



**15 PITT STREET,  
MANLY VALE**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR CONSTRUCTION OF A NEW DWELLING**



Report prepared for  
**Icon Homes**  
April 2025

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## **1. Introduction**

- 1.1 This is a statement of environmental effects for construction of a new two storey dwelling at 15 Pitt Street, Manly Vale.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011, 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
  - Site Survey prepared by Donovan Associates
  - DA Plans prepared by Accurate Design & Draft for Icon Homes
  - Landscape Plan prepared by pdla Landscape Architects
  - BASIX Certificate Accurate Design & Draft
  - Stormwater Plan prepared by VNK Consulting Pty Ltd
  - Site Classification Report prepared by AWGeotechnics
  - Flood Information Report prepared by Northern Beaches Council.
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the character of the residential locality. 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 Pitt Street on the corner of Jacaranda Place in Manly Vale. It is legally described as Lot 13 DP 30499 and is known as 15 Pitt Street, Manly Vale.
- 2.2 It is a rectangular shaped lot with front (east – Pitt Street) and rear (west) boundaries of 15.24 metres and side boundaries (north – Jacaranda Place and south) of 50.29 metres. The site fronts both Pitt Street and Jacaranda Place and comprises an area of 766.4m<sup>2</sup>.
- 2.3 The site is currently vacant. It is a residential lot, which is generally flat.
- 2.4 The property is surrounded by detached residential dwellings to the north, south and west. There is a reserve to the east and continues around to the south. The site is located in close proximity to transport and retail services on Condamine Street to the east.



Figure 1. Aerial image of the subject site

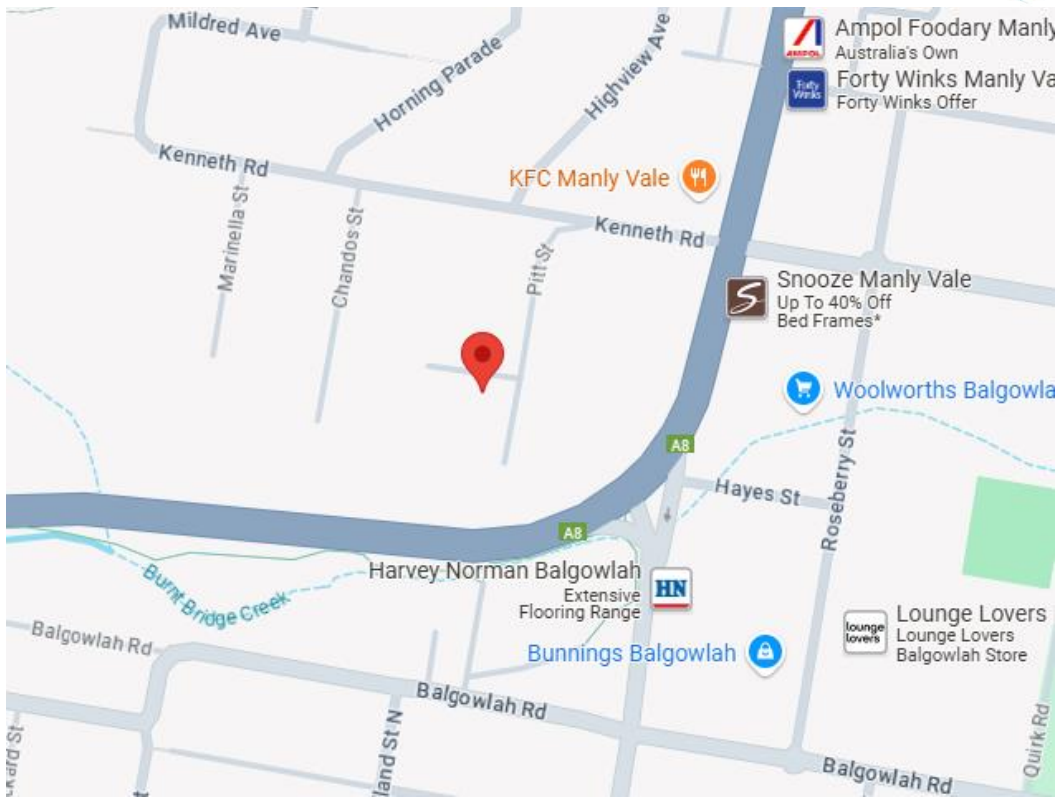


Figure 2. The site within the locality

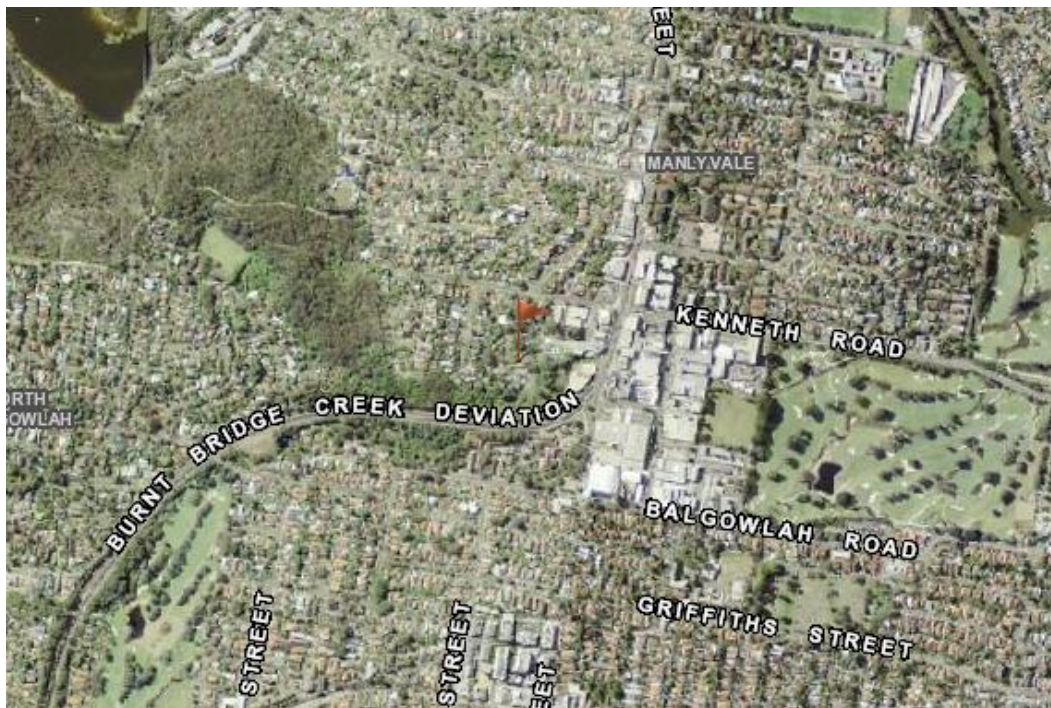


Figure 3. Aerial image of the site within the locality

### 3. Site Photos



**Figure 4. The existing vacant lot, viewed from Pitt Street (No.17 Pitt Street to the left/south)**



**Figure 5. The existing site, looking east**



**Figure 6. The southern boundary and adjoining neighbour at No. 17 Pitt Street**



**Figure 7. Looking west, the adjoining dwelling at No. 17 Pitt Street**

## 4. Proposed Development

- 4.1 The proposed development is for the construction of a new two storey dwelling, with double garage, with a new driveway and crossover from Pitt Street.
- 4.2 The proposed dwelling has been designed to ensure that it compliments and improves the existing streetscape maintaining a scale consistent with new dwellings in the locality and on Pitt Street.
- 4.3 The proposed will be made up as follows:

### **New dwelling**

#### **Ground floor**

- Front porch
- Entry foyer and stairs to upper level
- Media room
- Study
- Guest room with ensuite and built-in robe
- Hall, mudroom and powder room
- Laundry with external access
- Open plan family/meals with gas fire place/kitchen with pantry and butler's pantry
- Alfresco to the rear
- Garage, new driveway and crossover from Pitt Street
- Three (3) x slimline 5500L rainwater and OSD tanks located on southern side of dwelling

#### **First floor**

- Master bedroom with ensuite, WIR and balcony
- Bedrooms 1 with walk-in robe and ensuite
- Bedrooms 2, and 3 with robes
- Bathroom
- Hall and linen cupboard
- Rumpus area

- 4.4 The proposed design has taken into consideration the location of neighbouring sites, existing windows and private open space areas.
- 4.5 Material choices have been made to complement the residential locality, as detailed in the attached Materials and Finishes Schedule.

## 5. Statutory Framework

### 5.1 State Environmental Planning Policies

#### **State Environmental Planning Policy (Sustainable Buildings) 2022**

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Biodiversity & Conservation) 2021**

##### Chapter 2 Vegetation in Non-Rural Areas

Chapter 2 of the SEPP aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The proposed development does not result in the removal of any significant vegetation and remains consistent with the SEPP.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

##### Chapter 4 Remediation of Land

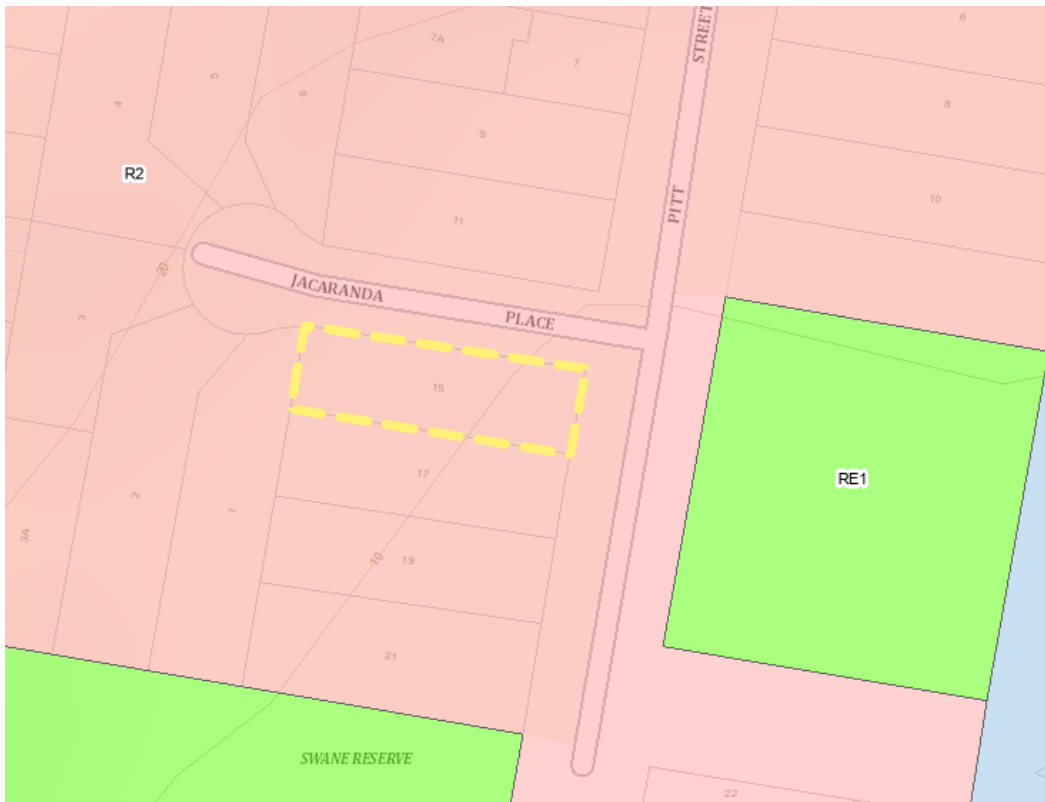
The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

## 5.2 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for a new dwelling, which is permissible with development consent in the R2 zone.



**Figure 8. Extract from Warringah LEP 2011 Zoning Map**

### Demolition

No demolition works are proposed with this application, the site is vacant.

### Minimum Lot Size

The site is mapped with a minimum lot size of 600m<sup>2</sup>. The subject site comprises a compliant area of 766.4m<sup>2</sup> and no subdivision is proposed.

### Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum height of 8.38 metres.

### Heritage Conservation

The subject site is not mapped as a heritage item, is not located within a heritage conservation area or located in close proximity to any heritage items.

### Flood Planning

The site is identified on the NBC Flood Hazard Map as a low and medium risk precinct, see Figure 9 below.

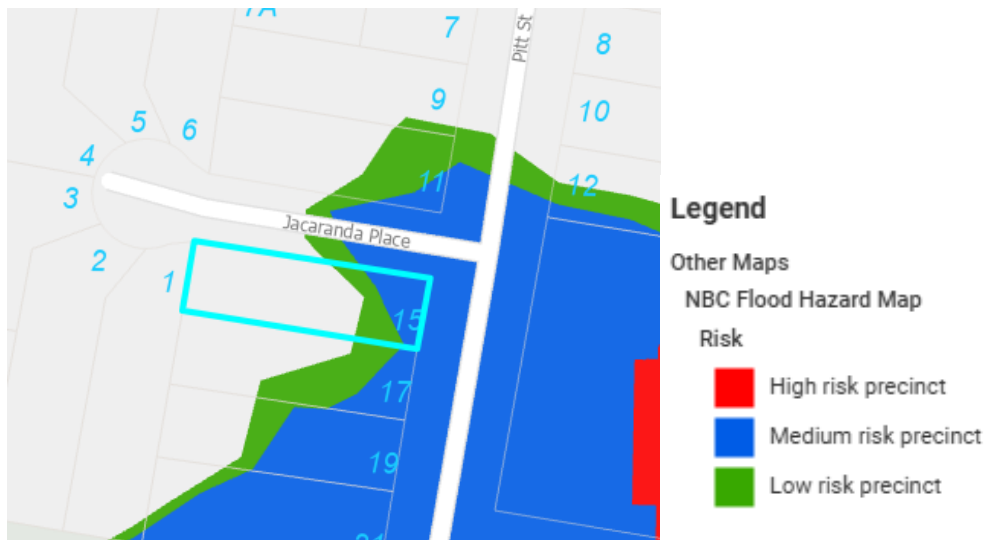


Figure 9. Extract from NBC Flood Hazard Map

The new dwelling has been designed to sit above the maximum flood planning level of 11.80 metres AHD and the 1% AEP Flood (11.30m AHD), as detailed in the attached flood information report and shown within the DA Plan set.

### Acid Sulfate Soils

The site is nominated as Acid Sulfate soils Class 4. The proposed works are minor and are not likely to lower the watertable more than 2 metres below the natural ground surface.

## **Earthworks**

Minimal earthworks are proposed for footings, with dwelling sitting with minimal cut and fill required for the fairly level site.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

## **Development on Sloping Land**

The site is located in the area nominated the LEP maps as Area A – Slope <5. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

Due to the low-level risk within Area A, no additional details are required at DA stage.

## **5.4 Warringah Development Control Plan**

The relevant sections of the DCP are addressed below.

### **Part A Introduction**

#### **Objectives**

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

### **Part B General Controls**

#### **Wall Heights**

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes a compliant maximum wall height of 6.226 metres to the underside of the ceiling on the northern elevation and 5.831 metres on the southern elevation.

#### **Side Building Envelope**

The site requires a side boundary envelope of 4m/45°. The development proposes a compliant side building envelope as illustrated in the attached DA Plan Set.

#### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site by the DCP.

The new dwelling proposes easily compliant side setbacks to the southern property boundary at ground and first floor levels to the new dwelling:

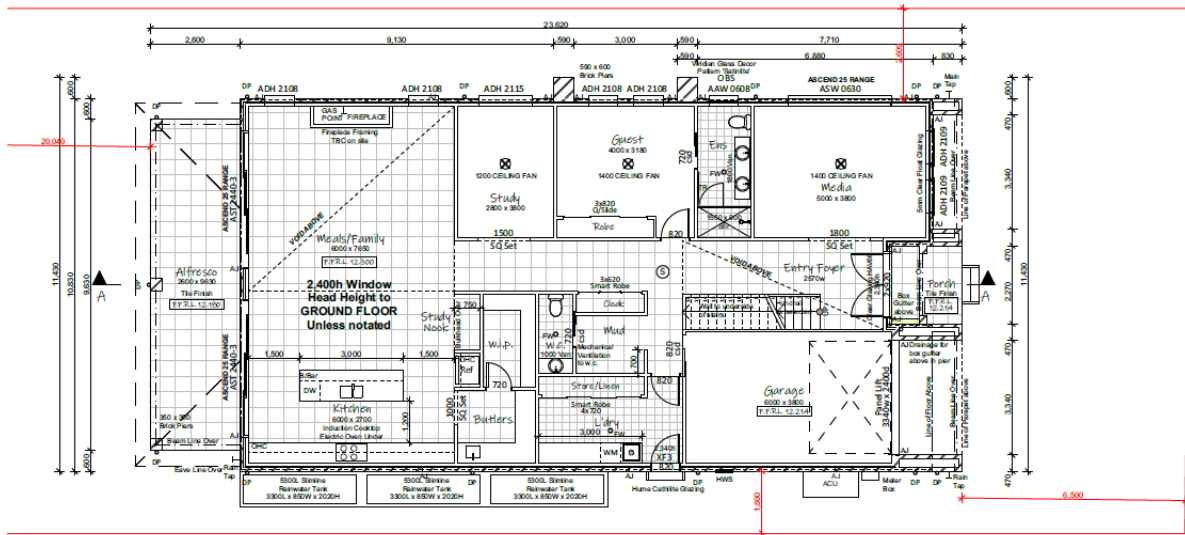
South (Ground) – 1.8m

South (First) – 1.84m

#### **Front Setback**

A front setback of 6.5 metres is required by the DCP for the primary street frontage (Pitt Street), and the front building setback may be reduced to 3.5 metres for the secondary street frontage (Jacaranda Place).

The development proposes a compliant setback of 6.5 metres is provided to Pitt Street, the primary street frontage. A set back of 2.609 metres at ground level and 2.649 metres at the upper floor level is provided to Jacaranda Place, the secondary street frontage, as shown in Figure 10 below.



**Figure 10. Extract from plans showing the ground level secondary road setback to Jacaranda Place**

A variation to the secondary front setback control is considered appropriate, in this case as the site benefits from several large street trees that will reduce the visibility of the new dwelling from Jacaranda Place. The dwelling addresses the primary frontage of Pitt Street and the secondary street frontage practically presents as a side setback in this location.

In addition, the dwelling will remain consistent with the objectives of the control, despite the variation, as addressed below:

*Objectives of the control:*

- *To create a sense of openness.*

Comment

The development proposes a compliant primary front setback to Pitt Street, as well as a compliant side setback to the southern property boundary. The dwelling is provided with compliant landscaped and private open space areas, and the existing vegetated road verge serves as a buffer to the secondary street frontage and the streetscape. Overall, the

compliant landscaping on the site, side, front and rear setbacks allow a sense of openness to the retained. Additionally, no fencing is proposed at the north eastern corner of the site to ensure that a sense of openness is preserved.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

#### Comment

The resulting development will present with visual continuity from Pitt Street, with the proposed dwelling consistent with the newly development dwelling to the south of the subject site. The development proposes a compliant landscaped area as well as new planting throughout the site. The architectural design and compliant building envelope is consistent with neighbouring development.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

#### Comment

The development proposes a compliant front building setback to Pitt Street and will result in an aesthetically pleasing and modern addition to the streetscape. There will be no impact on the amenity of neighbouring residential properties, with boundary fencing and landscaping providing appropriate screening to the site. The proposal maintains a high quality landscape outcome for the site, thereby enhancing the visual quality of the streetscape.

- *To achieve reasonable view sharing.*

#### Comment

A site visit has been undertaken and it is considered there will be no impact on any views.

#### **Rear Setback**

A rear setback of 6 metres is required by the DCP. A compliant rear setback of 20.042 metres is proposed at ground floor level.

## **Part C Siting Factors**

### **Traffic, access and safety**

The subject site currently has vehicular access from Jacaranda Place, which is to be removed. A new crossover and driveway is proposed from Pitt Street to allow for access to the new garage.

### **Parking facilities**

A single garage is proposed for the new dwelling, with ample space available in front of the garage on the driveway for additional parking. As the subject site sits at the end of a cul-de-sac there is also on street parking available. The garage door is integrated into the house design and will not dominate the façade when viewed from Pitt Street. The garage opening has a compliant width of has a width of 3.28 metres, with compliant internal dimensions.

### **Stormwater**

Stormwater from the development will be connected to the proposed rainwater and OSD tanks, with water to be reused on site. The overflow will be connected to new drainage infrastructure on the site.

Full stormwater management details are provided in the attached Stormwater Plan.

### **Excavation and Landfill**

Minor earthworks are proposed as a part of the application to provide the new dwelling footings and new driveway access. The proposed development includes a maximum cut of 1100mm towards the north western corner of the site to allow for the construction of a new retaining wall, as illustrated within the attached DA Architectural Plan Set.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Demolition and Construction**

The proposed development does not include demolition as the site is currently vacant. All construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

## **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible, which is detailed in the accompanying Waste Management Plan.

The design includes appropriate waste storage areas, with waste to be collected by Councils regular service.

## **Part D Design**

### **Landscaped open space and bushland setting**

The DCP requires 40% (305.56m<sup>2</sup> for a site area of 766.4m<sup>2</sup>) of landscaped area on the site. The development proposes a compliant landscape area of 443.61m<sup>2</sup> being a compliant landscape area of 57.88%.

### **Private open space**

A private open space area in excess of 60m<sup>2</sup> will be provided on the site.

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

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

**9am** – The development will result in shadowing to the rear and southern side of the subject site and across the rear and northern side of the neighbouring property at No. 17 Pitt Street.

**12pm** – The development will result in shadowing across the southern side of the subject site and to the northern and eastern sides of the neighbouring property at No. 17 Pitt Street. However, the private open space area at the subject site and No. 17 will not be affected.

**3pm** – The development will result in shadowing over the front and southern side of the subject site and across the northern and front yard of the neighbouring property at No. 17 Pitt Street. However, the private open space area at the subject site and No. 17 will not be affected.

It is concluded that the private open space of the subject site and the adjoining properties maintain compliant solar access, with direct sunlight available to more than 50% of the rear yard between 12pm and 3pm.

### **Views**

A site visit has been undertaken and it is not apparent that any views will be impacted by the proposed development.

### **Privacy**

Privacy will be retained for neighbours with the design being considerate of window placement and use of upper-level rooms. The development is appropriate and will not result in noise levels inappropriate to a residential area. Key living areas are provided on the ground floor and windows have been appropriately located. The upper level is mostly bedrooms and bathrooms, with obscured glazing to the bathroom windows on the southern side of the dwelling.

### **Building Bulk**

The proposed development incorporates varied materials to alleviate bulk, as well as a compliant side building envelope. The design is also of a scale consistent with surrounding two storey residential dwellings in Manly Vale, and the works will result in a contemporary and complementary addition to the site and Pitt Street.

### **Building Colours and Materials**

The proposed building materials include brickwork, cladding and roof tiles. All materials and finishes are complementary to the residential surrounds and are consistent with a modern finish.

Colours are detailed in the colours and materials schedule.

### **Roofs**

The new works propose a 20° to 22.5° pitched tiled roof which is consistent with existing residential dwellings in the immediate locality.

### **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

### **Side and Rear Fences**

New fencing is proposed on the northern side of the property. The proposed design of the new fencing will be compatible with the streetscape character.

### **Site Facilities**

Appropriate waste, recycling areas and drying facilities are proposed as part of the proposed application.

### **Safety and Security**

The proposed new dwelling will improve safety and security features of the site, allowing for casual surveillance of the street and safer access to the site and dwelling.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate, which accompanies the application.

## **Part E: The Natural Environment**

### **Preservation of Trees or Bushland Vegetation**

The site is currently vacant and no significant trees are to be removed or detrimentally impacted as a result of the proposed development.

### **Prescribed Vegetation**

The subject site is not mapped as native vegetation, High Conservation Habitat or Wildlife Corridor.

### **Retaining unique Environmental Features**

No unique environmental features will be impacted by the proposal.

### **Development on land adjoining public open space**

The subject site is not mapped as land adjoining public open space.

### **Landslip Risk**

The site is located in the area nominated the LEP maps as Area A – Slope <5  
Due to the low-level risk within Area A, no additional details are required at DA stage.

## 7. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Lot Size	600m <sup>2</sup>	766.4m <sup>2</sup>	No – no change
Building Height	8.5 metres	8.38m	Yes
Floor Space Ratio	Not identified	-	-
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	5.831m (south) 6.226m (north)	Yes
Number of Stories	Not identified	-	-
Side Boundary Envelope	4 metres / 45 degrees	Complies	Yes
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	<u>South</u> Ground 1.8m First floor 1.84	Yes
Front Boundary Setback (Pitt Street)	6.5 metres	6.5m	Yes
Secondary frontage (Jacaranda Place)	3.5 metres	2.609m	Compliance with objectives achieved
Rear Boundary Setbacks	6 metres	20.042m	Yes
Parking	2 spaces	Single car garage and parking for one vehicle on driveway	Yes
Landscaped Open Space and Bushland Setting	40% of lot area (306.56m <sup>2</sup> for a site area of 766.4m <sup>2</sup> )	57.88% (443.61m <sup>2</sup> m <sup>2</sup> )	Yes
Private Open Space	60m <sup>2</sup>	>60m <sup>2</sup>	Yes

	Standard	Proposed	Compliance
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Complies	Yes

## 8. 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:

### 8.1 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 land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the R2 zone.

### 8.2 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, appendices and attached specialist reports.

*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 new 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**

The proposed development will not impact the public domain.

### **Utilities**

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

### **Flora and fauna**

No significant or native trees are to be removed or detrimentally impacted as a result of the proposed development.

### **Waste**

There will be no impact.

### **Natural hazards**

The site is not impacted by slip or bushfire. A Flood Impact Study is attached to this development application package.

### ***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 appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and is well suited to the coastal and residential surrounds.

*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. Additionally finishes, building materials and all facilities will be compliant with 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.

### **8.3 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 and is highly conducive to the proposed dwelling.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed dwelling.

### **8.4 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.

### **8.5 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 at 15 Pitt Street, Manly Vale 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.

## Planner Declaration

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**This report was prepared by:**

Senior Planner: Susan May-Roberts

Report Version: Final

### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
10/04/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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