

KN PLANNING PTY LIMITED

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR HORSE ARENA, HORSE STABLES,
DAY YARDS AND PADDOCKS AND ALTERATIONS AND ADDITIONS
TO AN EXISTING SINGLE STOREY DWELLING**

**113 ORCHARD STREET
WARRIEWOOD**

**Prepared by
KN Planning Pty Limited**

June 2020

Ref: KN482

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1. INTRODUCTION

This report has been prepared to accompany a development application for alterations and additions to an existing single storey timber dwelling, the erection of a horse arena and stables at 113 Orchard Street, Warriewood.

Plans, elevations and sections of the proposed development have been prepared by Tony McLain Architect for the applicant and owner, Ms Jill Hunter.

This report should be read in conjunction with the following specialist consultant reports, namely:-

- Bushfire Risk Assessment Report prepared by Bushfire Planning and Design;
- Bushfire Risk Assessment Certificate dated 26 May 2020;
- Geotechnical Investigation/Landslide Risk Appraisal Report prepared by Davies Geotechnical Consulting Engineers dated 8 June 2020;
- Flora and Fauna Assessment Report prepared by Kingfisher Urban Ecology and Wetlands dated May 2020;
- On-Site Waste Water Management Report prepared by Envirotech Environmental and Engineering Consultancy Services;
- Arboricultural Impact Assessment Statement prepared by Ecological Consultants Pty Limited dated 12 May 2020; and
- Cost Summary Report.

The purpose of this report is to present a Statement of Environmental Effects in support of the development application and to that end the report:-

- describes the site and context;
- sets out the planning controls applying to the site;
- sets out details of the proposed development;
- assesses the key planning considerations associated with the proposed development; and
- presents a summary assessment of the development application in terms of the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

2. SITE AND CONTEXT

2.1 Site Details

The subject site is located in the Warriewood Valley on the western side of Orchard Street, approximately 300 metres north of the cul-de-sac (Figure 2.1).

The site, known as 113 Orchard Street, is Lot 6 in DP 749791 and is generally rectangular in shape with frontage to Orchard Street and rear boundary of 82.2 metres and side boundaries of 114.78 metres (north) and 116.81 metres (south). The site is burdened by an Easement for Right of Carriageway and Right of Services.

The site has an area of 9766 square metres.

The site is steeply sloping with a fall from the rear to the street in the order of 40 metres, as detailed on the Plan of Survey at Figure 2.2.

The rear of the site is densely vegetated and is occupied by a single storey detached weatherboard cottage setback approximately 25 metres from the street frontage.

2.2 Context

The subject site adjoins the residential suburb of Warriewood (Figure 2.3).

The surrounding development comprises:-

to the north:	single dwelling on 1 hectare bushland allotment (115 Orchard Street)
further to the north:	large lot residential subdivision off Orchard Street and Fern Creek Road
to the east:	single and 2-storey detached dwellings (47-55 and 109 Orchard Street)
further to the east:	residential suburb of Warriewood Valley
to the south:	large lot residential subdivision (111 and 111A Orchard Street)
further to the south:	residential subdivision south of Mullet Creek
to the west:	bushland reserve
further to the west:	large lot subdivision of Ingleside including intensive gardening and horticulture

Orchard Street is a private road providing 2-way access to residential properties fronting the street and which culminates in a cul-de-sac approximately 300 metres south of the subject site.

Photographs of the site and surrounding development are at **Appendix 1**.

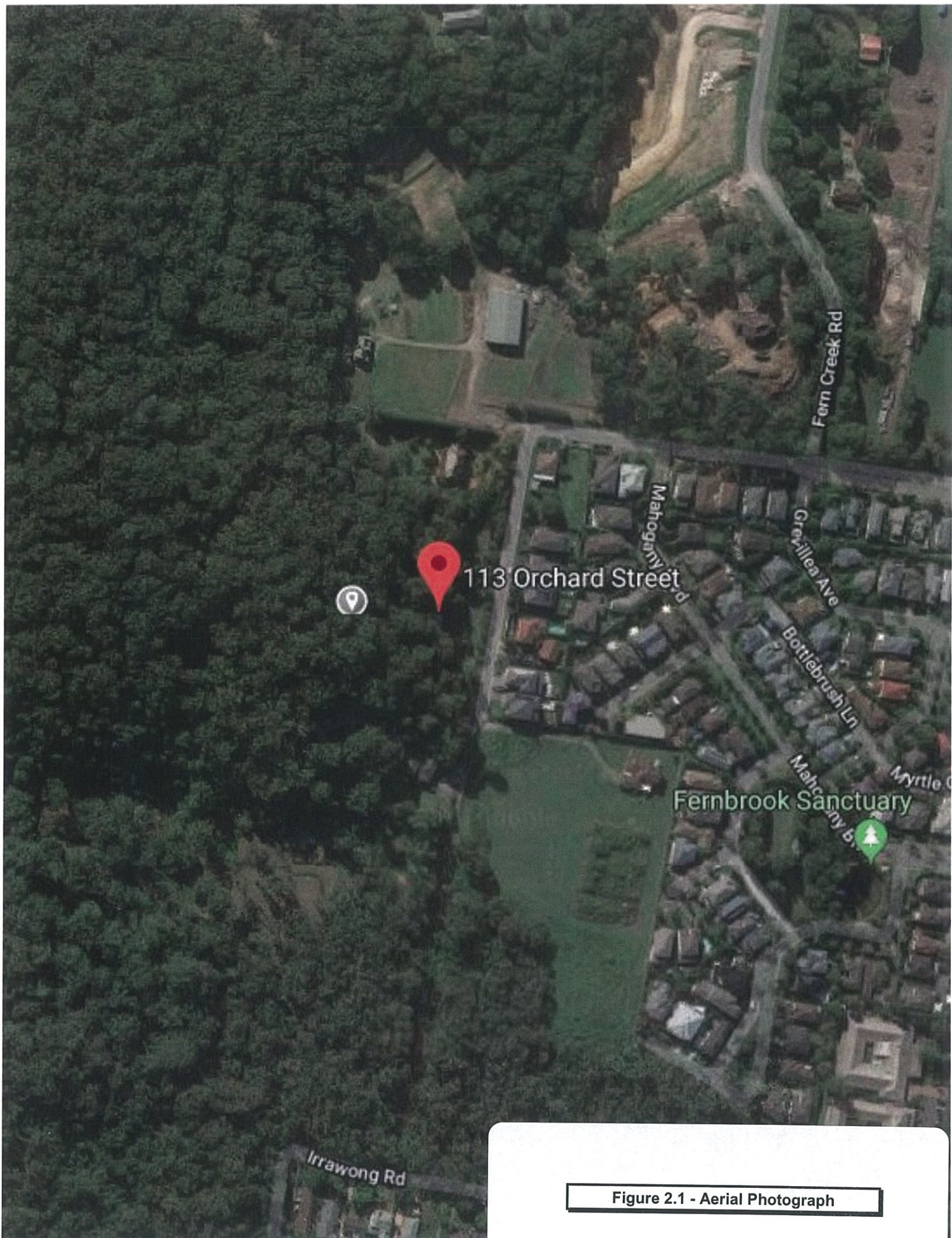


Figure 2.1 - Aerial Photograph



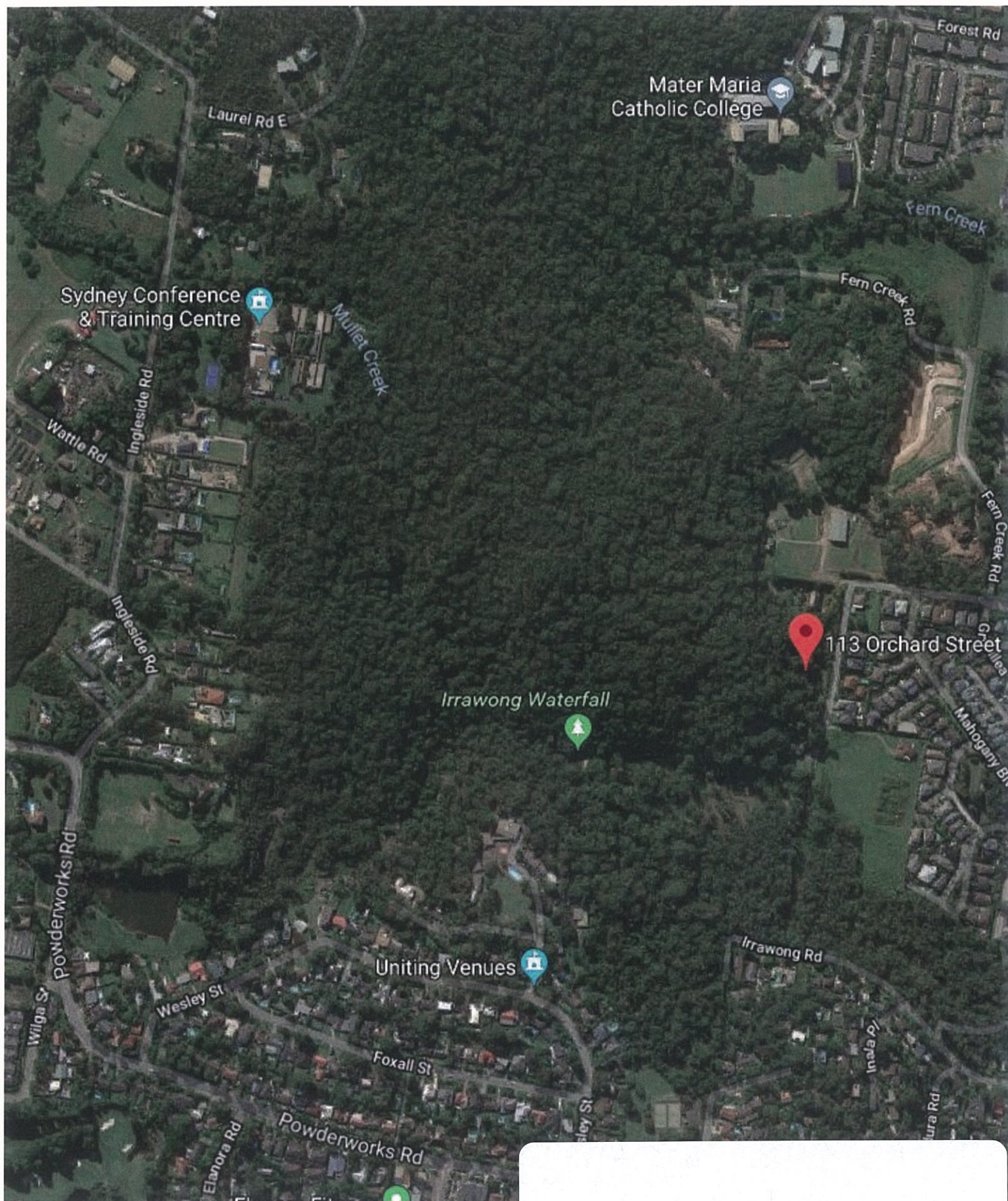


Figure 2.3 - Aerial photograph of Warriewood locality

3. PLANNING FRAMEWORK

The subject site falls within the RU2 Rural Landscape zone under the Pittwater Local Environmental Plan 2014 (Figure 3.1).

The following table indicates objectives and permissible uses within the RU2 zone, namely:-

"Zone RU2 Rural Landscape

1. Objective of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Extensive agriculture; Home businesses; Home occupations

3. Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres; Home-based child care; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals

4. Prohibited

Any other development not specified in item 2 or 3."

The proposed development on the site for the erection of stables and day yards for four (4) horses, the construction of a horse arena and alterations and additions to an existing dwelling are permissible with consent within the RU2 zone.

The horse stables and horse arena uses fall within the definition for "animal boarding or training establishment", namely:-

"animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital."

Relevant provisions in the Pittwater LEP 2014 are:-

- 4.3 Height of Buildings – 8.5 metres (Figure 3.2)
- 7.2 Earthworks
- 7.6 Biodiversity (Figure 3.3)
- 7.7 Geotechnical Hazards (Figure 3.4)

The site is within a designated bushfire prone area under the Pittwater Bushfire Prone Map 2013 (Figure 3.5).

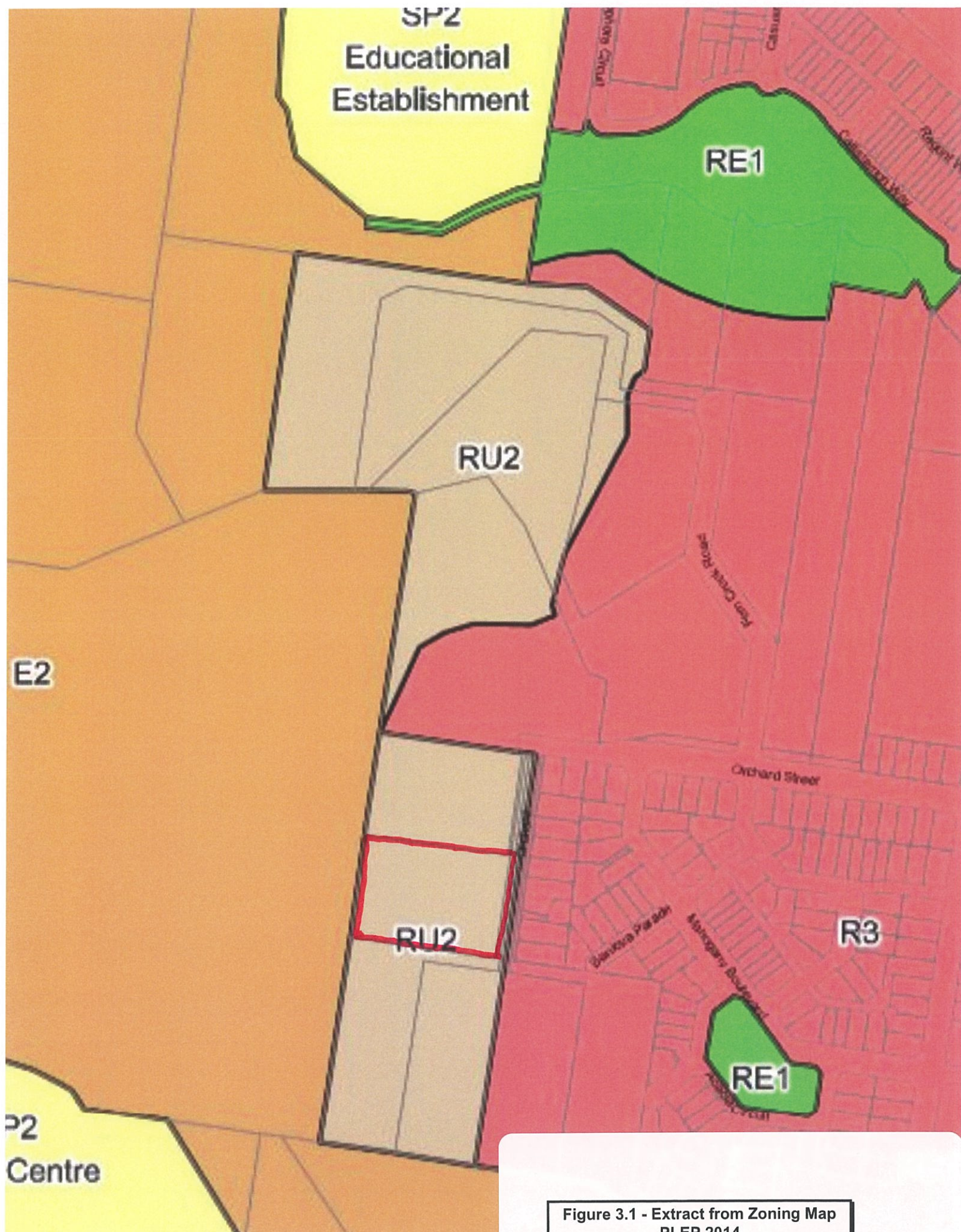




Figure 3.2 - Extract from Biodiversity Map PLEP 2014

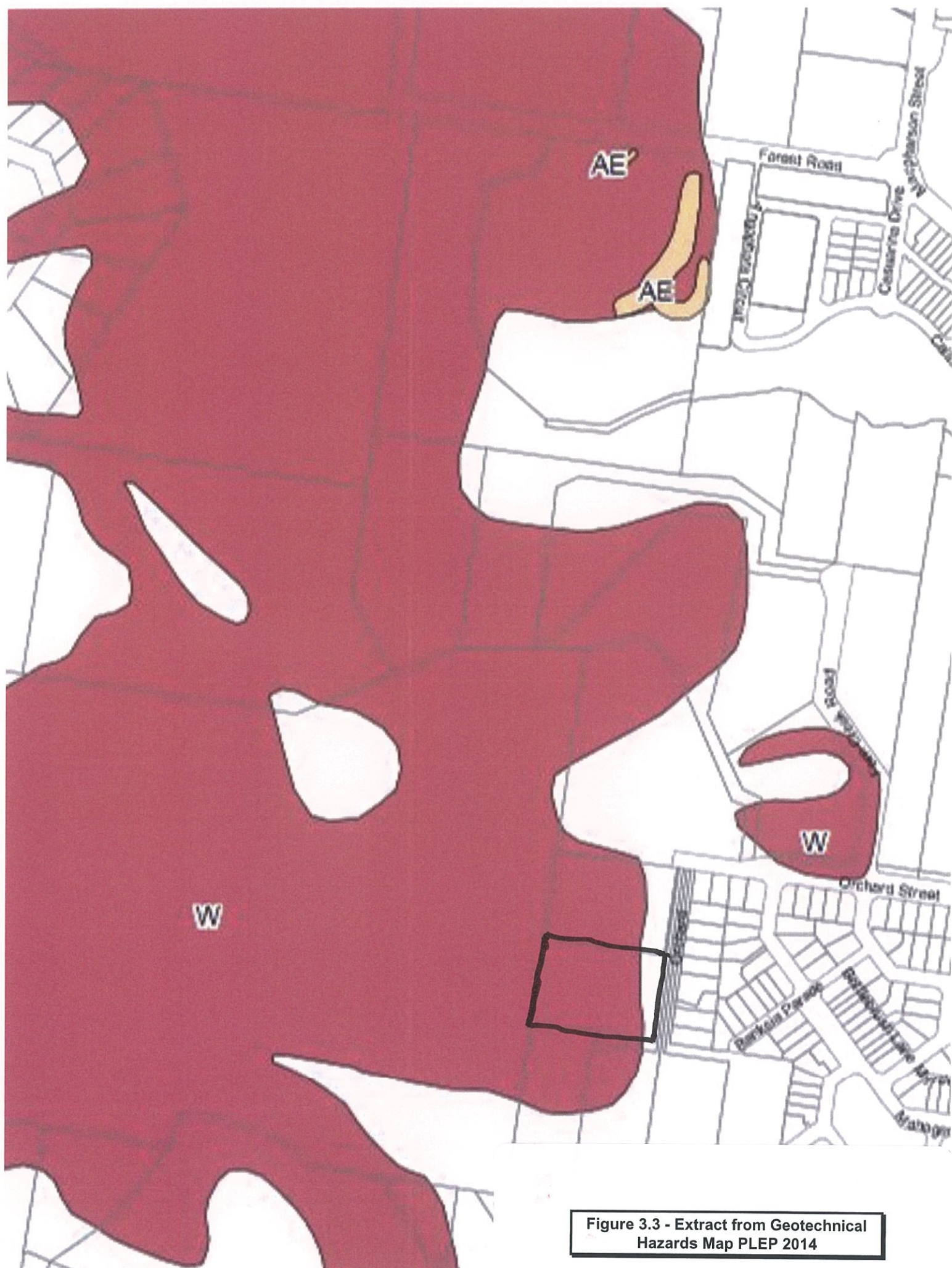


Figure 3.3 - Extract from Geotechnical Hazards Map PLEP 2014

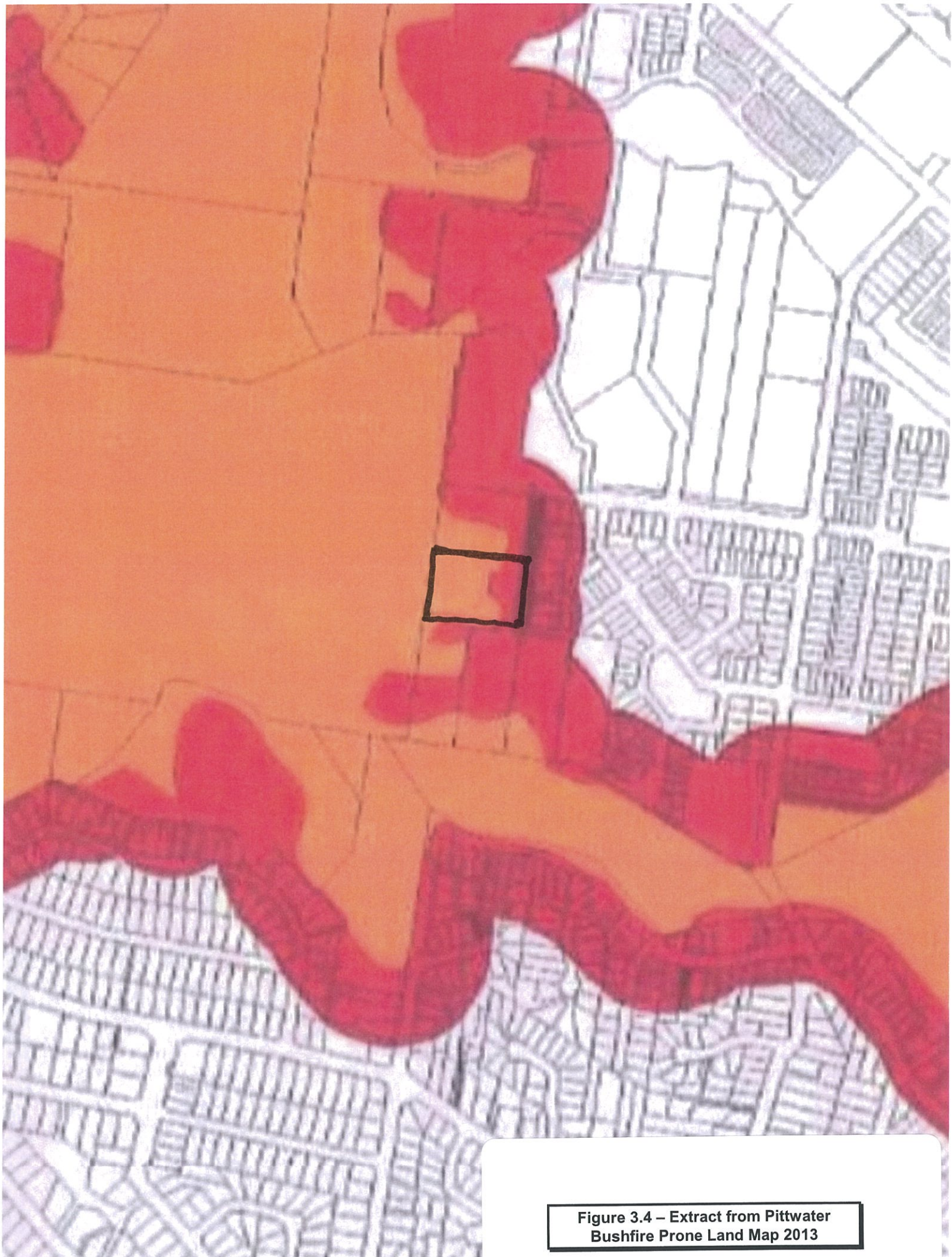


Figure 3.4 – Extract from Pittwater Bushfire Prone Land Map 2013

The provisions in Pittwater DCP 21 also apply to the proposed development. Relevant controls are:-

- B General Controls
 - B3.1 Landslip Hazard
 - B3.2 Bushfire Hazard
 - B4.6 Wildlife Corridors
 - B5.1 Water Management Plan
 - B6.1 Access Driveways and Works on the Public Road Reserve
 - B6.2 Internal Driveways
 - B8.1 Construction and Demolition – Excavation
- C Development Type Controls
 - C1 Design for Residential Development
 - C5 Design Criteria for Other Development
- D Locality Specific Development Controls
 - D16 Warriewood Valley Locality

SEPP (BASIX) 2004 applies to the proposed alterations and additions to the existing detached dwelling.

A comprehensive assessment of the proposal against the abovementioned planning controls is embodied in Section 5.1 of this report.

4. PROPOSED DEVELOPMENT

The proposed development seeks consent for the construction of a horse arena, stabling for four (4) horses and associated day yards and paddocks, earthworks, landscaping and internal road at 113 Orchard Street, Warriewood. The proposal also includes alterations and additions to an existing single storey detached timber dwelling.

Plans, elevations and sections of the proposed development prepared by Tony McLain Architect are at **Appendix 2**.

The proposed development comprises:-

Horse Arena (RL 24.70):	<p>A fenced horse arena (50 x 18 metres) located between the street frontage and the existing dwelling.</p> <p>Existing planting along the street frontage will be supplemented by substantial planting proposed along the area between the horse arena and the street frontage, as indicated on the Street Elevation on Drawing DA04/E and the Landscape Plan at DA08/E at Appendix 2.</p> <p>An internal driveway off Orchard Street provides access to the dwelling, horse arena and stables. Six (6) car parking spaces are proposed proximate to the arena and dwelling.</p>
Additions to Dwelling (RL 29.93):	<p>Involves an attached single storey weatherboard pavilion comprising two bedrooms and a bathroom/WC, accessed by an enclosed walkway from the existing dwelling at RL 29.03.</p>
Horse Stables (RL 30.30):	<p>Four (4) stables and day yards and associated storage rooms on elevated structures; internal driveway provides access to the stables area.</p>
Top Paddocks (RL 36.25-39.25):	<p>Four (4) fenced (1800mm high) horse paddocks, 15m x 9m, at grade each with an open shelter.</p>

A copy of the Landscape Plan is at **Appendix 3**.

A BASIX Certificate for the additions to the dwelling is at **Appendix 4**.

No Shadow Diagrams are provided given the location of the proposed works relative to side boundaries and street frontage.

5. KEY PLANNING CONSIDERATIONS

5.1 Compliance Assessment

Pittwater LEP 2014

The site is zoned RU2 Rural Landscape under the Pittwater LEP 2014 (PLEP).

The proposed development falls within the definition of “dwelling” and “animal boarding or training establishment” which are permissible with consent in the RU2 zone.

The proposal satisfies the relevant objectives of the RU2 zone in the following terms:-

- “• *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*”

The proposed horse arena and stabling facility for four (4) horses associated with the existing dwelling on the 1 hectare site is consistent with the primary industry role of the site and compatible with the purpose of the zone.

- “• *To maintain the rural landscape character of the land.*”

The retention of natural bush and trees within the site and on the ridge at the rear of the site and proposed complementary landscaping will maintain the rural/bushland landscape of the locality.

- “• *To provide for a range of compatible land uses, including extensive agriculture.*”

Horse accommodation and arena is compatible with RU2 zone purpose.

- “• *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*”

The proposed uses will not unreasonably increase the demand for public resources.

- “• *To minimise conflict between land uses within this zone and land uses within adjoining zones.*”

The physical separation distances of the horse stables and day yards from adjoining large lot residential sites to the north and south of the subject site and the suburban residential development opposite the site to the east will ensure that there are not adverse amenity impacts on adjoining residential properties.

The proposed alterations and additions to the existing dwelling satisfy the building height standard of 8.5 metres under Clause 4.3 of the PLEP.

Clause 4.4 – Floor Space Ratio does not apply to the subject site.

The subject site is not identified as a heritage item, is not within a heritage conservation area nor proximate to a heritage item, thus Clause 5.10 Heritage Conservation is not relevant to the development application.

The proposal is subject to the provisions in Clause 7.2 Earthworks, namely:-

7.2 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.*
- (2) *Development consent is required for earthworks unless:*
 - (a) *the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*

- (b) *the earthworks are ancillary to development that is permitted without consent under the Plan or to development for which development consent has been given.*
- (3) *In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:*
 - (a) *the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
 - (b) *the effect of the development on the likely future use or redevelopment of the land,*
 - (c) *the quality of the fill or the soil to be excavated, or both,*
 - (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
 - (e) *the source of any fill material and the destination of any excavated material,*
 - (f) *the likelihood of disturbing relics,*
 - (g) *the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
 - (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,*
 - (i) *the proximity to and potential for adverse impacts on any heritage item, archaeological site or heritage conservation area.*
- (4) *In this clause:*
***environmentally sensitive area** has the same meaning as environmentally sensitive area for exempt or complying development in clause 3.3.*

The extent of cut and fill is largely related to the proposed horse arena and the addition to the dwelling, with total volume of excavated material being 858m³ and total fill being 1525m³, as detailed on Drawing DA09/E at **Appendix 2**.

The proposed earthworks have been designed in accordance with the recommendations embodied in the Geotechnical Investigation/Landslide Risk Appraisal Report prepared by Davies Geotechnical Consulting Engineers lodged with the development application under separate cover.

The recommendations and conclusions in the Davies Geotechnical report are at Section 5.4 of this report.

The proposal satisfies the relevant provisions under Clause 7.2 of the PLEP.

The subject site falls within the Biodiversity Map and thus Clause 7.6 of the PLEP applies, namely:-

"7.6 Biodiversity

- (1) *The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:*
 - (a) *protecting native fauna and flora, and*
 - (b) *protecting the ecological processes necessary for their continued existence, and*
 - (c) *encouraging the conservation and recovery of native fauna and flora and their habitats.*
- (2) *This clause applies to land identified as "Biodiversity" on the Biodiversity Map.*
- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
 - (a) *whether the development is likely to have:*
 - (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*

- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
- (b) 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 the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives – the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised – the development will be managed to mitigate that impact.”

The proposed development will result in the removal of 30 trees that lie within or proximate to the development footprint of the horse stables, day yards and horse arena. Of the 30 trees:-

- two (2) are *Livistonia australis* Cabbage palms that are recommended to be transplanted and retained;
- two (2) are exempt species under the TPO; and
- four (4) trees (5, 6, 147 and 167) are in significant decline and are recommended for removal,

as detailed in the Arboricultural Impact Assessment Statement prepared by Vicki Beecher, Consulting Arborist, lodged with the application under separate cover. Appendix 2 to the report indicates tree to be removed and retained and is at Figure 5.1 of this report. The conclusions and recommendations embodied in the Arborist Report are at Section 5.5 of this report.

A Flora and Fauna Assessment Report prepared by Kingfisher Urban Ecology and Wetlands, lodged with the application under separate cover, embodies recommended mitigation measures which are detailed in Section 5.6 of this report.

The Arboricultural Report and the Flora and Fauna Report concludes that the proposed development will not have an adverse impact on the biodiversity values of the site and locality and therefore satisfies the provisions under Clause 7.6 of the Pittwater LEP 2014.

The subject site falls within the Geotechnical Hazards Map and thus Clause 7.7 of the PLEP applies, namely:-

“7.7. 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 layout, including access,
 - (b) the development’s design and construction methods,
 - (c) the amount of cut and fill that will be required for the development,



Figure 5.1 – Tree Retention and Removal Plan (Source- Appendix 2 Arboricultural Impact Assessment Statement)

- (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."*

The Geotechnical Investigation/Landslide Risk Appraisal Report prepared by Davies Geotechnical Consulting Engineers has been lodged with the development application under separate cover. The report embodies a completed Geotechnical Risk Management Policy for Pittwater Form No 1 and Form 1(a) and the recommendations embodied in the report are detailed at Section 5.4 of this report.

The proposal satisfies the relevant provisions under Clause 7.7 of the Pittwater LEP 2014.

The proposal satisfies the relevant provisions under the Pittwater LEP 2014.

Pittwater DCP 21

The subject site falls within the Warriewood Valley Locality under Section D16 of the Pittwater DCP 21.

The proposal satisfies the relevant provisions in Pittwater DCP 21 as detailed below:-

B3.1 - Landslip Hazard: The report prepared by Davies Geotechnical includes completed Forms 1 and 1(a) of the Pittwater Geotechnical Risk Management Policy. The details in the report and recommendations satisfy the controls under B3.1.

B3.2 - Bushfire Hazard: The subject site is within a designated bushfire prone area under the Pittwater Bushfire Prone Map 201. A Bushfire Risk Assessment Report and a Bushfire Risk Assessment Certificate have been prepared by BPAD Bushfire Planning and Design and lodged with the application under separate cover.

The report and certificate satisfy the requirements under B3.2 of DCP 21.

B4.6 - Wildlife Corridors: The proposed development satisfies the relevant outcomes and controls under B4.6, as detailed in the Flora and Fauna Assessment Report prepared by Kingfisher Urban Ecology and Wetlands lodged with the application under separate cover.

B5.1 - Water Management Plan: The proposed development satisfies the relevant outcomes and controls embodied in B5.1 of the DCP, as detailed in the On-Site Waste Water Management Report prepared by Envirotech Environmental and Engineering Consultancy Services lodged with the application under separate cover.

B6.1 - Access Driveways and Works on the Public Road Reserve: As the road providing frontage and access to the subject site is a private road, there will be no works proposed in the public road reserve. The existing access driveway from Orchard Street is to be retained and upgraded to accommodate the vehicles associated with the dwelling, horse stables and the horse arena. The requirements under B6.1 of the DCP are satisfied.

B6.2 - Internal Driveways: The design of the internal driveway to the dwelling, stables and day yards has been determined in association with the Geotechnical Investigation/Landslide Risk Appraisal Report and its recommendations, as detailed in Section 5.4 of this report relating to Clause 7.7 of the Pittwater LEP 2014.

B8.1 - Construction and Demolition – Excavation and Landfill: The proposed development has been designed to minimise the extent of cut and fill through construction of horse stables and day paddocks on elevated structures and the provision of top paddocks at grade. The extent of cut and fill is largely related to the horse arena as detailed on the Excavation Plan at Drawing DA09/E. The extent of excavation and fill proposed is consistent with the recommendations in the Geotechnical Assessment Report and Risk Management Certificates (Forms 1 and 1(a)) prepared by Davies Geotechnical.

The proposal satisfies the relevant controls under B8.1 of the DCP.

C1 - Design for Residential Development: The proposed development includes alterations and additions to an existing single storey detached timber cottage. The relevant provisions are:-

C1.1 - Landscaping: A Landscape Plan has been lodged with the application, as detailed in C5.1 below and at **Appendix 3**.

C1.3 - View Sharing: The proposed single storey additions will not have any view sharing impacts on adjoining properties or from the public domain.

C1.4 - Solar Access: The existing dwelling enjoys an easterly outlook and achieves adequate solar access to living areas. A BASIX Certificate for the residential component of the application is at **Appendix 4**.

C1.5 - Visual Privacy: There is more than adequate physical separation distances from the street frontage and side boundaries and the existing dense vegetation to ensure that there will be no adverse visual privacy impacts arising from the proposed additions to the dwelling, as detailed in Section 5.2 of this report.

C1.6 - Acoustic Privacy: More than adequate physical separation distances from adjoining residential properties to ensure adequate acoustic privacy.

C1.7 - Private Open Space: Private open space for existing dwelling satisfies numerical requirements under the DCP.

C1.15 - Storage Facilities: Existing dwelling satisfies the 8m³ storage requirement.

C1.23 - Eaves: Existing dwelling and proposed addition complies with 450mm depth of eaves.

C5 – Design Criteria for Other Development

C5.1 – Landscaping: A Landscape Plan (**Appendix 3**) has been prepared and is consistent with the planting and tree replacement recommendations prepared by Ecological Consultants and Kingfisher Urban Ecology respectively in the Arboricultural Impact Assessment Statement and Flora and Fauna Assessment Report.

The proposed landscaping satisfies the outcomes and controls under C5.1 of the DCP.

C5.2 – Safety and Security: Horse stables and day yards are to be located at rear of existing dwelling to ensure safety and security of horses and control over access to such accommodation.

C5.7 – Energy and Water Conservation: Proposed development for horse arena, day yards and stables for four (4) horses satisfy water management requirements, as detailed in the On-Site Waste Water Management Report prepared by Envirotech Environmental and Engineering Consultancy Services.

C5.8 – Waste and Recycling Facilities: Addressed in the Waste Water Management Report prepared by Envirotech Environmental and Engineering Consultancy Services.

C5.10 – Protection of Residential Amenity: The physical separation distances of the horse stables and day yards from the adjoining residential properties to the north (115 Orchard Street – 75 metres) and south (111 and 111A Orchard Street – 40 to 60 metres) and the presence of dense native vegetation between the respective properties ensures that there will be no solar access or privacy impacts on residential properties arising from the proposed horse stabling facilities.

C4.14 – Undergrounding of Utility Services: Can be satisfied within the private road reservation.

D16 – Warriewood Valley Locality

D16.1 – Character as Viewed from a Public Place: The subject site is located on a private roadway and is located approximately 100 metres from the “public domain”, being that part of Orchard Street that is formed within the public road reserve.

In that context the proposed development will be largely obscured from view from the public domain given the dense native vegetation on the adjoining allotments (111, 11A and 115 Orchard Street) and on the subject site.

The retention of existing mature planting along the street frontage, to be supplemented with further planting, as detailed in the Landscape Plan at **Appendix 3**, will ensure that the horse arena will be screened from view from the residential properties opposite at 47 to 55 Orchard Street.

Similarly, the location of the stables, day yards and top paddocks at the rear of the site will be screened from view from the private roadway by the existing dwelling (and addition) and by retained trees, supplemented by replacement tree planting in accordance with the recommendations in the Flora and Fauna Assessment Report.

In the circumstances, the proposed horse accommodation/arena and additions to the existing dwelling will be consistent with the desired future character of Warriewood Valley and the RU2 zoning, acknowledging that the subject property is not fronting the public domain but is accessed via a private roadway.

D16.4 – Water Management: Satisfied, as detailed in the On-Site Waste Water Management Report lodged with the application under separate cover.

D16.6 – Front Building Lines: The existing dwelling is setback 25 metres from the front boundary. The proposed horse arena to be located in the front setback area will be largely screened from view by existing and future planting and the fenced arena will provide an appropriate function and will be in character with the purpose of the RU2 zone.

D16.7 – Side and Rear Building Lines: Satisfied.

D16.8 – Spatial Separation: More than adequate spatial separation between adjoining properties to north and south (40-75 metres) and residences opposite (40 metres).

D16.9 – Solar Access: Solar access to existing dwelling satisfied; no overshadowing impacts on adjoining residential properties given separation distances.

D16.10 – Private Open Space: Numerical requirements satisfied with existing dwelling.

D16.11 – Form of Construction Including Retaining Walls and Terracing: Extent of earthworks minimised by use of gabion retaining wall systems, as detailed in the Geotechnical Investigation/Landslide Risk Appraisal Report prepared by Davies Geotechnical.

D16.12 – Fences: Site has frontage to private road. Front fence will be appropriate for rural purpose and in character with the locality.

D16.13 – Building Colours and Materials: Satisfied, as detailed on the building colours and materials board lodged with the application, being Drawing DA20/E at **Appendix 2**.

The proposed development satisfies the relevant outcomes and controls in the Pittwater DCP 21.

5.2 Impact on Adjoining Properties

The subject site is adjoined by three properties, namely:-

- to the west:** Public reserve heavily vegetated.
- to the north:** 115 Orchard Street – a large lot subdivision (about 1 hectare) comprising a 2-storey dwelling located approximately 75 metres from the existing dwelling on the subject site and visually screened by dense native vegetation, as evident on the aerial photograph at *Figure 5.2* and *Photograph 8* at **Appendix 1**.
- to the east:** 47 to 55 Orchard Street – 2-storey detached dwellings on standard suburban allotments, as indicated on *Photographs 9* and *10* at **Appendix 1**.
- to the south:** 111 and 111A Orchard Street – large lot subdivision occupied by 2-storey detached dwellings located approximately 75 and 60 metres respectively from the existing dwelling on the subject site and visually screened by dense native vegetation, as evident on the aerial photograph at *Figure 5.2* and *Photographs 6* and *7* at **Appendix 1**.

Given the physical separation distances and dense vegetation between the proposed stables and day yards and the dwellings on 111, 111A and 115 Orchard Street, there will be no adverse visual or amenity impacts arising from the proposed development.

In respect to the dwellings at 47 to 55 Orchard Street, there will be no visual link to the stables and day yards as the existing dwelling on the site and existing landscaping on the street frontage will screen views from the properties at 47-55 Orchard Street, as indicated on *Photographs 1* and *3* at **Appendix 1**.

The proposed horse arena to be located in the front setback area of the subject will be fenced and present as a rural activity appropriate in the RU2 zone and will be effectively screened from view through the retained existing landscaping on the street alignment and proposed supplementary planting, as detailed in the Landscape Plan at **Appendix 3**.

There will be no adverse visual or amenity impacts on dwellings at 47-55 Orchard Street arising from the proposed development.

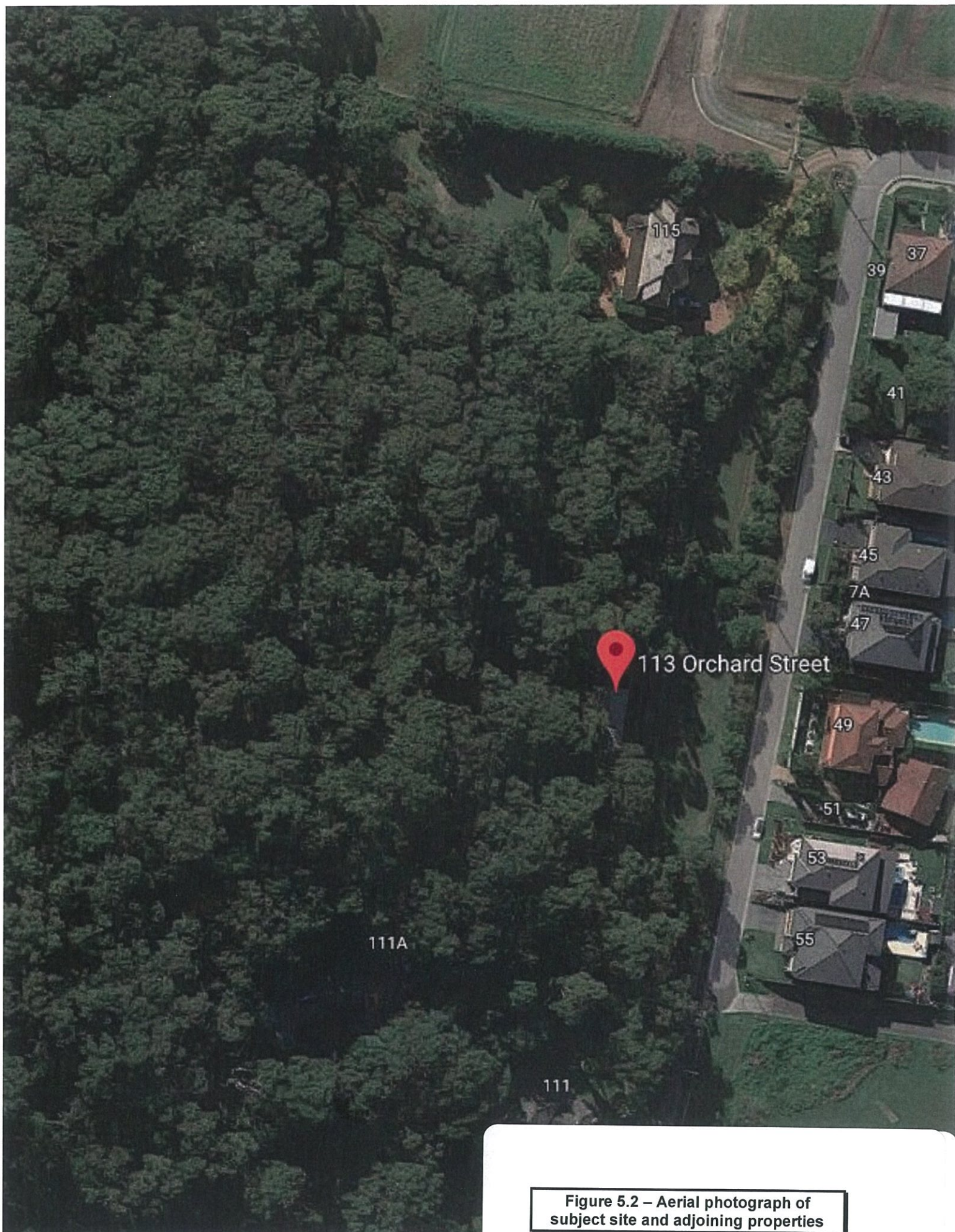


Figure 5.2 – Aerial photograph of subject site and adjoining properties

5.3 Bushfire Risk Management

The Bushfire Risk Assessment Report prepared by Bushfire Planning and Design lodged with the application under separate cover, concludes in the following terms:-

"13) Summary

This report consists of a bushfire risk assessment for the proposed residential development of alterations and additions to an existing Class 1A dwelling at No 113 Orchard Road, Warriewood and includes horse stables, storage sheds and extensive landscaping to provide fenced horse paddocks and a fenced horse arena. The report has been revised to more clearly indicate the recommended APZ.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

The proposed development will be constructed to the minimum standards required in accordance with the guidelines of Planning for Bushfire Protection 2019.

This report has considered all the elements of bushfire attack and provided the proposed development is constructed in accordance with the recommendations included in section 12 of this report, it is my considered opinion that the development satisfies the Objectives and Performance requirements of the Building Code of Australia, Planning for Bushfire Protection 2006 and Australian Standard AS3959, 2018."

The proposed development satisfies the necessary bushfire risk management criteria under *Planning for Bushfire Protection 2006*.

5.4 Geotechnical Considerations

A Geotechnical Investigation/Landslide Risk Appraisal Report prepared by Davies Geotechnical Consulting Engineers lodged with the application under separate cover, including completed responses to Geotechnical Risk Management Policy for Pittwater Form No 1 and Form No 1(a), provides the necessary response to the site characteristics and constraints.

The report's recommendations and conclusions are as follows:-

"6.2 Recommendations – The Subject Development

Building and Development Matters

- a) *A geotechnical investigation using boreholes, test pits or other suitable means is to be scoped by a geotechnical engineer and undertaken for the engineering design, to provided data on the subsurface conditions in areas of proposed excavation and fill.*

The data from the investigation is to be reviewed by a geotechnical engineer and recommendations assessed for excavation support systems or batter slopes as appropriate, for the purposes of the engineering design.

- b) *Footings for the dwelling addition and the elevated Day Yard support structure are to be taken to a bearing in undisturbed bedrock, to be verified by a geotechnical engineer at the time of construction.*

- c) *The depth of footings below the eastern side of the existing dwelling is to be verified, and any requirements for underpinning/deepening of the footings determined prior to finalising the design for the Horse Arena excavation and adjacent driveway.*

- d) *Engineering details for the proposed earthworks are to be prepared by a suitably experienced consulting structural or civil engineer, and reviewed by a geotechnical engineer in regard to geotechnical aspects, prior to issue of the Construction Certificate (ie prior to commencement of site works). Refer Item 6.2(i) below.*

Suitable batter slopes and/or requirements for batter support for the proposed excavations will be assessed when the subsurface conditions are verified from investigation as per Item 6.2(a) above.

A batter slope angle of 1½H:1V (approximately 34°) could be adopted for preliminary design, pending confirmation from the geotechnical engineer. A possible range between 2H:1V (approximately 26°) for soil and 1H:1V (45°) for weak rock would likely apply for the anticipated subsurface conditions.

Excavated batters must not undercut or de-stabilise the foundation of any boulders or sandstone blocks/"floaters". Where necessary, modify the batter design or support to suit local circumstances.

Footings/founding levels for support structures for cuts and fills must be taken below colluvial materials or disturbed soil, and at least into stiff/very stiff undisturbed residual soil, or to bedrock if present within reasonable depth.

- e) *Roofwater and surface drainage captured by paved or landscaped areas in and around the development should be directed via sealed pipes to the existing stormwater system, in accordance with requirements of the Northern Beaches Council.*
- f) *The site disposal of treated household effluent waste at the proposed "absorption bed" at the SE corner of the property must comply with the Northern Beaches Council regulatory requirements.*
- g) *It is not normally expected that the proposed building construction, and other elements of the development, would be able to sustain a design life of 100 years (refer to the Geotechnical Risk Management Policy). In order that the proposed structures can perform a satisfactory function after expiry of their normal design lives, the structural designer and the manufacturer must specify either the construction requirements for the desired life span, or the remedial action necessary at the end of the normal design life.*
- h) *All aspects of the design and construction for the development should be in accordance with the guidelines provided in the attached Some Guidelines for Hillside Construction (refer to Appendix A of this report).*
- i) *In regard to Clause 6.5(g)(i) and (ii) of the Geotechnical Risk Management Policy (geotechnical design parameters and design for Construction Certificate), the following details are to be provided from the engineering design, for review by a geotechnical engineer:*
 - *footings for building structures, retaining walls,*
 - *retaining walls and other slope support systems, including construction methodology as appropriate,*
 - *retaining wall drainage systems, stormwater.*
- j) *In regard to Clause 6.5(g)(iii) of the Geotechnical Risk Management Policy (conditions applying to the construction), geotechnical inspections are required for the following stages of the proposed construction works:*
 - *excavation exposures, for verification of anticipated ground conditions, 4*
 -
 - *other aspects of the development arising from the engineering design.*

Risk Reduction and Risk Management

- k) *In regard to Clause 6.5(g)(iv) of the Geotechnical Risk Management Policy (conditions regarding ongoing management of the site/structure), the following measures are recommended (further details in Appendix A):*
 - *maintenance and/or improvements (as necessary) for surface drainage about the site and roof water disposal, in accordance with the approved design,*
 - *monitoring of the performance of drainage systems about the site, particularly during and following rainfall events.*

8.0 SUMMARY & LIMITATIONS

The above report provides the results of a geotechnical assessment for landslide risk within No. 113 Orchard St, Warriewood NSW.

The assessment and report are for the purposes of a development application to Northern Beaches Council concerning a proposed rural recreational development within the property, and building additions. The assessment concludes that:-

- *the proposed works can be undertaken at the site, and*
- *the proposed works can achieve an **Acceptable Risk Level**, under the Geotechnical Risk Management Policy for Pittwater, provided that all the recommendations of the report are properly implemented during and following development.*

The design for the development involves horse paddocks, a day yard, stables and an arena across a moderate to steep hillslope. The current design for these aspects of the development is discussed in this report, notably having eliminated previous design requirements for excavations and filling.

*Engineering controls are necessary to ensure **Acceptable Risk Levels** are achieved. These controls are to be embraced in the detailed design and construction phases of the development, and are to be reviewed for geotechnical purposes prior to commencement of construction, as discussed in the report.*

Normal slope management and maintenance are required for the longer term over the life of the development. Recommendations are provided and discussed.

Reasonable and practical steps are available, and are identified in the report, to "remove foreseeable risk from the site, as required by the Geotechnical Risk Management Policy for Pittwater.

The owner, potential owner or interested party in regard to this site should assess whether the risk levels determined in Table A1 (risk to property) and Table A2 (risk to life) are acceptable for the site in its present state, taking into account the possible economic and societal consequences associated with the risks.

The risk of slope instability within this property may be affected by changes in land management or development on this or adjacent property. Review of the risk appraisal is recommended if significant changes occur to the natural site features or to the development, outside the scope of this report.

If any conditions are encountered that vary significantly from those described in the above report, or that might affect the probability of occurrence, and/or the consequences of the defined geotechnical hazards, it is a condition of the report that we be advised so that those conditions, and the conclusions discussed in the report, can be reviewed and alternative recommendations assessed, if appropriate.

The appendices, which are attached to this report, are important in understanding the basis of the assessment undertaken, and the conclusions reached. This report must be read in conjunction with these appendices."

The recommendations embodied in Section 6 of the report satisfy the design requirements for the proposed development and the provisions under Clauses 7.2 and 7.7 of the Pittwater LEP 2014.

5.5 Arboricultural Considerations

The Arboricultural Impact Assessment Report prepared by Vicki Beecher, Consulting Arborist, concludes in the following terms:-

"4. Conclusions and Recommendations

- 4.1 *Based on plans provided the following trees cannot be retained due to development encroachments or poor health and condition 2, 5, 6, 32, 38, 39, 40, 41, 42, 43, 44, 53, 63, 64, 65, 66, 68, 72, 73, 74, 75, 76, 77, 141, 1421, 165, 167, 198, 208.*
- 4.2 *Excavation for the proposed absorption pit within the protection zones of trees 166 and 169 is to be undertaken using methods that do not damage tree roots. This work is to be supervised by the project arborist.*
- 4.3 *Based on plans provided where it is found that a minor encroachment applies no significant impact upon the tree is anticipated.*
- 4.4 *Screw piles located within the TPZ of trees 52, 54, 56, 57, 67, 150 are to be manually excavated using hand tools to their fullest extent. Where this is not deemed possible, they are to be manually excavated to a minimum depth of 600mm. Any further excavation that is then to be undertaken mechanically is to be of a diameter less than that excavated by hand. Appropriate ground protection measures are to be implemented to stand and operate excavation equipment within a tree protection zone. A degree of flexibility should be built into the design to allow for the pile locations to be moved if structural or significant roots are found. Tree roots less than 30mm diameter exposed by the excavations can be pruned to allow the sighting of piles. A minimum clearance of 100mm is to be left around significant roots.*
- 4.5 *Trees retained on site are to be protected through the establishment of a Tree Protection Zone.*
- 4.6 *It is understood that the ability to establish a tree protection zone, to its full extent, may be difficult and impractical due to physical site restrictions and the need for a workable area. It is recommended that the tree protection measures are established, prior to site establishment, under consultation between the property owner, building contractor and project arborist. Tree protection measures may be altered and adjusted under guidance of the project arborist as construction works progress. Where encroachments through or over a tree protection zone are required appropriate ground protection measures are to be implemented.*
- 4.7 *It is recommended that upon completion of working plans a Tree Protection Plan be prepared to manage trees retained on the site.*
- 4.8 *All tree removal works are to be undertaken by suitably qualified tree works (AQF 3), and in accordance with Safe Work Australia's Guide to Managing Risks of Tree Trimming and Removal Works. All appropriate approvals and consents are to be obtained prior to tree removal works commencing. Care is to be undertaken to avoid damaging trees to be retained during tree removal operations."*

5.6 Flora and Fauna Assessment

The Flora and Fauna Assessment Report prepared by Kingfisher Urban Ecology and Wetlands lodged with the application under separate cover details the recommended mitigation measures arising from the proposed development in the following terms:-

"8. Recommendations

8.1 Mitigation Measures

The following mitigation measures have been suggested if the development is approved.

8.1.1 Long-term Site Management

Development, approval and implementation of a Vegetation Management Plan.

8.1.2 Delineation of work areas

During construction, impacts on the site and adjacent vegetation should be minimized by the delineation of work zones. Access to the site would be best restricted to small passageways avoiding native vegetation to prevent soil disturbance in general and in particular, damage to native vegetation. Access will be restricted to disturbed open areas and in accordance to Arborist report in a line with tree protection measures.

8.1.3 Vegetation clearing control measures

Most of the vegetation planned for clearing (areas within the footprints of driveways and building envelopes) are trees, turf and weeds. In this case, no vegetation clearing control measures are necessary other than tree removal. Refer to Arborist report.

8.1.4 Tree Protection

Tree protection will be consistent with the Arborist report. Main trees to be managed are trees within close proximity to building works. NB: see final Arborist report for details of work and tree numbers.

8.1.5 Weed management, bush regeneration and planting

Weed management, landscaping and bush regeneration will occur as per Landscaping Plan. (See Landscaping Plan).

8.1.6 Weed Removal Techniques

Weed removal proposed for the site will consist of hand removal techniques, manual/mechanical removal using bush regenerator tools and winter thermal (flame) weeding. This approach will reduce the amount of herbicide used and reduce the amount of off-target damage through spot on application.

Woody perennial weeds less than 2 metres in height will require cut and paint or scrape and paint bush regenerator techniques based on the germinating/epicormics behaviour of the plant (especially plants that tend to coppice or sucker).

It is recommended that seed heads are removed prior to commencement of primary works. This would be best performed carefully by hand with secateurs with the aim of avoiding the spread flowers or seeds into planting zones.

See Appendix III for further details. For key weed photo guide see Appendix VIII.

8.1.7 Native Seed Collection

Any native trees or shrubs being removed for the construction works should be checked for seeds during removal works. If seeds are present, they should be collected and used off-site, location to be determined with council.

8.1.8 Landscaping

Landscaping will follow the Landscaping Plan.

8.1.9 Nest boxes

Although it is not critical, installation of a single nest box designed for microbats should be added to the site to replace potential loss of roosting habitat.

8.1.10 Pathogen prevention

To prevent the introduction of pathogens, Bushland Hygiene Protocols outlined in Appendix V should be followed. The site is considered to be an area which may promote the spread of Phytophthora (a group of fungus-like diseases affecting plants) due to its moist soil and proximity to water. It is recommended that Bushland Hygiene Protocols be followed closely.

8.1.11 Vertebrate Pests

Vertebrate pests (cats, dogs, foxes) would not be considered a significant problem at the site and no actions are suggested for their control."

5.7 On-Site Waste Water Management

The On-Site Waste Water Management Report prepared by Envirotech Environmental and Engineering Consultancy Services lodged with the application under separate cover addresses the issues relating to waste water management for the proposed stables, day yards and top paddocks. The recommendations embodied in the report are as follows:-

"Site Modifications Recommended"

- *Installation of manure traps within areas of washdown to capture manure, hair and straw and reduce quantities of solids entering the tank system.*
- *Excavate absorption bed building envelope up to 1m depth. A 1m perimeter surrounding the absorption bed shall also be excavated to a 1m depth. Refer to Appendix A for further detailing.*
- *Import a category 1 or category 2 soil (sand or sandy loam material) in order to achieve a higher design loading rate of 15mm/day.*
- *Due to the moderately inclined slope (19%), construct a retaining wall around the absorption bed. To be designed by geotechnical engineer or suitably qualified landscaper.*

RECOMMENDATIONS

- *Continued use of Existing Septic Tank with capacity to treat the design flowrate (353.26 L/d) to a primary treatment standard with disinfection. Detach Septic Tank from house pipework and utilize the existing system for horse stables.*
- *Model, schematics and associated documentation of the above treatment type to be provided by client upon consultation with installer/plumber. Schematics and documentation of selected model to be attached upon submission with this report.*
- *Installation of an absorption system. This area shall be designated for effluent application only.*
- *EnviroTech recommends all of the following absorption types are suitable for installation on this site:*

<i>Absorption System Type</i>	<i>Minimum area Required</i>
<i>Absorption Bed</i>	<i>25 m²</i>

- *Once the client's septic application has been approved, the client shall choose whichever of the above options best suits their needs in consultation with Council.*
- *Further site-specific absorption details (for example, distribution line positioning within the proposed absorption area), if required, may be determined in consultation with your plumber/absorption installer.*
- *Each absorption system must be installed within the proposed land application area shown on the site plan or within the 'available absorption envelope' (if an envelope is shown on your site plan).*
- *Please refer to Appendix L for further detailed absorption bed descriptions and standard drawings for guidance during construction and installation."*

6. SECTION 4.15(1) EVALUATION

Section 4.15(1) of the Environmental Planning & Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. The following is a summary assessment of the proposed development against the Matters for Consideration in Section 4.15(1) of the Act.

(a)(i) The provisions of any environmental planning instrument.

The site is zoned RU2 Rural Landscape under the Pittwater LEP 2014. The alterations and additions to the dwelling and the proposed horse stables, day yards and arena are permissible with consent in the RU2 zone. The proposal satisfies the relevant provisions in the Pittwater LEP 2014, as detailed in Section 5.1 of this report.

(a)(ii) The provisions of any draft environmental planning instrument.

There are none relevant.

(a)(iii) Any development control plan.

The proposed development satisfies the relevant outcomes and controls embodied in Pittwater DCP 21, as detailed in Section 5.1 of this report.

(a)(iiia) Any Planning Agreement or Draft Planning Agreement

There are none.

(a)(iv) Any matters prescribed by regulations.

There are none.

(a)(v) Any Coastal Zone Management Plan

Not applicable.

(b) Likely impacts of that development.

The proposed development will not have any adverse amenity impacts on adjoining residential development, as detailed in Section 5.2 of this report.

(c) The suitability of the site for development.

The proposed horse stables, day yards and horse arena will be a compatible fit for the RU2 zone and the locality. Issues relating to bushfire, geotechnical, biodiversity and on-site waste water management are addressed in specialist reports lodged with the application and the site is suitable for the proposed purpose.

(d) Submissions.

None at this stage.

(e) Public interest.

The site falls within the RU2 Rural Landscape zone and is one of a number of relatively large lots, in the order of 1 hectare in size, characterised with dense vegetation and reasonable spatial separation between dwellings. The proposed horse accommodation and arena will be a compatible use in the locality and RU2 zone in terms of visual impacts and amenity.

In this context it is considered that approval of the application would be in the public interest.

7. SUMMARY AND CONCLUSIONS

The proposed development seeks approval for alterations and additions to an existing single storey detached dwelling on land at 113 Orchard Street, Warriewood, erection of stables for four (4) horses, associated day yards and paddocks and a horse arena. The proposal includes an internal access driveway and on-site parking for 6 vehicles.

The subject site falls within the RU2 Rural Landscape zone under the Pittwater LEP 2014 and the proposed uses are permissible with consent in the RU2 zone.

The proposal satisfies the relevant provisions in the Pittwater LEP 2014 and Pittwater DCP 21.

The proposed development will not have any adverse visual, environmental and amenity impacts on adjoining residential properties.

The proposed use and the built form and landscaping outcomes arising from the proposed development will be compatible with the zone and desired future character for the Warriewood Valley locality.

For these reasons and for the reasons detailed in this report, the proposed development is strongly supported for approval by Council.

Kerry Nash
Director
KN Planning Pty Limited

15 June 2020

Appendix 1



Photograph 1: Subject site, 113 Orchard Street Warriewood , viewed from in front of No.49



Photograph 2: Subject site, existing driveway access to be retained off private road



Photograph 3: Subject site, viewed from south east on private road – site for horse arena



Photograph 4: Subject site, looking south on private road, existing screen planting along frontage to be retained



Photograph 5: 109 Orchard Street, south-east of subject site



Photograph 6: 111 Orchard Street, south of subject site



Photograph 7: 111A Orchard Street, adjoining subject site to the south



Photograph 8: 115 Orchard Street, adjoining subject site to the north



Photograph 9: 53 and 55 Orchard Street, opposite subject site



Photograph 10: 47, 49 and 51 Orchard Street, opposite subject site



Photograph 11: commencement of Orchard Street as a private road

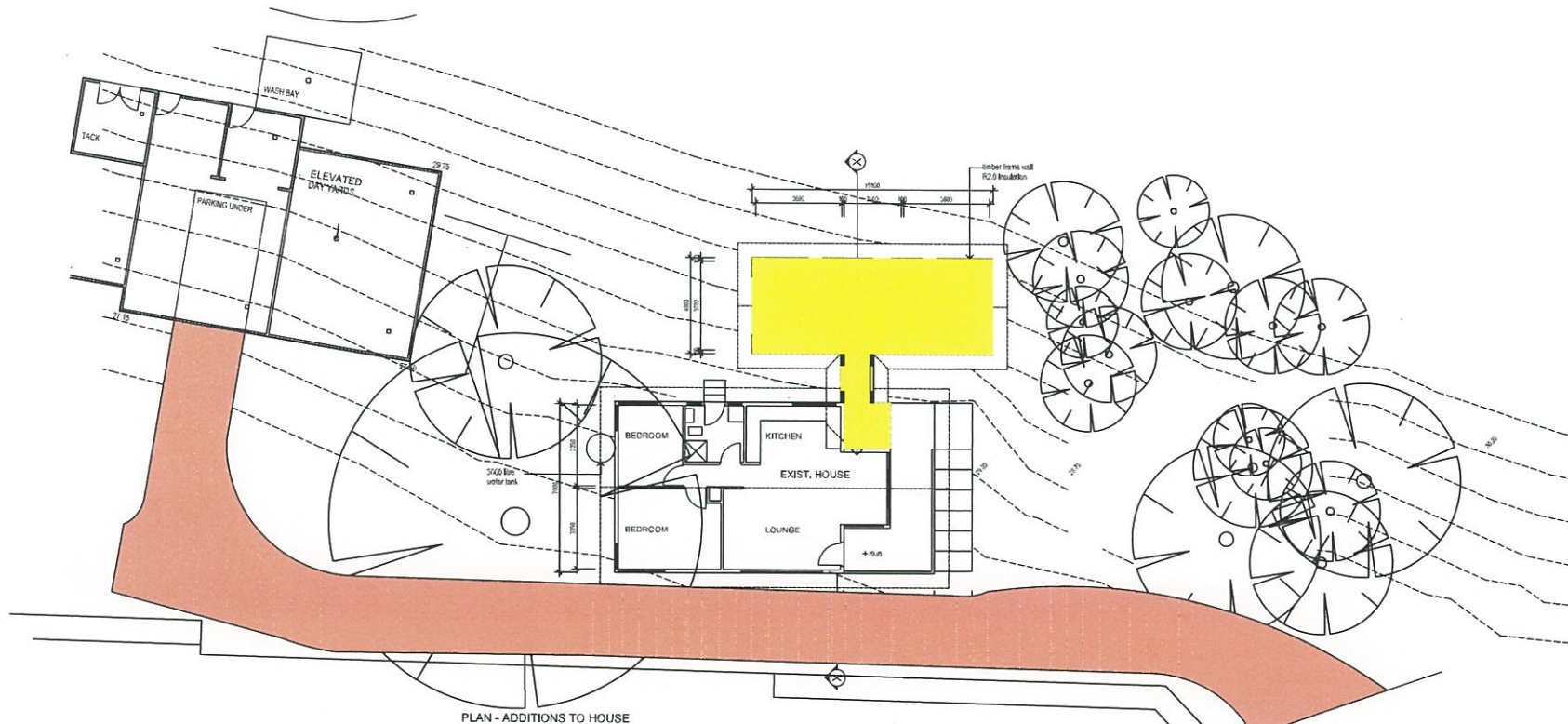
Appendix 2



- KEY**
- EXISTING VEGETATION - UNBUILT ON AREA WITHIN BOUNDARIES
 - NEW SCREEN PLANTING SEE LANDSCAPE CONCEPT PLAN
 - ARENA 120MM THICK WASHED EQUESTRIAN SILICA SAND OVER COMPACTED BASE
 - ACCESS DRIVE COMPACTED ROAD BASE TO ENGINEERS DETAILS 4% CROWN
 - HOUSE ADDITION
 - HORSE TRACK ON GRADE
 - CHECK TREE POSITIONS NEAR TO FACILITIES REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING CONSTRUCTION
 - EXISTING TREE CANOPY
 - TREE PROTECTION ZONE IMPORTANT TREES REFER TO ARBORIST REPORT
 - TREE WITHIN THE DEVELOPMENT FOOTPRINT TO BE REMOVED REFER TO ARBORIST REPORT
 - NEW LEVEL
 - CUT BERM MAXIMUM 30° SLOPE
 - GAZEBO RETAINING WALL TO ENGINEERS DETAILS SEE GEOTECHNICAL REPORT
 - 1800 HIGH TIMBER FENCE
 - FOR ADDITIONS TO EXISTING HOUSE SEE 1825 DA04 D

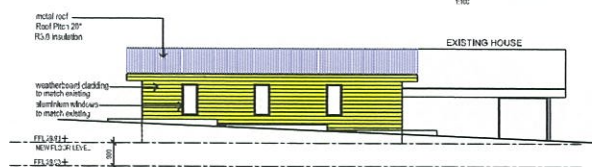
SITE PLAN
SCALE 1:200 AT A1
SITE AREA 0766m²

D 344-1 GENERAL "T" TREE PROTECTION ZONES & CANOPY
C 184-10 GENERAL
A 30-10-18 ARBORIST REPORT 1825-17, 1825-18 TO 1825-24 (1825-24)
Revision Date Remarks
Report
PROPOSED HORSE ARENA AND FACILITIES AND ADDITIONS TO EXISTING DWELLING
LOT 6 DP749791
Address
113 Orchard St, Warriewood
Twp
SITE PLAN

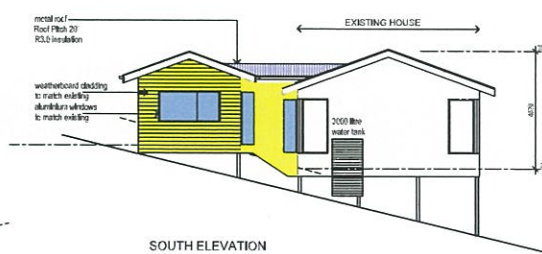


7 BASIC NOTES (Certificate A334826_03)

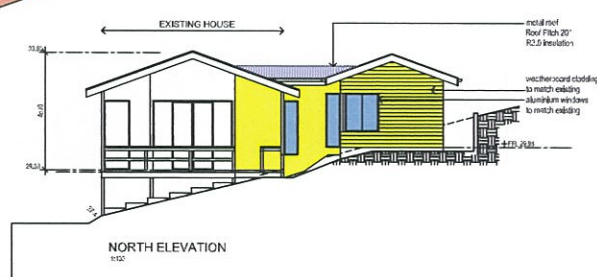
1. 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent or LED lamps.
2. All Showersheds, WCs, Kitchen and bathroom taps to be 3 star rated
3. New External timber walls minimum R 1.7 total. Install R 2.0 Insulation Roof, R 5.0 bulk insulation (100 mm full backed blanket) Ceiling R 1.24 ktp
4. All windows to be standard aluminium, clear, single pyrolytic low-e (U-value < 5.7, SHGC < 0.47)
5. Install gas instantaneous hot water system.



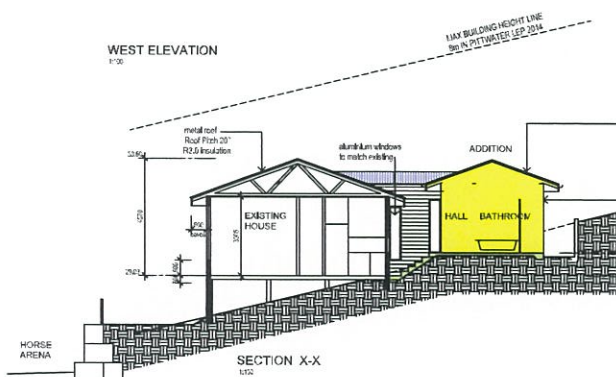
WEST ELEVATION
1:100



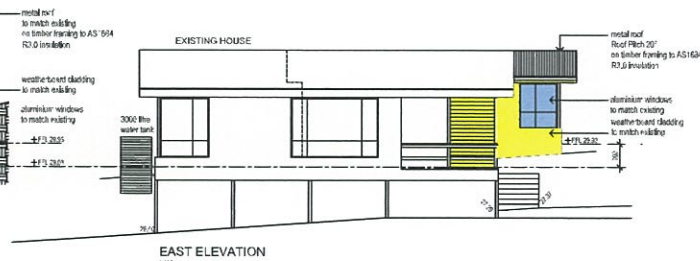
SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



SECTION X-X
1:100



EAST ELEVATION
1:100

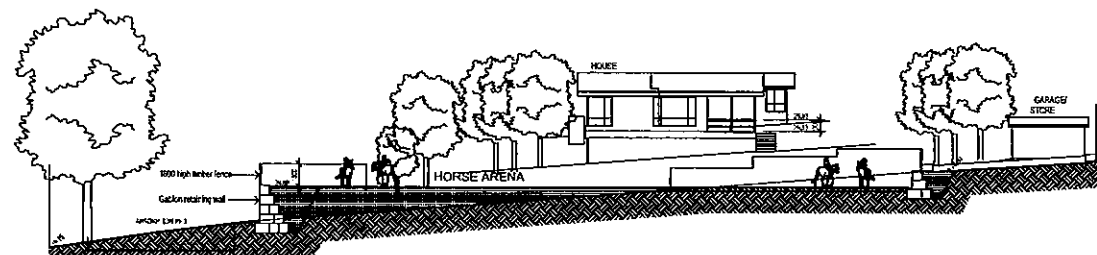
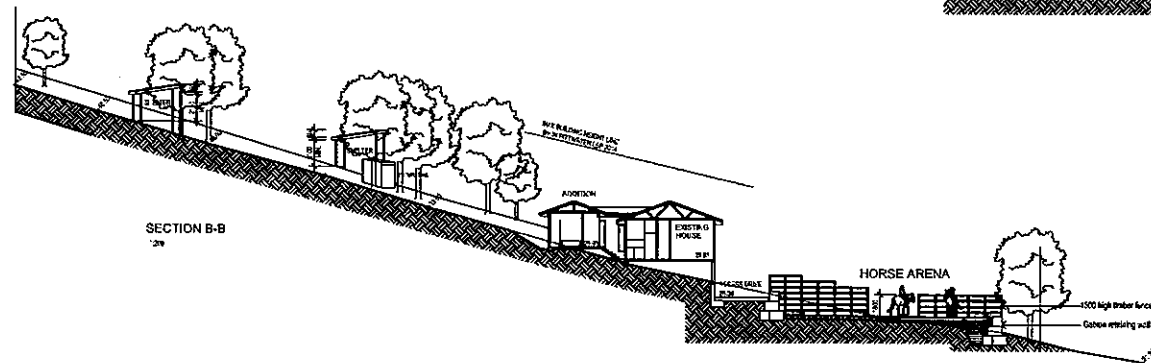
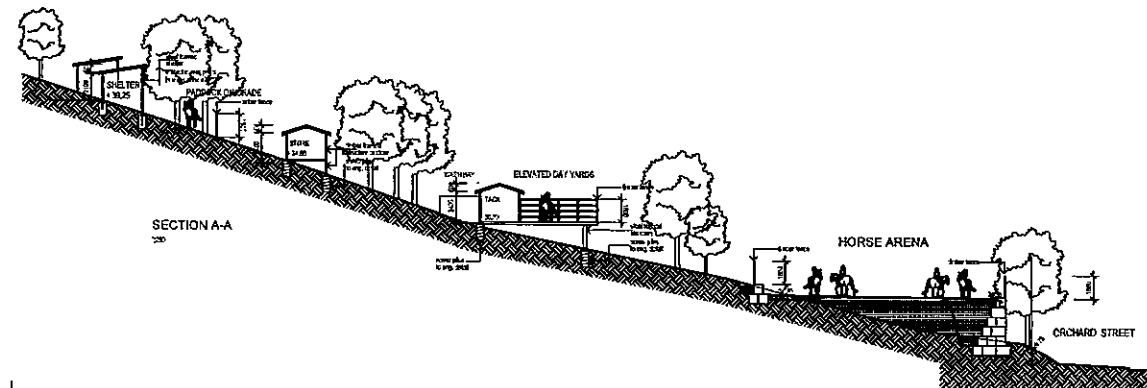
D 7-01 GENERAL TREE PROTECTION ZONES SHOWN
GREEN PLANTING, TREES, TREES, DESCRIPTION PIT 2-10M
C 10-1 GENERAL
A 10-1-1 DESCRIPTION BED HOUSE, CONVERSION TO BUNGALOWS
Revision Date Remarks
Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP748791
113 ORCHARD STREET WARRIEWOOD
150

ADDITION TO HOUSE

Tony McLain Architect (Reg. No. 4291)

Tel 98 9622
Fax 98 9622
tmc@tmc.com.au

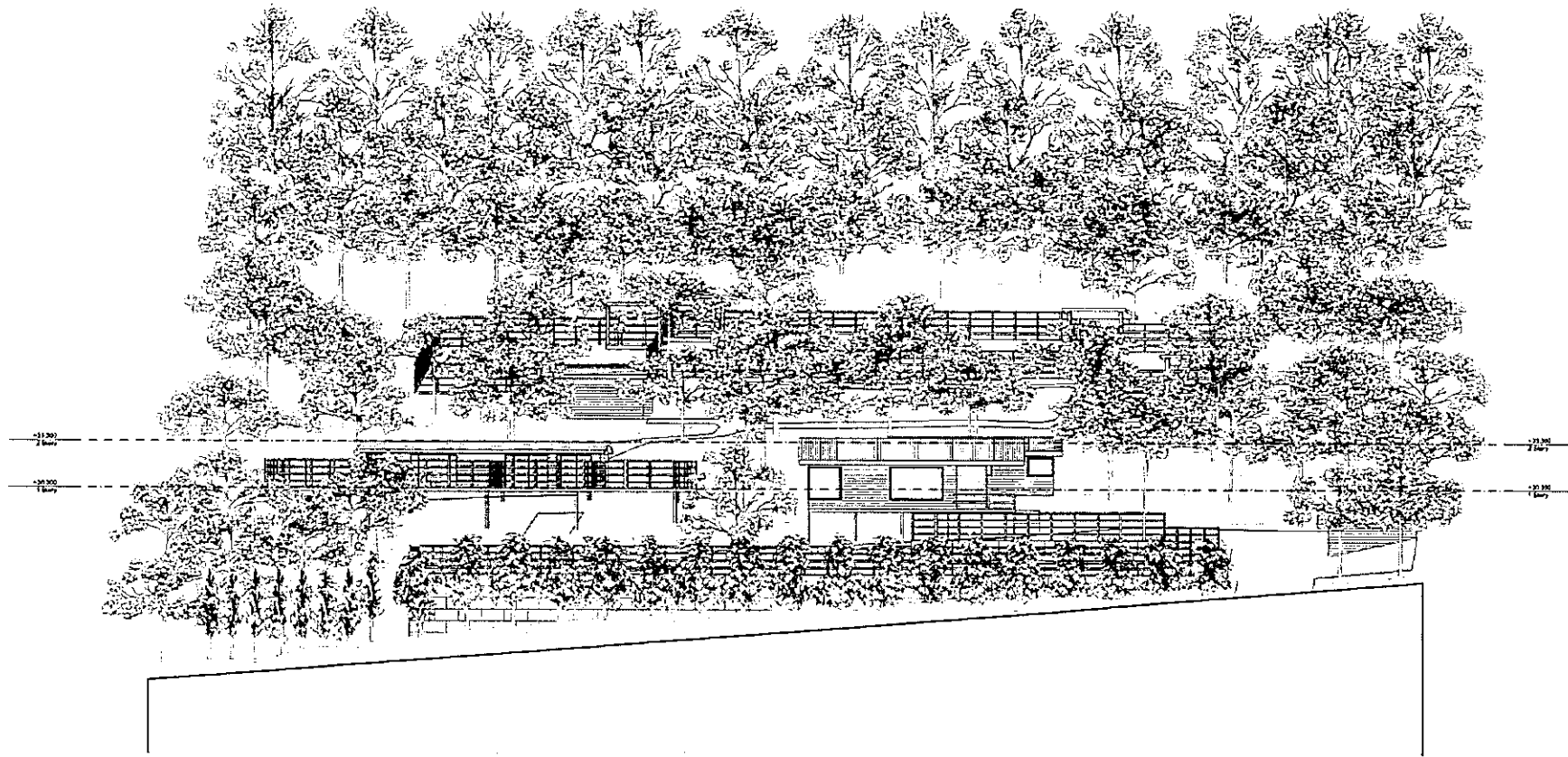
Project No. 2820 Date NOVEMBER 2019
Drawing No. DA02 Rev. E



D 7-2-9 GENERAL TREE PROTECTION ZONES BEGIN
AT THE PLANTING TRIPPLE TREES APPROXIMATELY 40M
E 5-1-9 GENERAL
F 25-M IN DESCRIPTION BE ADDED, ENVIRONMENTAL TO 200M
EVALUATION DATE: 2004-04-04

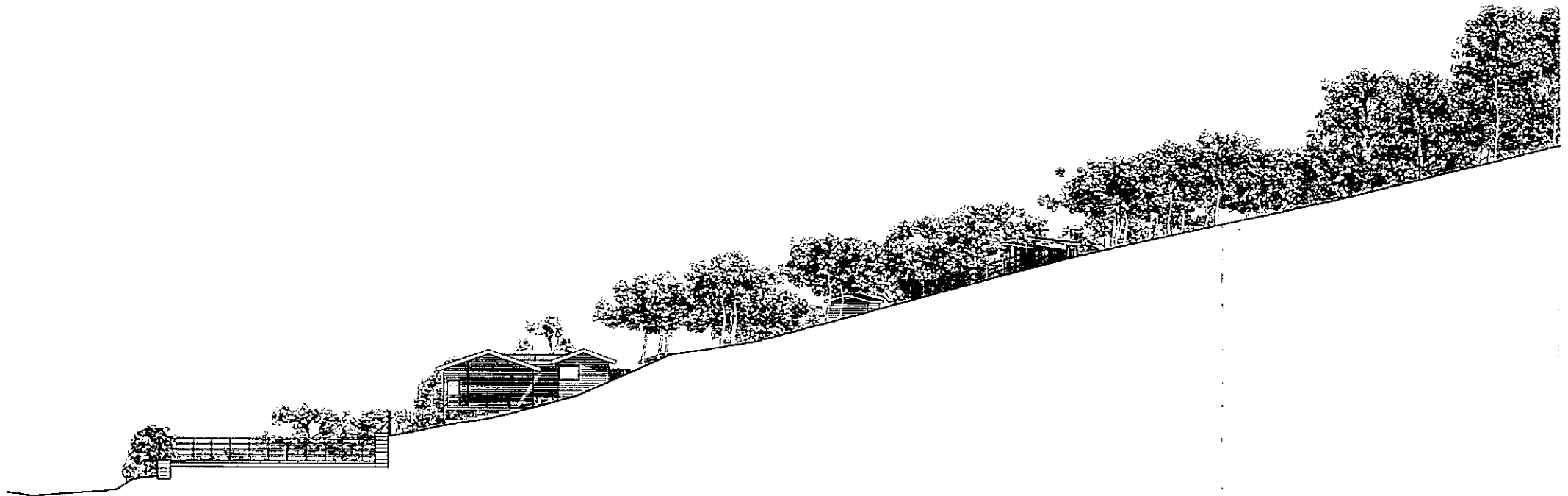
PROPOSED HORSE ARENA AND
FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP745761
113 ORCHARD STREET WARRIEWOOD
1702

SITE SECTIONS		
Tony McLain Architect [Reg. No. 4281]		
Tel 581-98521		
Mob 540-222-8886		
Revitalky@proline.com		
Start Date	Due NOVEMBER 2018	
Project No.	Working No.	Rev.
2820	DA03	E



Revision Date Remarks
 Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749781
 Title
STREET ELEVATION

Tony McLain Architect (Reg. No. 4291)
 Tel: 521.596.31
 Mail: 5622273605
 tony@tonymclain.com
 Scale 1:150 @ A1 Date JANUARY 2025
 Printed No Drawing No Rev
 2820 DA04 E



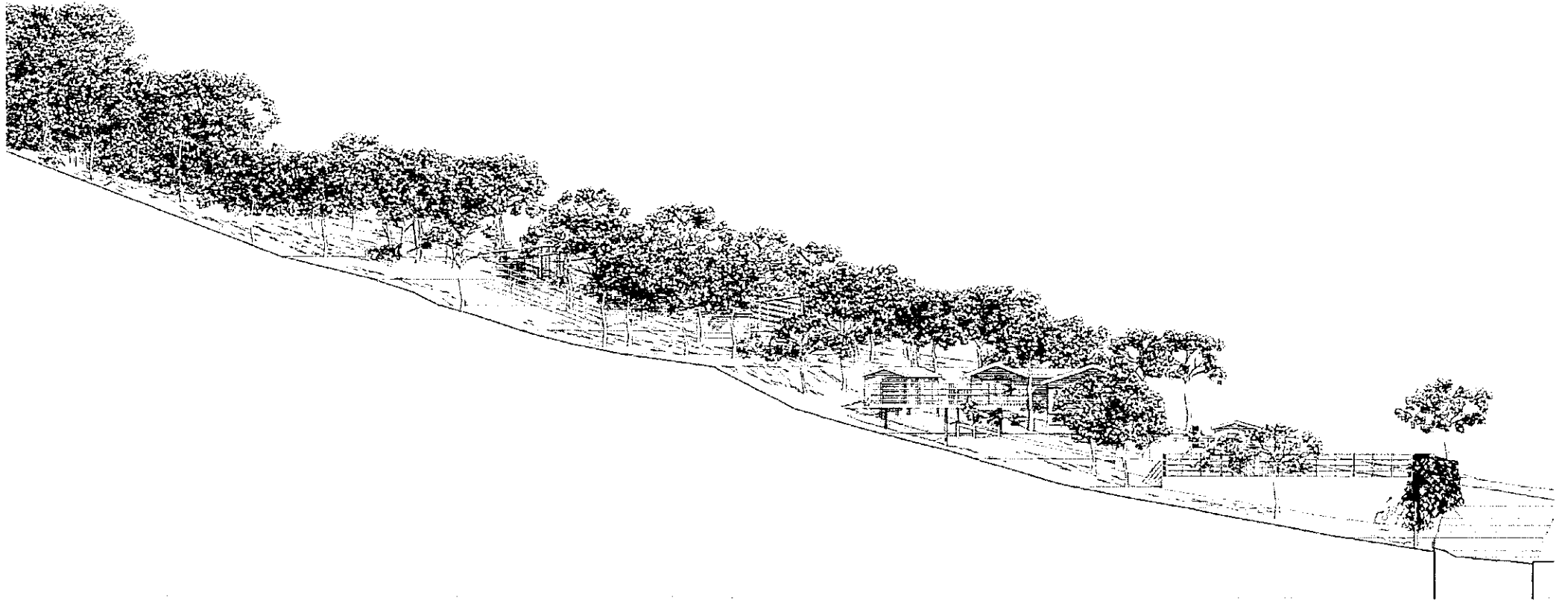
Revision Date Remarks
 Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791

Title
NORTH ELEVATION

Tony McLain Architect (Reg. No. 4291)

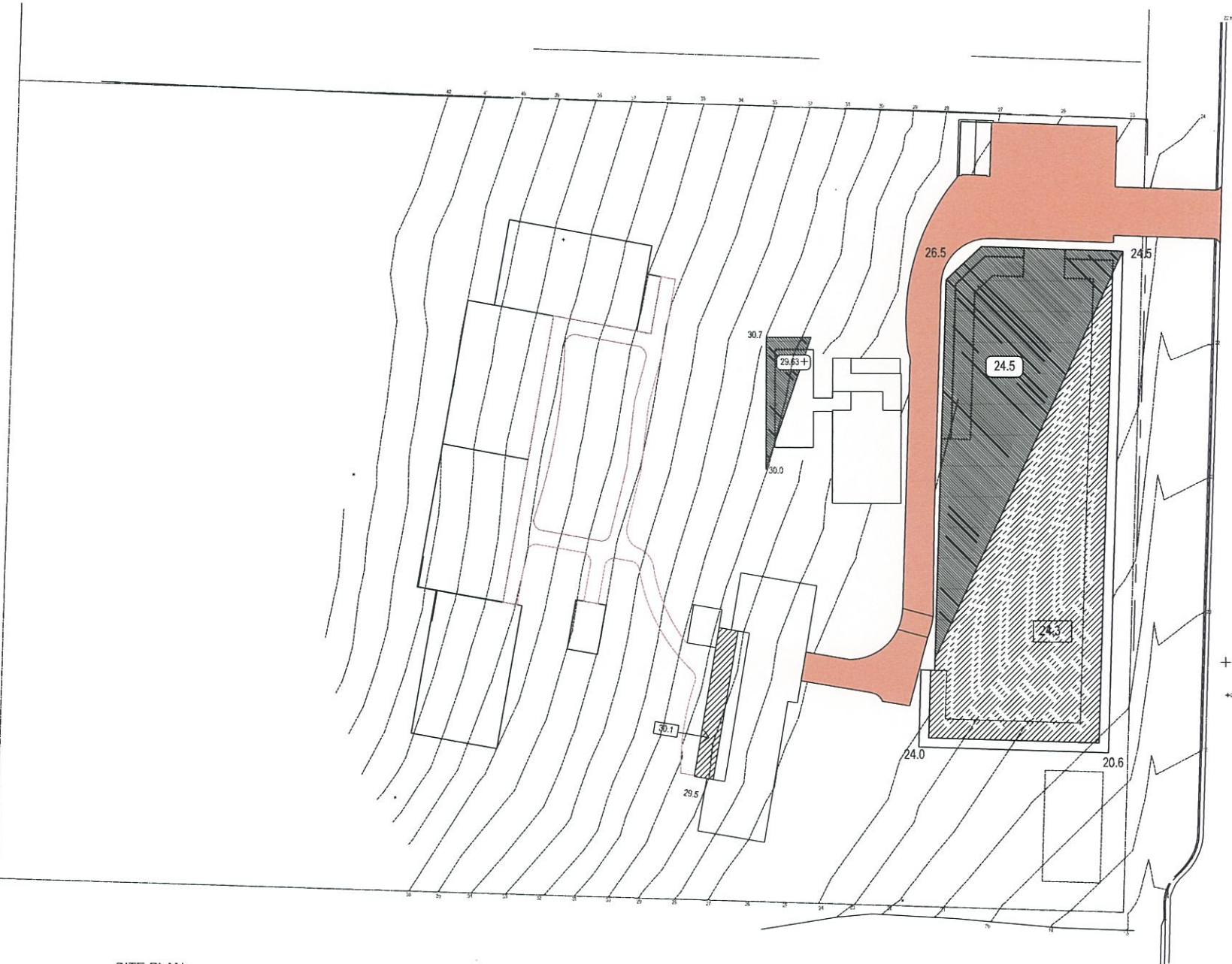
Tel 08108631
 M 08 0402223605
 mclain.tony@gmail.com

Scale	Date	Project No.	Drawing No.	Rev.
1:100 @ A1	JANUARY 2020	2820	DA06	E



Revision Date Remarks
 Project
 PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING
 LOT 6 DP749791
 Title
 SOUTH ELEVATION

Tony McLain Architect (Reg. No. 4291)
 Tel 08100931
 Mob 0412223660
 mclain@tonyarchitect.com.au
 Scale 1:150 @ A1 Date JANUARY 2020
 Project No 2820 Drawing No. DA07 Rev. E



EXCAVATED
VOLUME
859m³

FILLED
VOLUME
1525m³

24.5 EXCAVATED
LEVEL

24.5 FILL
LEVEL

24.5 EXISTING
LEVEL

SITE PLAN

SCALE 1:200 AT A1
SITE AREA

9764m²

Existing and proposed impervious areas
(Excludes drive, Arena and top paddocks)

495m² (5%)

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP748781
113 ORCHARD STREET WARREWOOD
VIC

EXCAVATION PLAN

Tony McLain Architect (Reg. No. 4291)

Tel 98 0837
Fax 98322569
tmc@mcclainarchitect.com

Scale 1:200 @ A1 1:800 @ A3 Date 10/11/2019
Project No. 2820 Drawing No. DA 09 Rev. E

82.2

STEEP
GRADE.
HEAVY
TREE
COVER

114-78

EXISTING VEGETATION

MEDIUM TO
DENSE
TREE COVER

EXISTING
MEDIUM TREE
COVER

EXISTING
HOUSE

DISTANT
VIEW

APPROX 16° SLOPE

OPEN
AREA

11° SLOPE

NORTH
↑
OPEN
GRAZED
AREA

SUMMER SUN

EXISTING
ACCESS

SUMMER FREEZES

ORCHARD STREET

RESIDENCES

EXISTING VEGETATION

SITE PLAN
SCALE 1:200 AT A1
SITE AREA 5786m²

Project
PROPOSED HORSE ARENA
AND FACILITIES
113 ORCHARD STREET
WARRIEWOOD

Title
SITE ANALYSIS PLAN

Tony Molain Architect
2 Dock Road, Belconnen 2041
Tel 98108631
Mob 0402223885
molain.tony@gmail.com

Scale 1:100	Date July 2018	Rev
Project No. 2820	Drawing No. DA 10	.E

Year	Rate	Rate
2020	5.1%	5.1%

OBJECTIVES

To ensure that necessary measures are employed on site that protect both the neighbourhood amenity, the surrounding environment and minimise site degradation.

RESPONSIBILITY

The Contractor will be responsible and liable for all works carried out on site. This includes assuming responsibility for the actions of subcontractors as well as advising them of Council's requirements and approval conditions.

COUNCIL PROPERTY

Council property is not to be used for construction or storage facilities. Council property is to be kept in a clean, safe and functional condition.

CONTAINMENT OF SITE WASTE

Building materials must not be buried on site. All waste to be placed in rubbish skips or containers for collection.

OPERATING HOURS

To minimise undue loss of amenity, hours for demolition and excavation work are to be restricted absolutely to the hours specified in the DA consent. No plant or machinery may move on or off the site outside the hours of operation. Large excavation vehicles and waste removal vehicles waiting to commence work are to be remotely located from the site.

HAZARDOUS MATERIALS

Any hazardous material encountered (asbestos/lead paint etc) shall be disposed of in accordance with the Australian Standards and Work Cover requirements.

BUILDING MATERIAL STOCKPILE

No building materials are to be stored outside the site area including demolition material, waste containers, portable sheds or toilets. All are to be stored inside the sediment fence envelope. All loose material to be covered with tarpaulins. The stockpile areas are to be confirmed on site prior to commencement and be freely accessible to delivery vehicles for the duration of the works.

ACCESS POINT

To limit disturbance to the site and the tracking of material onto the street all vehicles will use the single entry point from Orchard Street. A sediment control berm and fence are to be placed at the access point. The contractor is responsible for the removal of all material deposited off site due to spillage or vehicle movements.

Form vehicle crossing from 150 x 50 hardwood planks, chamfered at ends, lidd with hoop iron straps and laid over 150 mm road base.

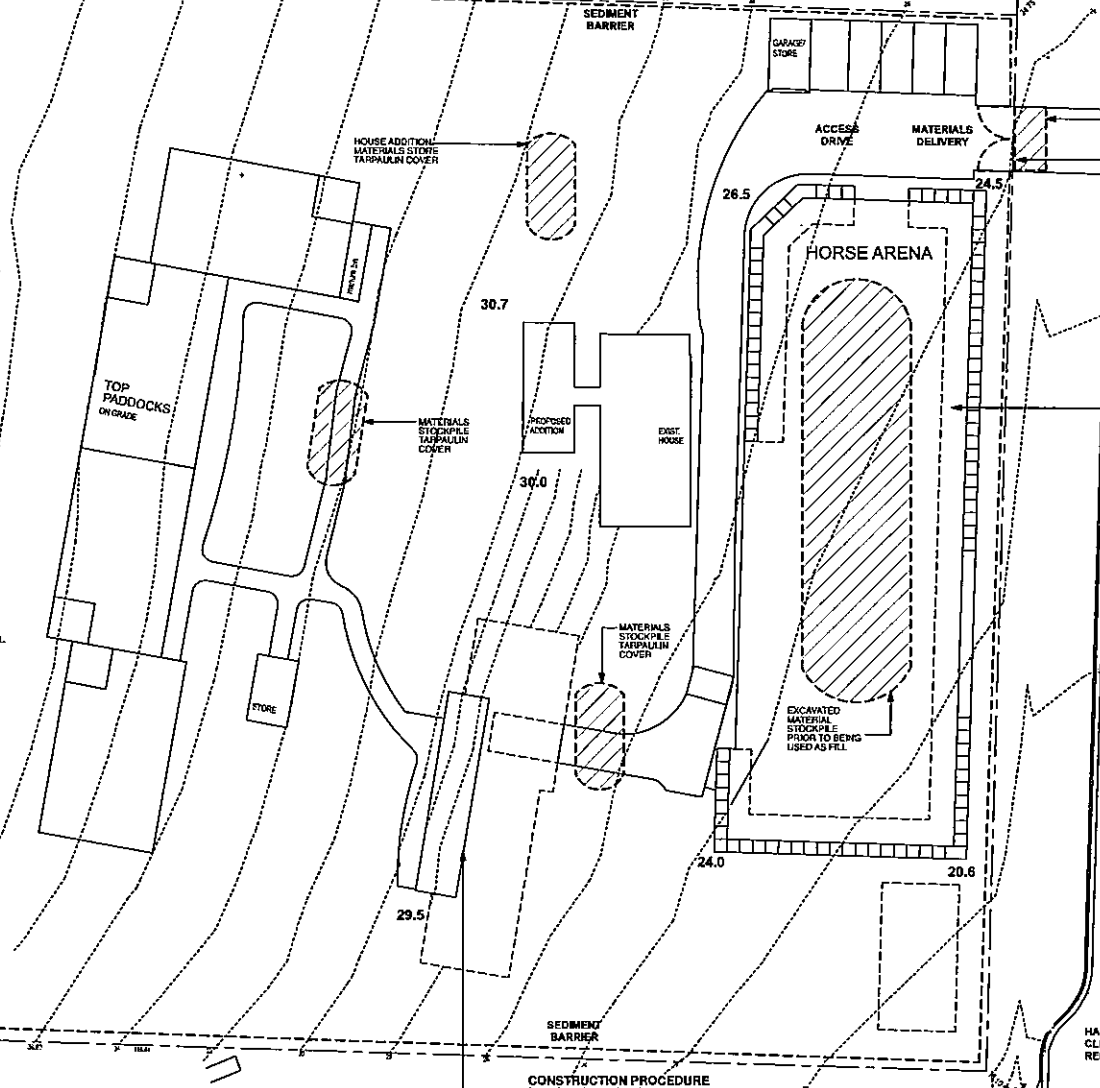
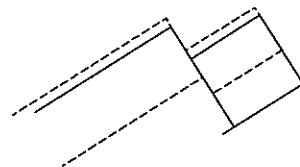
VEHICLE MOVEMENTS

All vehicles visiting the site are to comply with the parking regulations in that area. All vehicles to be hosed and swept down before leaving the site. Trucks and utilities must cover their loads. All polluted waters to remain on the site for treatment. A licensed person will direct traffic and pedestrians when vehicles leave the site.

DUST CONTROL

Prevent wind blown dust from creating an unacceptable hazard or nuisance. Where dust is created as a result of the works or soil exposure the areas are to be watered down during the day and at the end of the day. Avoid earth moving activities during strong winds.

SITE PLAN
SCALE 1:200 AT A1
SITE AREA 978sqm



CONSTRUCTION PROCEDURE
Install sediment barrier.
Excavate for rear slab. Trim and level.
Fill soft areas as directed by the Structural Engineer.
Store excavated material for redistribution to filled areas.
Protect stockpile Form for and pour slab.
Drill per holes for steel frame with mobile rig. Pour.
Erect steel frame in accordance with the Structural Engineers details and instructions.

TRAFFIC CONTROLLER
LOCATION DURING
DELIVERIES AND TRUCK
EGRESS

ENTRY BERM

2.4M HIGH CHAIN WIRE
FENCE AND GATE WITH
HESSIAN SCREENING AND
SEDIMENT BARRIER

HALE BALES TO GUTTER,
CLEAN BUILD UP AT
REGULAR INTERVALS

ORCHARD STREET

HALE BALES TO GUTTER,
CLEAN BUILD UP AT
REGULAR INTERVALS

TRAFFIC CONTROLLER
LOCATION DURING
DELIVERIES AND TRUCK
EGRESS

CONSTRUCTION PROCEDURE
Excavate for lower retaining wall.
Trim and level. Fill soft areas as directed by the Structural Engineer.
Construct gabion wall strictly in accordance with the manufactures Instructions and the Structural Engineers directions.
Excavate for top area retaining wall.
Store excavated material in area to be filled.
Protect stockpile.
Construct upper retaining wall.
Spread excavated material.
Compact in layers to Engineer's details.
Import area topping sand.

Revised Date: 10/01/2011

**PROPOSED HORSE ARENA AND
FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP748791

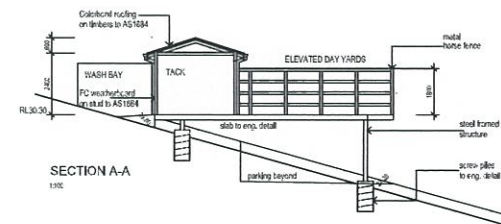
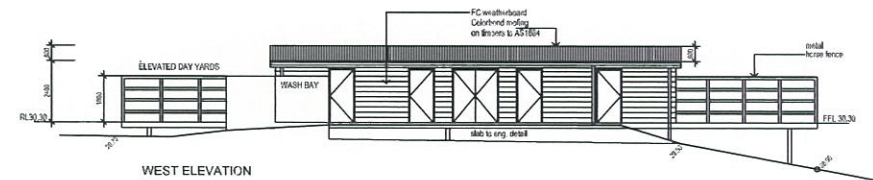
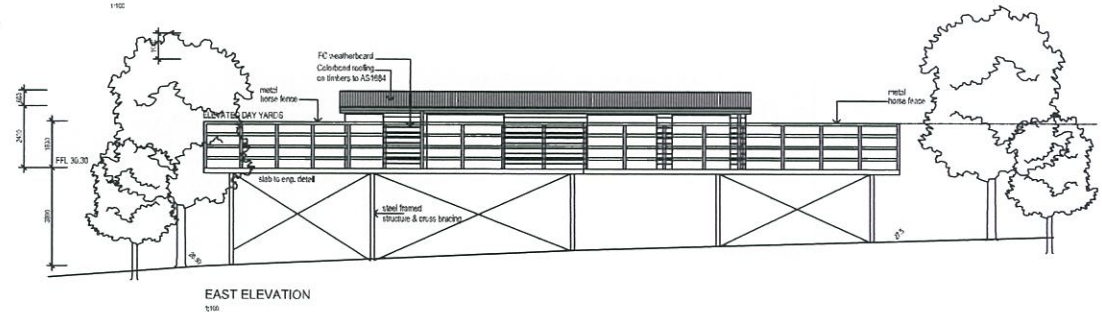
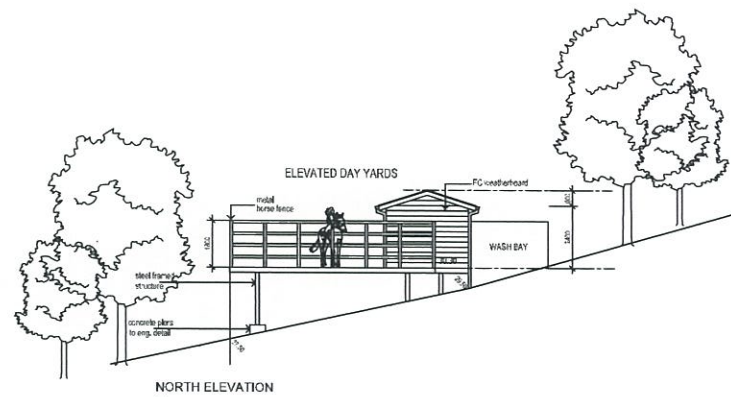
Address
113 Orchard St., Warfieldwood

**CONSTRUCTION AND
TRAFFIC PLAN**

Tony McLain Architect (Reg. No. 4291)

Set 10/01/2011
SAB: WPC/2011/000
MAB: WPC/2011/000

Date	Drawn	Check	Rev.
Project No. 2820	DA12		E



D 7-19-18 GENERAL TREE PROTECTION ZONES SP-000N
AREA PLANTING: TBM124 TENCEL ABSORPTION PIT 3-40YR
C 15-0-0 GENERAL
A 20-19-18 ABSORPTION BED ADDED. DIMENSIONS TO HOLD CAPSIES
Bridges Table Remarks

Project
**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP748791
113 ORCHARD STREET WARRIEWOOD
Title

DAY Paddock Detail

Tony McLain Architect (Reg. No. 4291)

Tel 0211 0803
Mob 0402221635

Free 0402223035
mydalmonte@gmail.com

Scale 1:125 or A1/1:200 or A3	Date 10/2/01
Project No.	Drawing No.

Project No. 2820



Revision	Date	Remarks
Project		
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING		
LOT 6 DP749791		
Address		
113 Orchard St , Warriewood		
Title		
ENTRY VIEW		
Tony McLain Architect (Reg. No. 4291)		
Tel 98108631		
Mob 0402223665		
mclainlony@gmail.com		
Scale 1:0.85 @ A1		Date JUNE 2020
Project No.	Drawing No.	Rev.
2820	DA15	E



Revision Date Remarks

Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791

Address
 113 Orchard St , Warriewood

Title
 ARENA VIEW

Tony McLain Architect (Reg. No. 4291)

Tel 98108631
 Mob 0402223665
 mclainlony@gmail.com

Scale 1:0.85 @ A1	Date JUNE 2020	
Project No. 2820	Drawing No. DA16	Rev. E



Revision Date Remarks

Project

PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP749791

Address

113 Orchard St , Warriewood

Title

DAY PADDOCKS VIEW

Tony McLain Architect (Reg. No. 4291)

Tel 98108631
Mob 0402223665
mclainlony@gmail.com

Scale 1:0.85 @ A1

Date JUNE 2020

Project No.
2820

Drawing No.
DA17

Rev.
E



Revision Date Remarks

Project

PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP749791

Address

113 Orchard St , Warriewood

Title

FRONT VIEW

Tony McLain Architect (Reg. No. 4291)

Tel 98108631

Mob 0402223665

mclainlony@gmail.com

Scale 1:0.85 @ A1

Date JUNE 2020

Project No.
2820

Drawing No.
DA18

Rev.
E

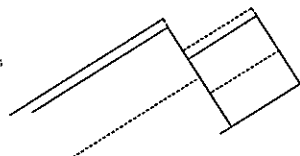
SITE PLAN

SCALE 1:200 AT A1
SITE AREA

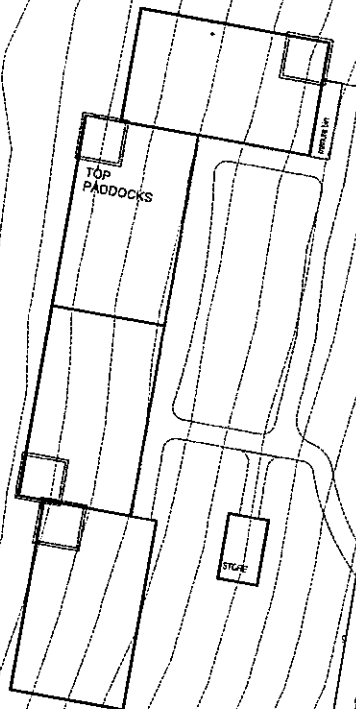
Existing and proposed impervious areas
(Excludes drive, Areas and top paddocks)

9726m²

435m² (5%)



ELEVATED DAY PADDOCKS
REQUIRE INTERLOCKING PAVERS
OVER R.C. SLAB
CENTRAL WASTE TRAP



HORSE ARENA

+RL 24.70

ORCHARD STREET

Author: Colin McLean
Project:
**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP748791
113 ORCHARD STREET WARRIEWOOD
VIC

SITE WASTE PLAN

Tony McLean Architect (Reg. No. 4291)

Tel: 94 06 0627
Fax: 0400 22 61 55
t.mclean@tma.com.au

Drawn	Checked	Date	Scale
DA19		10/10/2019	1:200

2820 DA19 E

EXTERNAL MATERIALS AND FINISHES

PROPOSED HORSE ARENA AND FACILITIES- 113 ORCHARD ST WARRIEWOOD

RETAINING WALLS

GABBION Stone baskets.AL-TEN. Basalt fill to face



STABLE ROOF and HOUSE ADDITION ROOF

To match existing house

Colorbond **PALE EUCALYPT**



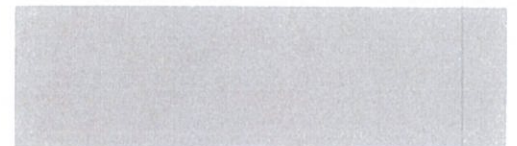
Colorbond® Pal...

C5

STABLE WALL CLADDING

Painted weatherboards

DULUX **TAPESTRY BEIGE**



Tapestry Beige

A167

HOUSE ADDITION CLADDING

To match existing stained weatherboards

Cabots **AUSTRALIAN JARRAH**



AUSTRALIAN JARRAH BASE

HOUSE ADDITION WINDOWS

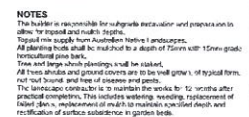
Powder coat finish aluminium to match existing

Dulux **EARTHEN POT**



Earthen Pot

Appendix 3



Revision	Date	Remarks
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LOT 6 DFT4575

Tel: 08 93 50 65 11
Mob: 04 65 22 70 85
r.chardon@wanadoo.fr

Scale: 1/200 at A1/1/400 at A3	DATE: JUN 20/00
Project No. 2820	Drawing No. DA08
	Rev. E

SITE PLAN
SCALE 1:200 AT A1
SITE AREA 9766m²

Appendix 4

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A334826_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A334826 lodged with the consent authority or certifier on 14 Jan 2019 with application D/2019/0021.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Tuesday, 26, May 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Description of project

Project address	
Project name	Hunter Horses_03
Street address	113 Orchard Street Warriewood 2102
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 749791
Lot number	6
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Tony McLain Architect

ABN (if applicable): 50 552 762 949

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

✓

✓

✓

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type			
W1	E	1.4	1.5	2.5	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2	E	2.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	N	2.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W4	W	1	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type			
					>=600 mm	(U-value: 5.7, SHGC: 0.47)			
W5	W	1	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W6	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7	S	2.5	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W8	N	2.5	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.