deck fronting Alameda Road

Plans and elevations by Alinea Dzine provide details of the proposal.

4.0 PLANNING ASSESSMENT

4.1 Pittwater Local Environmental Plan 2014

Zoning

Zone E4 Environmental Living

1 Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Water recreation structures

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

RESPONSE

The subject site is zoned E4 Environmental Living and the proposed alterations and additions to the existing dwelling are permissible within the zone.

The proposal will satisfy the zone Objectives by limiting the extent of works to the current cleared area of the subject site and will not hinder the proper and orderly development of the area.

4.3 Height of buildings

- (1) *The objectives of this clause are as follows:*
- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
 - (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
 - (c) *to minimise any overshadowing of neighbouring properties,*
 - (d) *to allow for the reasonable sharing of views,*
 - (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
 - (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*
- (2A) *Despite subclause (2), development on land:*
- (a) *at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and*
 - (b) *that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map,*
 - (c) *may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.*

RESPONSE

The proposal has been crafted to respect the achievement of the desired future character of Warriewood by ensuring that the proposed roof to the rearmost deck will be well below the 8.5 m height control to ensure the above objectives of this development standard are met.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

RESPONSE

The subject site contains an existing dwelling with ancillary structures such as an inground pool and decking to the front and rear of the site.

The proposal does not seek to remove any vegetation and to maintain the existing quantum of landscaped area currently available on the subject site.

Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

RESPONSE

The proposed earthworks will be generally limited to the excavation for additional isolated footings for supporting poles and piers.

7.6 Geotechnical hazards

(1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:

- (a) matches the underlying geotechnical conditions of the land, and*
- (b) is restricted on unsuitable land, and*
- (c) does not endanger life or property.*

(2) This clause applies to land identified as “Geotechnical Hazard H1” and “Geotechnical Hazard H2” on the Geotechnical Hazard Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks:

- (a) site access,*

- (b) *the development's design and construction methods,*
 - (c) *the amount of cut and fill that will be required for the development,*
 - (d) *waste water management, stormwater and drainage across the land,*
 - (e) *the geotechnical constraints of the site,*
 - (f) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless:*
- (a) *the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and*
 - (b) *the consent authority is satisfied that:*
 - (i) *the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
 - (ii) *if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*
 - (iii) *if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

RESPONSE

The subject proposal has been examined by the Applicants' geotechnical engineers who have provided a report accompanying this application to assist Council in its assessment of the proposal and to ensure that the ongoing stability of the site and surrounding locality is maintained.

This report concludes that (subject to appropriate safeguards) the proposal is able to be completed without any significant risk to the subject or adjacent sites due to landslip or the like.

4.3 Pittwater 21 Development Control Plan

A Warriewood Locality

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.

RESPONSE

The proposal will maintain the character of the locality as a low density area, although the locality is no longer primarily two storey dwellings in a landscaped setting.

The proposal will be viewed from the street as two storeys in a landscaped setting.

B4.22 Preservation of Trees and Bushland Vegetation

Outcomes

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through professional management of trees.*
- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

RESPONSE

The subject site contains little endemic vegetation however no vegetation is proposed to be removed.

B5.4 Stormwater Harvesting

Outcomes

Minimise quantity of stormwater runoff.

Minimise surcharge from the existing drainage systems.

Reduce water consumption and waste in new development.

Implement the principles of Water Sensitive Urban Design

RESPONSE

As noted on the submitted plans, all stormwater generated by the additional roof area will be connected to the existing stormwater system connected to the street discharge point.

B5.7 Stormwater Management - On-Site Stormwater Detention

Outcomes

Rates of stormwater discharged into receiving environment maintained or reduced

RESPONSE

The submitted plans do not incorporate the provision for on-site detention due to the minimal increase in discharge rates.

B5.8 Stormwater Management - Water Quality - Low Density Residential

Outcomes

No increase in pollutants discharged with stormwater into the environment.

Development is compatible with Water Sensitive Urban Design principles.

RESPONSE

The stormwater system will receive stormwater only.

B8.1 Construction and Demolition - Excavation and Landfill

Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact. Excavation and landfill operations not to cause damage on the development or adjoining property.

RESPONSE

Construction and demolition works on the subject site are generally limited to the existing building footprint.

B8.2 Construction and Demolition - Erosion and Sediment Management

Outcomes

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.

Reduction of waste throughout all phases of development. Public safety is ensured.

Protection of the public domain.

RESPONSE

The sedimentation and erosion control plan submitted with this development application indicates the provision of effective devices to ensure that the above outcomes are satisfied.

B8.3 Construction and Demolition - Waste Minimisation

Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

RESPONSE

The accompanying waste management plan will guide the proposal to satisfy the above outcomes during demolition, excavation and construction works.

B8.4 Construction and Demolition - Site Fencing and Security

Outcomes

Ensuring public safety.

Protection of public domain.

Prior to the commencement of any site works, the subject site will be fenced with a 1.8 metre fence and sediment and erosion control fencing to prevent unauthorized access and prevent sediment migrating off site.

RESPONSE

The subject site works will be contained within a fenced enclosure for the duration of the demolition and construction works.

B8.6 Construction and Demolition - Traffic Management Plan

Outcomes

Minimal disturbance to the residential community.

Protection of Roads.

RESPONSE

Due to the scale of the proposal, a traffic management plan is not required,

C1 Design Criteria for Residential Development

C1.1 Landscaping

Outcomes

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

RESPONSE

No loss of landscaped open space is proposed.

C1.2 Safety and Security

Outcomes

Ongoing safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicant's of Council's requirements for crime and safety management for new development. Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements

Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

RESPONSE

The proponent is mindful of the need to ensure ongoing prevention of crime and the proposed layout will facilitate observation of the majority of the subject site, its surroundings and the street frontage.

C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

RESPONSE

This has resulted in a proposal that will, when completed, be substantially below the 8.5 metre height limit, thereby affording views across the subject site in excess of those contemplated by the above control.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and/dependence for artificial lighting.

RESPONSE

The subject proposal will achieve the above outcomes sought by providing mid winter solar access to living areas and private open space whilst ensuring that the adjacent site is provided with the requisite quantum of 3 hours of mid winter solar access to living areas and private open space.

C1.5 Visual Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

RESPONSE

Visual privacy in locations such as the subject site is difficult to achieve in its entirety due to the open nature of developments however, the increased deck area to the street frontage will not impact upon the privacy of any areas of private open space.

C1.6 Acoustic Privacy

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas.

RESPONSE

The proposal will ensure that all plant and equipment is acoustically treated to avoid disturbance.

C1.7 Private Open Space

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

RESPONSE

The subject site will provide areas of open space with high levels of amenity.

C1.12 Waste and Recycling Facilities

Outcomes

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

RESPONSE

Waste disposal and collection will be carried out by Councils contractor as is currently the case.

C1.13 Pollution Control

Outcomes

Development that does not adversely impact on public health, the environment or other lands.

RESPONSE

The proposal, being for a residential use, constructed in a sustainable manner, will not adversely impact upon public health, the environment or other lands.

C1.14 Separately Accessible Structures

Outcomes

Separately accessible structures that provide a recreational or office function for residents.

RESPONSE

No separately accessible structures are proposed.

C1.17 Swimming Pool Safety

Outcomes

The promotion of personal safety.

Compliance with Swimming Pools Act 1992 and Regulations

RESPONSE

All pool fencing and equipment will satisfy the above Australian Standard.

C1.23 Eaves

Outcomes

Housing that reflects the coastal heritage and character of Pittwater.

Optimise roof forms.

Appropriate solar access and shading is achieved.

RESPONSE

The design of the works are such that eaves are proposed ensuring that a high level of energy efficiency will be achieved.

C1.25 Plant, Equipment Boxes and Lift Over-Run

Outcomes

To achieve the desired future character of the Locality. The bulk and scale of the built form is minimised.

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

To achieve reduction in visual clutter.

The appropriate location and design of noise generating equipment.

RESPONSE

All plant and equipment will be acoustically shielded or located to avoid any acoustic disturbance.

D 9.1 Character as Viewed from a Public Place

Outcomes

D9.3 Building colours and materials

Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised. Damage to existing native vegetation and habitat is minimised.

RESPONSE

The palette of colours and finishes will remain consistent with the existing dwelling.

D9.6 Front building line

Outcomes

Achieve the desired future character of the Locality.

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

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form. Vehicle manoeuvring in a forward direction is facilitated.

To preserve and enhance the rural and bushland character of the locality.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Controls

The minimum front building line shall be in accordance with the following table.

Land	Front Building Line (metres)
All land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living NOT adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road	6.5, or established, whichever is the greater,

RESPONSE

The proposal incorporates the extension of the existing deck fronting Alameda Way by approximately .8 of a metre resulting in a setback to this street frontage of between 4.9 m and 5.3 m.

The resultant structure although marginally breaching the 6.5 m setback control will not result in any streetscape impacts due to the significant vegetated hedge along this frontage which will result in an outcome of a built form that is not visible from the street.

D9.7 Side and rear building line

Outcomes

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimized.

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

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

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

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Vegetation is retained and enhanced to visually reduce the built form. To ensure a landscaped buffer between commercial and residential zones is established.

Controls

The minimum side and rear building line for built structures, including pools and carparks other driveways, fences and retaining walls, shall be in accordance with the following table:

Land	Side and Rear Building Line Setback (metres)
Land zoned R2 Low Density Residential, R3 Medium Density Residential, or E4	2.5 to at least one side; 1.0 for other side
Environmental Living	6.5 rear (other than where the foreshore building line applies)

RESPONSE

The proposal accords with this development control.

D5.7 Building envelope Outcomes

To achieve the desired future character of the Locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

The bulk and scale of the built form is minimized.

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

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

Vegetation is retained and enhanced to visually reduce the built form.

RESPONSE

The proposal is not fully compliant with the Building Envelope Control.

D9.11 Landscaped Area - Environmentally Sensitive Land

Outcomes

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity.

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

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

RESPONSE

The proposal provides for the retention of the existing landscaped area which will result in a built form subservient to the vegetated areas surrounding the subject structure.

D9.13 Construction, Retaining walls, terracing and undercroft areas

Outcomes

To achieve the desired future character of the Locality. To protect and minimize disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography

RESPONSE

Retaining walls are existing and no works were proposed to these retaining walls.

5.0 SECTION 4.15 Evaluation

7.7 Matters for consideration—general

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:

(a) *the provisions of:*

(i) *any environmental planning instrument, and*

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

RESPONSE

The relevant provisions of the PLEP have been addressed in the body of this Statement.

(iii) *any development control plan,*

RESPONSE

The relevant provisions of the Pittwater 21 DCP have been addressed in the body of this Statement.

and

(iiia) *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,*

RESPONSE

No planning agreements apply to the proposal

and

(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

RESPONSE

The relevant regulations have been given due regard in the construction of this Statement.

and

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

RESPONSE

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts

(c) the suitability of the site for the development,

RESPONSE

The subject site, by virtue of its orientation, topography and locality is suitable for the proposal

(d) any submissions made in accordance with this Act or the regulations,

RESPONSE

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

(e) the public interest.

RESPONSE

The proposal endorses the public interest by providing sensitively designed embellishments to outdoor living areas of the subject site in a manner that does not impinge upon the enjoyment of public open space.

(2) Compliance with non-discretionary development standards—development other than complying development

If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority:

(a) is not entitled to take those standards into further consideration in determining the development application, and

(b) must not refuse the application on the ground that the development does not comply with those standards, and

© must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 4.16 is limited accordingly.

(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:

(a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and

(b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard. Note. The application of non-discretionary development standards to complying development is dealt with in section 4.28 (3) and (4).

(3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

© may consider those provisions only in connection with the assessment of that development application. In this subsection, standards include performance criteria.

(4) Consent where an accreditation is in force

A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the regulations.

(5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).

(6) Definitions

In this section: (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and (b) non-discretionary development standards means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

Environmental Planning Instruments

The proposal is a permissible use in the E4 Environmental Living zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the sensitive location of the works.

Impact on the Built Environment.

Scenic qualities – the proposal is consistent with the current and future character of the locality as expressed within the provisions of the Pittwater Local Environmental Plan 2014 and the Warriewood Locality Desired Future Character as expressed within Pittwater 21 Development Control Plan.

Compatibility with adjacent land uses – The proposal is for a residential use,

compatible with surrounding residential uses.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing development, topography and locality is suitable for the proposal.

6.0 CONCLUSION

RESPONSE

The subject proposal has been crafted to endorse the above Outcomes (where relevant) as the proposal -

- will complement the desired future character of the Locality
- will have a visual impact which is secondary to landscaping and vegetation;
- is of high quality and is designed to address the natural context of the area and any natural hazards;
- will not dominate the streetscape and is at human scale;
- will preserve private and public views.

The proposal as submitted has been sensitively crafted to ensure that the disturbance of the subject site is generally limited to the currently disturbed areas.

It has been a central plank of the development to ensure that the proposal is low key in terms of the footprint and also in terms of overall height.

I am of the view that the proposal due to the sensitive crafting is reasonable and subject to relevant conditions of consent, is worthy of approval.

LANCE DOYLE

M.Plan (UTS), B.App Sc. (UWS) MPIA

19th July 2019.

7.0 COMPLIANCE TABLE

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
PITTWATER LOCAL ENVIRONMENTAL PLAN 2014			
Zoning	E4 Environmental Living	Permissible	Yes
4.3 Height of Buildings	8.5 metres above existing ground level	Significantly below the height limit.	Yes
7.2 Earthworks	Ensure that earthworks do not have an adverse impact upon environmental processes and neighbouring uses	Minor cut as site previously excavated	Yes

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
PITTWATER 21 DEVELOPMENT CONTROL PLAN			
Section B General Controls			
B1.3 Heritage Conservation – General	N/A		N/A
B3.1 Landslip Hazard	Geotech Report required	See attached report	Yes
B3.6 Contaminated Land & Potentially Contaminated Land	SEPP 55	Unlikely due to the historical residential uses of the site	Yes
4.22 Preservation of Trees and Bushland	To protect and enhance the urban forest of the Northern Beaches	Landscaping as existing	Yes
B 5.1 Water Management Plan	Effective management of all water and wastewater	Stormwater as existing.	Yes
B5.4 Stormwater Harvesting	Minimise quantity of stormwater runoff	Stormwater as existing	Yes
B5.9 Stormwater Management- Water Quality- other than Low Density Residential	No increase in pollutants discharged with stormwater into the environment	Stormwater as existing	Yes
B5.10 Stormwater Discharge into Public Drainage System	All new development is to have no adverse environmental impact at the discharge location	No increase in impermeable areas	Yes

B5.12 Stormwater Drainage Systems and Natural Watercourses	The integrity of stormwater drainage systems, easements and natural watercourses are maintained.	Stormwater dissipator provided	Yes
B5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)	N/A		N/A
B6.1 Access Driveways and Works on the Public Road Reserve	Safe and convenient access.	No driveway proposed	Yes
B6.2 Internal Driveways	Safe and convenient access	No works to driveway	Yes
B6.3 Off-Street Vehicle Parking Requirements	Two required	Two provided	Yes
B8.1 Construction and Demolition- Excavation and Landfill	Site disturbance is minimised.	Excavation for support posts only.	Yes
B8.2 Construction and Demolition- Erosion and Sediment Management	Sediment and erosion control devices/fencing to be provided	Minimal excavation however sediment control devices will be in place during all works	Yes
B8.3 Construction and Demolition- Waste Minimisation		Waste Management Plan, recycling where possible	Yes
B8.4 Construction and Demolition- Site Fencing and Security		Site to be fenced prior to any works commencing	Yes

B8.5 Construction and Demolition- Works in the Public Domain	N/A		
B8.6 Construction and Demolition- Traffic Management Plan	N/A		Not required
Section C Development Type Controls			
C1.1 Landscaping	60%	<60% but no change to site cover proposed.	No, existing
C1.2 Safety and Security	On-going safety and security of the Pittwater community	Safety incorporated into design	Yes
C1.3 View Sharing	A reasonable sharing of views amongst dwellings. Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. Canopy trees take priority over views	Public and private views protected by the proposal being well below the 8.5m height limit and substantially below the sightlines from adjoining sites.	Yes
C1.4 Solar Access	Residential development is sited and designed to maximise solar access during mid-winter.	3 hours of sunlight to private open space	Yes

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C1.5 Visual Privacy	Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design	Privacy protected by design and spatial separation	Yes
C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited	Acoustic privacy protected by design and spatial separation	Yes
C1.7 Private Open Space	Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants	Generous level areas of private open space are directly accessible from living areas	Yes
C1.12 Waste and Recycling Facilities	Waste and recycling facilities are accessible and convenient, and integrate with the development	Domestic scale only	Yes
C1.13 Pollution Control	Development that does not adversely impact on public health, the environment or other lands		Yes
C1.14 Separately Accessible Structures	N/A		
C1.17 Swimming Pool Safety	Compliance with Swimming Pools Act 1992 and Regulations	Pool surrounds will satisfy the Act	Yes

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C1.23 Eaves	Required	Provided	Yes
C1.24 Public Road Reserve – Landscaping and Infrastructure	N/A		N/A
C1.25 Plant, Equipment Boxes and Lift Over-Run	To achieve the desired future character of the Locality	Plant and equipment will be concealed	Yes
Section D Locality Specific Development Controls			
D 5.1 Character as viewed from a public place	To achieve the desired future character of the Locality	Low key and sensitive to the outcomes of the desired future character	Yes
D 5.2 Scenic Protection -	To achieve the desired future character of the Locality	Low key and sensitive to the outcomes of the desired future character and preserving bushland	Yes
D 5.5 Front building line	6.5 metres	Minor encroachment but not visible from	No
D 5.6 Side and rear building line	1 and 2.5 metres	Existing	Yes
D 5.7 Building Envelope	45 degree angle at boundary		Yes
D 5.10 Landscaped area	60% landscaped area	<60% proposed	No, existing