

# Statement of Environmental Effects

## PROPOSED AWING, DECK AND CARPORT ADDITIONS TO EXISTING DWELLING

Lot 89 DP 1032966  
(No. 4) Lewis Close  
**WARRIEWOOD**

**Prepared For:**  
M Peratta Revilla

**JULY 2021**

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**Complete Planning Solutions Reference**

210163 – Amend 1 – Carport - WARRIEWOOD

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# 1.0 DEVELOPMENT DETAILS & SUITABILITY

## 1.1 Development

The proposed development includes:

- The addition of Awning and Deck and Carport at the side and rear of the dwelling house; and
- The addition of a Carport to the front of the dwelling house.

See attached plans for further details.

## 1.2 Location

Lot 89 DP 1032966 (No. 4) Lewis Close Warriewood. Refer to Figure 1.



*Figure 1:* Locality Map – Map view of Lot 89 DP 1032966 (No. 4) Lewis Close Warriewood

## 1.3 Site Details

The total area of the development site is approximately 600m<sup>2</sup>.

## 1.4 Zoning

The subject site is zoned R3 Medium Density Residential under the provision of the Pittwater Local Environmental Plan, 2014.

## 1.5 Applicant

M Peratta Revilla  
C/- Complete Planning Solutions Pty Ltd.

## 1.6 Owner

The land is currently owned by M Peratta Revilla.

## 1.7 Site Analysis

The subject site currently contains an existing dwelling and associated buildings. Land in the immediate vicinity of the site is occupied by residential housing.

The subject site is not known to be contaminated.



View of Front of Property looking north – Lot t 89 DP 1032966  
(No. 4) Lewis Close Warriewood





*Figure 3:* View of Rear of Property looking south – Lot 89 DP 1032966  
(No. 4) Lewis Close Warriewood

## 1.8 Site Constraints

The subject lot has no known environmental constraints.

## 1.9 Local Facilities

The subject site is within close proximity to Narrabeen CBD areas, convenience stores, schools and recreation facilities. Land use within the immediate locality is of a residential and tourism nature.

## 1.10 Compatibility with Local Area

Lot 89 DP 1032966 is a residential property located in Warriewood consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by existing residential housing.

The proposed development will be consistent with existing residential developments through the use of selected materials while seeking to enhance the overall streetscape. The existing dwelling has been constructed of brick and tile roof. The proposed deck and awning will be constructed of hardwood timber, powder coated aluminium posts and beams and insulated roof sheeting. The proposed carport will be constructed of concrete flooring, powder coated aluminium posts and beams and insulated roof sheeting.

The proposed development will be compatible with the visual setting of the local area. Refer to attached plans for details.

## 1.11 Shape and Size of Allotment

The subject site is a rectangle shaped block located amongst residential developments. The subject site comprises of a total land area of approximately 600m<sup>2</sup>. The subject site is considered to be appropriate for the proposed development.

## 1.12 Current and Previous Uses

The subject site is currently contains an existing dwelling and associated structures.

# 2.0 Planning Objectives

## 2.1.1 Pittwater Local Environmental Plan 2014

The subject site is within R3 Medium Density Residential zone pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

### **1 Objectives of zone**

- 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.

### **2 Permitted without consent**

Home businesses; Home occupations

### **3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Tank-based aquaculture; Veterinary hospitals

### **4 Prohibited**

Pond-based aquaculture; Any other development not specified in item 2 or 3

**The proposed development of Awning, Deck and Carport additions to a Dwelling House is permissible within the zone.**

## 2.1.2 Pittwater 21 Development Control Plan

The aims of the DCP are:

### Environmental Objectives

The environmental objectives of this DCP are to:

- a) conserve and enhance the ecological integrity, biodiversity, wildlife corridors, aquatic habitats, water quality, environmental heritage and environmental significance of Pittwater;
- b) maintain the natural beauty of the area by retaining natural landforms, minimising land excavation and fill, and by minimising erosion, pollution and other forces that may impact on the landscape;
- c) prescribe limits to urban development having regard to the potential impacts of development on the natural environment, natural hazards, and the provision, capacity and management of infrastructure, and
- d) plan, design and site development to achieve the principles of ecologically sustainable development

### Social Objectives

The social objectives of this DCP are to:

- a) meet the social needs of our community and future generations through provision of appropriate balance and mix of land uses and development, including community facilities, open space and services;
- b) promote the provision of accessible, diverse and affordable housing options to cater for the changing housing needs of the community,
- c) plan, design and site development to minimise conflict between land uses and ensure the safety and security of people and property, and
- d) identify and conserve the heritage of the built forms and landscapes of Pittwater.
- e) maintain the village atmosphere of the centres, giving each a distinct identity and the people a sense of belonging.

### Economic Objectives

The economic objectives of this DCP are to:

- a) meet the economic and employment needs of our community and future generations through provision of an appropriate balance and mix of land uses and built forms;
- b) promote a strengthening of the local economic base by providing a range of sustainable employment opportunities that respond to lifestyle choices and technological change, while protecting local amenity, character and environmental values;
- c) encourage attractive and viable commercial areas through quality urban design;
- d) integrate development with transport systems and promote safe and sustainable access opportunities emphasising public transport initiatives, walking and cycling within, to and from the Pittwater local government area, and
- e) encourage appropriate recreational industries which respect the natural attributes and character of Pittwater.

**The proposed development meets the objectives of the DCP.**



## A4.16 Warriewood Valley Locality

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.

**The proposed development is in keeping with the objectives of the DCP.**

DCP 21 – D16.1 – 16.14 Warriewood Valley Locality		
Section	Complies	Details
<p>D16.1 Character as viewed from a public place</p> <p>An analysis of the character of the proposed development as viewed from Public Place(s) demonstrating that the proposal:</p> <ul style="list-style-type: none"> <li>compliments the desired future character of the Locality;</li> <li>has a visual impact which is secondary to landscaping and vegetation, or in</li> <li>commercial areas and the like, is softened by landscaping and vegetation; (En, S, Ec)</li> <li>is of high quality and is designed to address the natural context of the area and any</li> <li>natural hazards; (En, S)</li> <li>does not dominate the streetscape and is at human scale, and, within residential</li> <li>areas, buildings give the appearance of</li> </ul>	<p>Y</p> <p>Y</p> <p>NA</p> <p>Y</p> <p>NA</p> <p>Y</p> <p>Y</p>	<p>Modern materials compliments future character.</p> <p>Visual impact is complemented by landscaping.</p> <p>Quality materials and colours address natural context of the area.</p> <p>Will not dominate the streetscape.</p> <p>Existing two-storey building, the proposed structures do not add to height.</p>

being two-storey maximum; (S) <ul style="list-style-type: none"> <li>ensures parking structures are minimised and secondary to the built form,</li> <li>landscaping and vegetation; (S)</li> <li>provides access to public places and spaces which is clear and defined. (S)</li> </ul>	Y   Y  Y	The existing building is two-storey and the proposal is in proportion to the built form.   Landscaping and Vegetation will be preformed by the owner.  The delineation between private and public spaces is clearly defined.
<b>D16.6 Front building lines</b> Residential Development  All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets. <ul style="list-style-type: none"> <li>Minimum front setback to articulation zone 1.5 metres from front boundary</li> <li>Minimum front setback to garage/ carport 4 metres from front boundary</li> <li>Minimum front setback to dwelling 3 metres from front boundary</li> </ul>	NA  Y  NA	Exceeds minimum front setback at 4.450m
<b>D16.7 Side and rear building lines</b>  Detached dwelling greater than 9m wide and less than 14m wide <ul style="list-style-type: none"> <li>One side: 0.9m and 1.5m for upper level</li> <li>Other side: 0.9m at ground floor and 1.5m for upper level</li> </ul>	Y	Side setback is equal to required distance 900mm. Rear setback is 4.693m.
<b>D16.8 Spatial Separation</b>	NA	Proposal is for non habitable additions
<b>D16.9 Solar access</b>	NA	No impact of overshadowing on neighbouring properties

<p><b>D16.10 Private and Communal Open Space Areas</b></p> <p>Development on lots greater than 14m wide not specified elsewhere in the table.</p> <ul style="list-style-type: none"> <li>• Minimum area of private open space 24m<sup>2</sup></li> <li>• Minimum dimension of private open space in metres – 4m</li> </ul>	NA	Does not change the amount of private open space available to residence
<p><b>D16.11 Form of construction including retaining walls, terracing and undercroft areas</b></p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p>	Y	Timber deck proposed, no cut and fill or retraining walls are required
<p><b>D16.12 Fences</b></p>	NA	Fences are currently established
<p><b>D16.13 Building colours and materials</b></p> <p>A description and explanation of the proposed external colours and materials in terms of minimisation of adverse visual impact demonstrating that the proposal:</p> <ul style="list-style-type: none"> <li>• enhances the visual quality and identity of the streetscape;</li> <li>• utilises colours and materials which harmonise with the natural environment;</li> <li>• minimises the visual prominence of the development.</li> </ul>	Y	<p>The structure will be Monument roofing, post and beams.</p> <p>Decking is a from NewTechWood Colour : Agewood</p> <p>Colour and materials schedule is provided on the plans</p>

Colour and material samples must be submitted.		
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## 3.0 ENVIRONMENTAL IMPACT

### 3.1 Setbacks

The proposed development has been designed to comply with Council's setbacks requirements.

The proposed development includes a carport that has a front setback of 4.450m. The proposed north-western (side) setback of 900mm is within Council's requirements.

The proposed deck and awning additions are a non-habitable room, and has a proposed rear setback of 4.693m. The proposed side setback is in excess of Council's rear setback requirements.

All proposed development setbacks comply with Council's requirements.

### 3.2 Building Height

The existing dwelling is a two-storey house. The proposed development is single storey achieving a maximum height of approximately 2.075m to the roof. The proposed awning ridgeline is lower than the existing dwelling ridgeline.

The height of the proposed development is well within the maximum height of outlined in Pittwater City Council's Development Control Plan.

### 3.3 Acid Sulphate Soils

The subject site has been classified as being Acid Sulphate Soils. An Acid Sulphate Soils Management Plan is attached.

### 3.4 Mine Subsidence

The subject site has NOT been identified as being within a Mine Subsidence District.

### 3.5 Drainage & Flooding

The subject site has been nominated as being subject to flooding. However, as the proposed development is for a non-habitable structure ancillary to the existing development, the instance of flood will not have a negative impact on the proposed development.

### 3.6 Overshadowing and Solar Access

Living areas and external open spaces have been positioned to take advantage of the most desirable solar access available to the property.

Due to the location of the proposal to surrounding development, overshadowing is not perceived to be an issue.

### 3.7 Services

The subject site has access to town water, sewer, electricity and telephone. These services will be supplied as required to the proposed new development.

### 3.8 Stormwater

It is anticipated that stormwater will be directed to the existing drainage system.

### 3.9 Energy Efficiency

The proposed development is for a class 10a building, a BASIX is not required.

### 3.10 Access and Traffic

Access to the subject site is via Lewis Close. Lewis Close is a sealed all weather access road. The proposed development is will not significantly increase local traffic movement with the local area.

To ensure the safety of residents and the general community the proposed development complies with Council's requirement for adequate access and manoeuvrability.

### 3.11 Landscaping

The proposed development is to occur upon an existing residential property. The existing landscaping is considered sufficient. Landscaping is not proposed in this instance.

### 3.12 Vehicle Parking Requirements

The existing development incorporates garage and a proposed carport. The proposed development does not increase the number of bedrooms. The provision of the garage and proposed carport and ample room for stacked carparking meets with Council's vehicle parking requirements.

### 3.13 Visual Privacy

The proposal has strived to ensure the privacy of the residents of the proposed development. Privacy has been achieved by providing appropriate setbacks through the design and layout of the development to help maintain separation and privacy between neighbouring properties.

The existing landscaping on the subject site will further enhance the privacy of residents and adjoining residents.

### 3.14 Acoustic Privacy

Acoustic privacy will be maintained between residents and neighbours through the use of appropriate building materials and the location of external open spaces.

### 3.15 Colour Schedule



An appropriate colour scheme for the development will be adopted to ensure that the proposed residence will complement the existing residence and provide for a unique development that will enhance the overall streetscape.

A schedule of proposed colours and materials is provided as part of the application.

### 3.16 Heritage

The subject site has not been identified as having Aboriginal or European heritage significance. A heritage assessment is not required in this instance.

### 3.17 Flora & Fauna

The site is clear of any significant vegetation within the vicinity of the proposed deck and awning. The installation of the proposed carport will require the removal of an existing garden. The development does not involve the removal of significant trees or native vegetation, and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats.

### 3.18 Bush Fire

The subject site is not located within a bush fire prone area.

### 3.19 Retaining Walls

The proposed development does not involve the construction of retaining walls.

## 4.0 WASTE MANGEMENT

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

**TABLE 1: Site Waste Management Plan**

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site

Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

#### **Construction Waste**

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

#### **General Domestic Waste**

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

## **6.0 CONCLUSION**

This Statement of Environmental Effects has been prepared to address relevant planning issues for the proposed development. The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The subject site is of sufficient size to accommodate such a development;
- The subject site has access to all services of town water, town sewer, electricity and telephone;
- The proposed development will not decrease the residential amenity currently enjoyed by residents of the area;
- The proposed development chosen colours and building materials are sympathy to the environment and the neighbourhood
- The proposed development will occur with minimal land disturbance;
- The proposed development requires minimal vegetation removal;
- The proposed development ensures the privacy of residents of adjacent properties;
- The subject site is not subject to drainage problems.

## **7.0 RECOMMENDATION**

It is recommended that Cessnock City Council grant Development Consent for the proposed development at Lot 89 DP 1032966 (No. 4) Lewis Close Warriewood.

## ACID SULFATE MANAGEMENT PLAN

### Development

The proposed development will involve construction of a patio cover.

### Classification of Acid Sulfate

The subject site has been identified as land which has the potential to produce potential Acid Sulfate Soils (ASS) - Class 5

### Acid Sulfate Soil

Acid sulfate soils (ASS) are widespread along the margins of the NSW coast, in estuarine floodplains and coastal lowlands, including urban areas, farmland, mangrove tidal flats, salt marshes and tea-tree swamps. Disturbance or poor management and use of ASS can generate sulfuric acid and salts. ASS can lower soil and water pH and increase salinity, reducing or precluding vegetation growth and producing soil conditions which may be detrimental to concrete and steel components of structures.

Appropriate planning and management of urban and agricultural land to prevent damage associated with acid sulfate soils is now recognised as an extremely important issue for the NSW coast.

The possibility of locating ASS within the subject site is acknowledged.

### Purpose of Management Plan

- Identify possible areas of concern and sources of ASS affected by construction;
- Evaluate potential environmental impacts associated with construction;
- Provide preventative and control measures during and after construction;

### Recognition of ASS

Contractors need to be able to recognise potential ASS. Some indicators to identify potential ASS are:

- If disturbed, may smell of rotten eggs;
- The presence of Jarosite, usually found as amber-yellow to brown crusts or coatings of minute crystals;
- Monosulfides, appear as a black ooze, can form at the bottom of slow-moving or still waters in ASS-prone areas;
- Stunted or dead vegetation;
- Rust –coloured iron stains and oily-looking water;
- Clear blue-green water body.

Some indicators to identify potential acid sulfate soils (PASS) are:

- Waterlogged ASS may range from dark grey muds to grey sands.

### Minimising Disturbance

It is important to minimise disturbance of ASS for the following reasons:

- Water quality is acceptable at receiving waters;
- Areas of environmental value are protected;
- Property is not detrimentally affected.

Where there is no alternative but to disturb PASS it is suggested that:

- Design and construction methods be employed to minimise exposure to these soils.

## Liming

Sulfuric acid can be neutralised with agricultural lime, but this is too costly for large areas of badly affected land. One technique that has had good results to date is liming of drains so that the sulfuric acid produced in the drain walls is neutralised by the lime as it is washed out. Acid water can also be neutralised by lime.

## Management Principles

The disturbance of ASS should be avoided wherever possible. It is expected that the disturbance of soil for the proposed development will be minimal, even though ASS need to be managed appropriately.

The effective management of ASS will reduce the potential for acid damage and corrosion of surrounding structures and prevent any detrimental effects to the environment.

The following principles should be adopted to combat any potential impact of ASS on the subject site:

- The disturbance of ASS should be avoided wherever possible.
- Where disturbances of ASS is unavoidable, preferred management strategies are:
  - minimisation of disturbance
  - neutralisation
  - hydraulic separation of sulfides either on its own or in conjunction with dredging
  - strategic reburial.
- Stockpiling of untreated ASS above the permanent groundwater table with (or without) containment is not an acceptable long-term management strategy. For example, soils that are to be stockpiled, disposed of, used as fill, placed as temporary or permanent cover on land or in waterways, sold or exported off the treatment site or used in earth bunds, should be treated/managed in a timely manner.
- All excavated materials which need to be stockpiled should be covered to reduce exposure to the weather.
- Neutralisation can be achieved by using agricultural lime. Mix excavated soil material and surfaces with lime at a rate recommended by manufacturer's instructions.
- Reburial location must be one that is permanent.
- When reburying materials precaution should be taken to avoid oxidation.