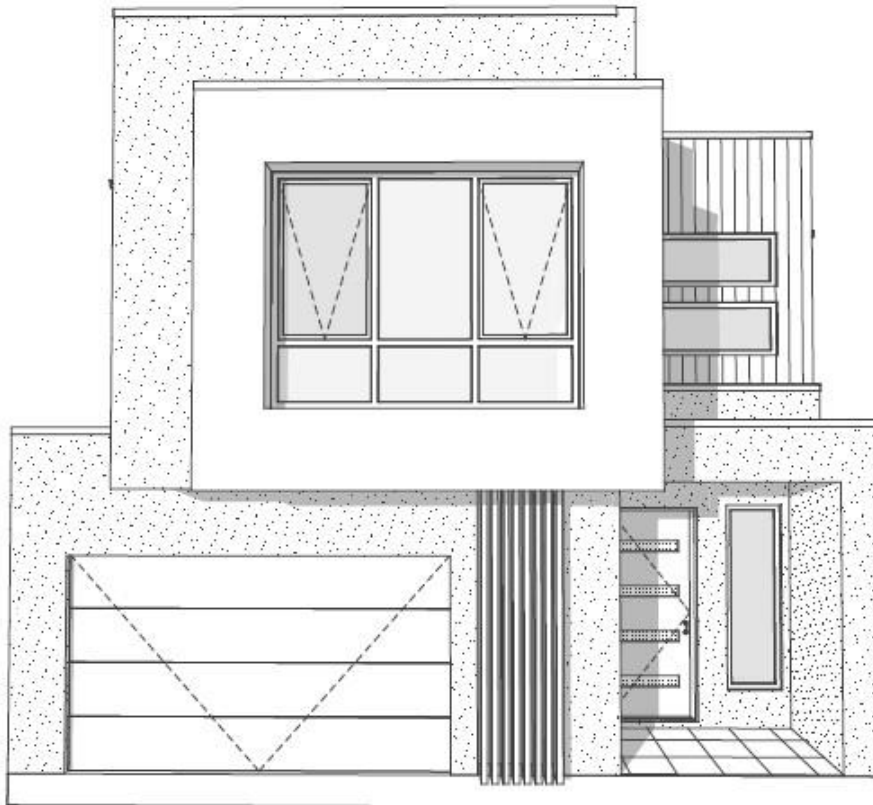




6 RAVEN CIRCUIT WARRIEWOOD

STATEMENT OF ENVIRONMENTAL EFFECTS FOR A DWELLING HOUSE



Report prepared for
Macasa Homes
December 2022

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1. Introduction

1.1 This is a statement of environmental effects for the construction of a new dwelling house at 6 Raven Circuit, Warriewood.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Geotechnical Report prepared by Strutterre Consulting Engineers
- DA Plans prepared by Macasa Homes
- BASIX Certificate prepared by Beca
- Stormwater Plan prepared by Strutterre Consulting Engineers
- Concept Landscape Plan prepared by Macasa Homes

1.4 The proposed development is compliant with the objectives of all Council controls, compatible with surrounding dwellings and will result in an aesthetically pleasing new dwelling on the subject site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The subject site is located on the western side of Raven Circuit, Warriewood, approximately 60 metres north of its intersection with Macpherson Street. It is legally described as Lot 6 DP 271326.
- 2.2** It is, approximately, a rectangular shaped lot, with boundaries of 9.5 metres (east – rear), 9.375 metres (west – Raven Circuit frontage), 27.565 metres (northern side), 28.225 metres (southern side) and has an area of 265m².
- 2.3** The site is generally level, sloping gently to the street frontage. It is currently vacant, forming part of a recent land subdivision. Consent was granted for the subdivision of the site into 22 residential lots and two residue lots pursuant to DA2019/0887 dated 28 July 2020 and Mod2021/0654 dated 9 February 2022.
- 2.4** The property is surrounded by detached residential dwellings, vacant lots, or lots with dwellings under construction. It is located in close proximity to shops and services in Warriewood to the south and on Pittwater Road.



Figure 1. The site and its immediate surrounds

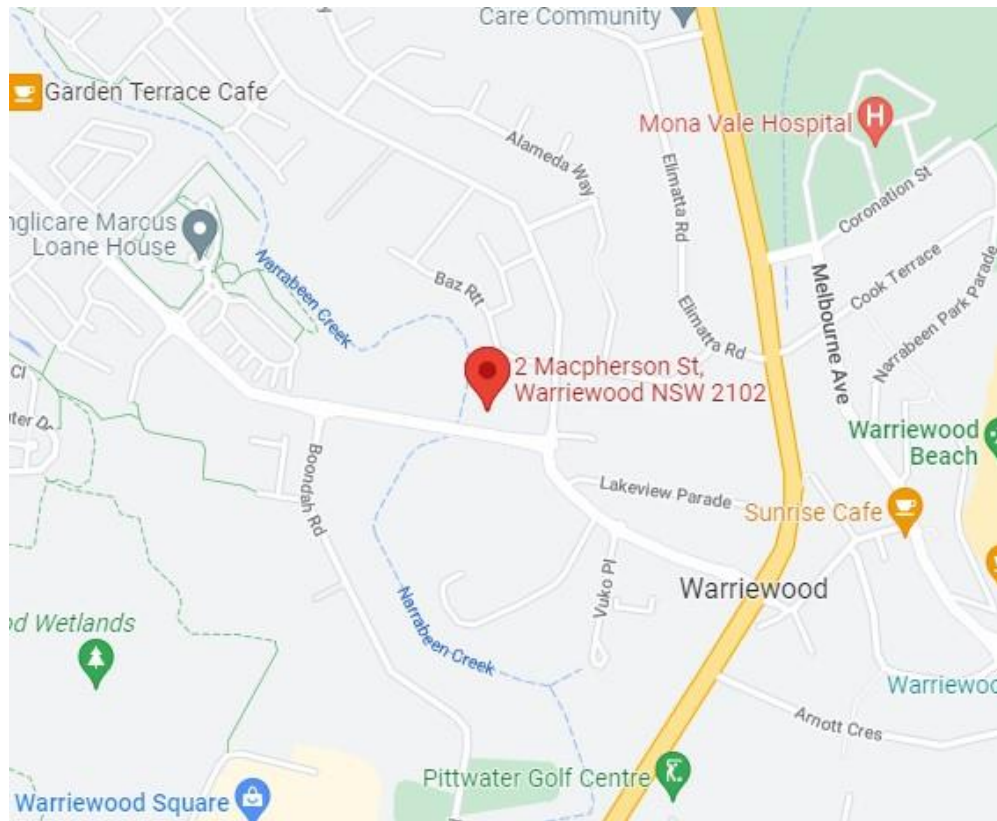


Figure 2. The site within the locality

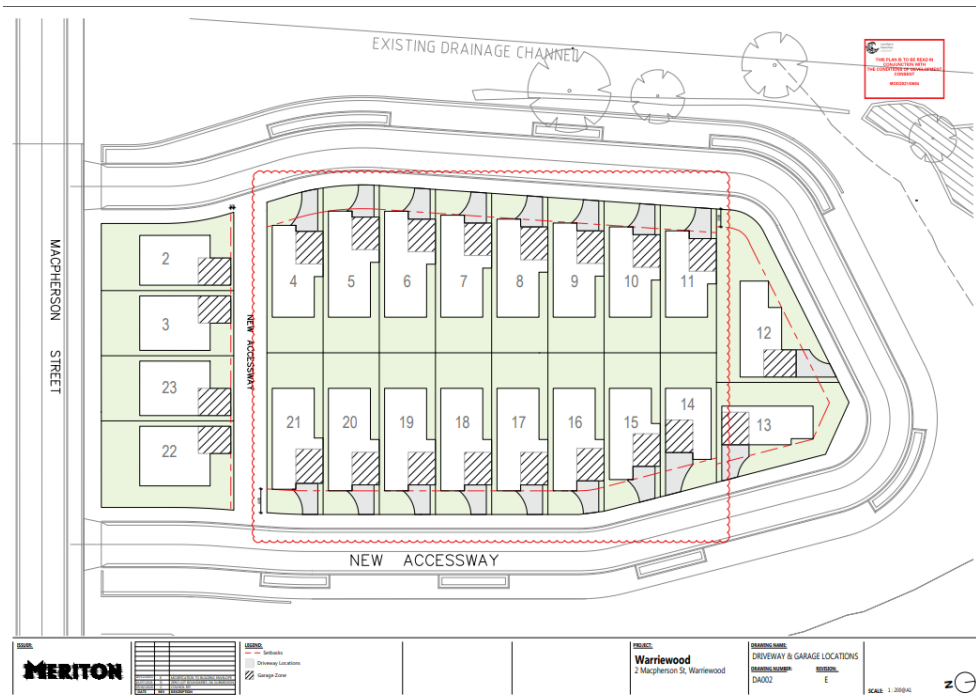


Figure 3. Image of the approved 22 lot subdivision

3. Site Photos



Figure 4: The subject site, looking east from Raven Circuit



Figure 5: The site viewed from the rear looking west

4. Proposed Development

- 4.1** The proposed development is for the construction of a new, 2 storey, 4 bedroom dwelling house on the subject site.
- 4.2** The new dwelling house has been designed to complement the site and minimise impacts on the surrounding environment. It will present as a complementary and aesthetically pleasing addition to Raven Circuit.
- 4.3** The proposed dwelling will be made up as follows:

Ground Floor

- Single garage with panel lift door and storage,
- Porch and entry foyer,
- Staircase to access the first floor,
- WC,
- Laundry,
- Kitchen with walk-in pantry,
- Open plan living/dining room.

First floor

- Rumpus,
- Staircase to access the ground floor,
- Master bedroom with WIR and ensuite,
- Hallway,
- Bedrooms 2, 3 & 4 with built-in robes,
- Bathroom.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

This chapter aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as no tree removal is proposed.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site forms part of a recent subdivision, approved for residential use. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the proposed residential land use.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned R3 Medium Density Residential pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed development is a permissible use in the R3 zone which permits dwelling houses with development consent.



Figure 6: Extract from Pittwater LEP 2014 Zoning Map

Minimum Lot Size

The site is not mapped with a minimum lot size under this clause.

Height of Buildings

The subject site is mapped with a maximum building height of 8.5 metres. The development proposes a compliant maximum height of 7.353 metres.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Heritage Conservation

The site is not a heritage item, is not located in close proximity to a heritage item and is not located within a heritage conservation area.

Warriewood Valley Release Area

The subject site is located within the Warriewood Valley urban release area (buffer area 1k). The development remains consistent with density controls for the locality as it proposes a single dwelling on a single residential lot.

In addition, before granting development consent, the consent authority must consider the following:

- (a) opportunities for rehabilitation of aquatic and riparian vegetation, habitats and ecosystems within creek line corridors,*
- (b) the water quality and flows within creek line corridors,*
- (c) the stability of the bed, shore, and banks of any watercourse within creek line corridors.*

Comment

The subject site will have no impact aquatic and riparian vegetation, habitats and ecosystems, water quality and flows or the stability of the bed, shore, and banks of any watercourse as it is not located within a creek line corridor.

Acid Sulfate Soils

The site is nominated as Class 3 Acid Sulfate soils. The proposed works are minor and are not likely to lower the water table more than 1 metre below the natural ground surface.

Earthworks

Minor earthworks are proposed for footings and piercing, with construction requirements provided in the attached geotechnical report. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Essential services

All essential services are available to the subject site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Section A Shaping Development in Pittwater

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social, and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

A4 Localities

Warriewood Valley Locality

The subject site is located within the Warriewood Valley Locality.

Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land known as "Stage 1 Release" and land identified as the Warriewood Valley Release Area.

The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant (known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares.

Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household).

Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creekline corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities.

Stage 1 Release, has a residential component and a business/industrial component. The residential area is characterised by two storey residential attached dwellings with the area fully developed. The industrial/business area is defined by up to three storey large complexes that generally contain

smaller units. The majority of the business/industrial zoned land has been developed with some smaller parcels still to be developed in the northern industrial area.

The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.

Warriewood Valley is affected by various hazards and contains heavily vegetated areas, threatened species, or areas of natural environmental significance, which are identified on various maps within the Pittwater LEP 2014.

A number of identified heritage items are located in Warriewood Valley.

The proposed development has been designed taking into consideration the adopted planning strategy for the area and remains consistent with the characterised developed in the locality.

The development is located on an approved residential lot and will not impact upon the surrounding natural environment. The natural hazard of acid sulfate soils can be effectively mitigated to permit the development to proceed. There are no heritage items within the vicinity of the site.

Section B General Controls

The Warriewood Valley locality is excluded from a number of controls in this section.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B3 Hazard Controls

Landslip Hazard

The subject site is not identified as a geotechnical hazard zone.

Bushfire Hazard

The subject site is not mapped as bushfire prone land.

Coastline (Beach) Hazard

The site is not mapped as Coastline (Beach) Hazard

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has not previously been developed.

Estuarine Hazard

The site is not mapped as Estuarine Hazard.

Flood prone land

The site is not located within a flood prone zone, although it is noted it was prior to the subdivision works being constructed.

B4 Controls relating to the natural environment

The proposed development will have a minimal and appropriate impact on the natural environment, as it is located within a vacant and recently subdivided residential lot.

B6 Access and parking

The DCP requires a carparking rate of 2 spaces for a dwelling with 2 bedrooms or more. The development provides a compliant single garage to the dwelling with stacked space in front, as required for a lot of this width.

B8 Site works and management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Minimal earthworks are proposed to prepare the site for construction and appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Development Type Controls

The Warriewood Valley locality is excluded from a number of controls in this section.

Design Criteria for Residential Development

View Sharing

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the construction process with details provided in the accompanying Waste Management Plan. The new dwelling provides compliant waste storage areas within garage area, with waste collected by Council regular service.

Section D – Warriewood Valley Locality

The site is located in the Warriewood Valley locality.

Character as viewed from a public place

Presentation to a public place

The proposed dwelling presents to Raven Circuit and is an appropriate architectural design for the locality. It incorporates design elements including articulation, a protruding upper level façade, windows and a combination of building materials to provide architectural interest. The front setback provides appropriate and complementary landscaping.

Building function is expressed by the inclusion of a pedestrian entry feature, including a path, and a front entry feature and the street frontage incorporates compliant articulation, resulting in an appropriate bulk and scale.

Concealment of building plant or communications equipment, services and servicing areas

All services and equipment are concealed from public view.

Parking structures presentation

The development incorporates a single garage with stacked space in front into the dwelling design. The DCP requires a maximum garage door width of 6 metres or

40% of the lot width (whichever is lesser), which equates to 3.8 metres for the lot width of 9.5 metres. The development proposes a compliant garage door width of 3.73 metres.

Water Management for Individual Allotments

The subject site is mapped as Buffer Area 1m on the Pittwater LEP 2014 Urban Release Area Map.

Rainwater from the dwelling will be detained in the proposed 3000 litre rainwater tank, for reuse onsite. Tank overflow and surface stormwater will be connected to the kerb and gutter drainage infrastructure in Raven Circuit, with full details provided in the attached stormwater management plan.

Landscaped Area for Newly Created Individual Allotments

The DCP requires a minimum landscaped area of 35% (min dimensions 4 metres) for lots with a width of 9-14 metres, which is equivalent to 2.75m² for the site area of 265m². The development proposes a compliant landscaped area of 93.1m² or 35.1%.

Full details of landscaping are provided in the attached landscape plan.

Front Building Lines

The DCP requires a minimum front setback of 3 metres to the dwelling and 4 metres to the garage. The development proposes compliant front setbacks of 4.69 metres to the first floor of the dwelling and 5.5 metres to the ground floor garage.

This setback is provided to allow for a stacked space in front of the single garage as is preferred by the DCP for a lot of this width.

Side and Rear Building Lines

The subject site has a width of 9.5 metres and the housing typology proposed is a zero-lot line dwelling. As such the DCP requires the following side setbacks:

Control	Proposed	Compliant
One side: 0m at ground floor for a maximum wall length of 13m*.	0.05m to the garage (north) for a length of 8.27 metres.	Yes
The remaining portion of the ground floor dwelling is to setback 0.9m.	1.39m (north) for the remaining ground floor.	Yes
The upper level is to be setback 1.5m.	1.5m (north)	Yes
Other side: 0.9m	1.05m (south)	Yes

A rear building line of 4 metres (ground floor) and 6 metres (first floor) is required by the DCP. The development proposes compliant rear building lines of 6.195 metres.

Solar Access

The principal living area windows and the private open space of adjoining dwellings are required to receive a minimum of 2 hours of sunlight between 9am and 3pm on June 21 by the DCP.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in shadowing to the front and side portion of the vacant lot at 5 Raven Circuit at 9, 10 and 11.

12pm – The development will result in shadowing to the centre portion of the vacant lot at 5 Raven Circuit at midday.

3pm – The development will result in shadowing to the rear portion of the vacant lot at 5 Raven Circuit post 1pm.

It is concluded that the future rear yard private open space at 5 Raven Circuit can achieve compliant solar access from 9am until midday which is considered reasonable for a southern neighbour.

Private and Communal Open Space Areas

A minimum private open space area of 20m² (minimum dimensions of 4 metres) is required for lots with a width of 9-14 metres by the DCP.

The development nominates a compliant area of private open space in the rear yard for the enjoyment of the residents.

Form of construction including retaining walls, terracing and undercroft areas

No retaining walls, terracing or undercroft areas proposed.

Fences

New side and rear boundary fencing is proposed.

Building colours and materials

The proposed building materials include metal roof sheeting in shale grey, Hebel walls and side cladding in weathergrove natural and feature walls rendered in Basalt. More details are provided in the attached materials and finishes schedule.

All materials and finishes are complementary to the coastal and residential surrounds and are consistent with a modern finish.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	Not identified	265m ²	Yes
Building Height	8.5m	7.381m	Yes
Floor Space Ratio	Not identified	-	-
Pittwater 21 DCP 2014			
Parking	2 spaces	2 spaces	Yes
Garage width	3.8m (40% of lot width)	3.73m	Yes
Landscaped Area	35%	35.1%	Yes
Front Building Line	3m to dwelling and 4m to garage.	4.69m to dwelling and 5.5m to garage.	Yes
Side Building Line	<u>One side</u> 0m (max length 13m), then 0.9m ground floor	0.05m to garage for 8.27m, then 1.39m (north)	Yes
	1.5m first floor	1.5m (north)	Yes
	<u>Other side</u> 0.9m	1.05 metres (south)	Yes
Rear Building Line	4m ground floor 6m first floor	6.195m	Yes Yes
Solar Access	2 hours sunlight to windows of principal living areas and POS of adjoining properties between 9am and 3pm on June 21.	Compliant.	Yes
Private Open Space	20m ² with minimum 4m width.	>20m ²	Yes

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density, and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed dwelling has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport, and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact as the site is vacant land.

Waste

There will be no impact.

Natural hazards

The natural hazard of acid sulfate soils can be effectively mitigated.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposed development fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures, compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed dwelling house.

7.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for the construction of a new dwelling house at 6 Raven Circuit, Warriewood, is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.