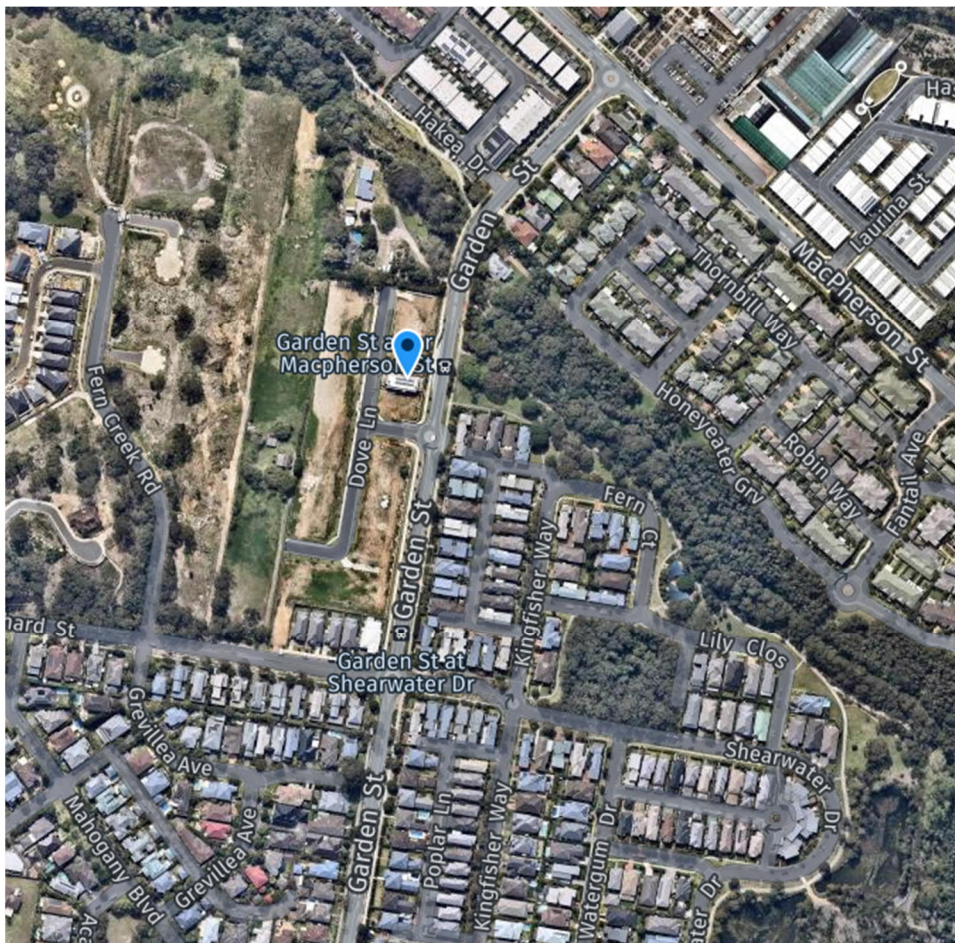


STATEMENT OF ENVIRONMENTAL EFFECTS



Prepared for:
Icon Homes
October 2019
Report No.: 9022420

Site Address:
Proposed Lot 4
Parent Lot 200 DP 1212459
228-260 Garden Street
WARRIEWOOD NSW 2259

Proposed use of an approved dwelling house as an Exhibition Home,
including sales office and signage.

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INTRODUCTION

This report is prepared at the request of Icon Homes in support of the proposed use of an approved dwelling house as a residential display home and signage located at Proposed Lot 4 Garden Street, Warriewood.

The aim of this report is to identify and respond to the applicable statutory planning controls and Council policies which apply to site, as well as identify potential natural and built environmental impacts of the development.

The development has regard to the requirements of the Pittwater Local Environmental Plan 2014 and the provisions of Pittwater DCP No. 21, being the principal environmental planning instrument for the site. The development also has regard to the provisions of the applicable State Environmental Policies.

The proposal forms the basis for the display of housing stock available from Icon Homes that includes a sales office. On street parking is available along Garden Street and within the proposed driveway.

Based upon the unique nature of the activity as a display home, in which Development Consent is required for this purpose. The landuse activity caters to the future urban renewal of the area. This purpose will be limited to a small period of time as required by Icon Homes to display housing stock. Following expiry of this timeframe it is envisaged for the built form to be reverted back to a single residential dwelling for market sale including removal of the signage.

It is demonstrated within this statement that the proposed development is able to generally satisfy the intent of policy.

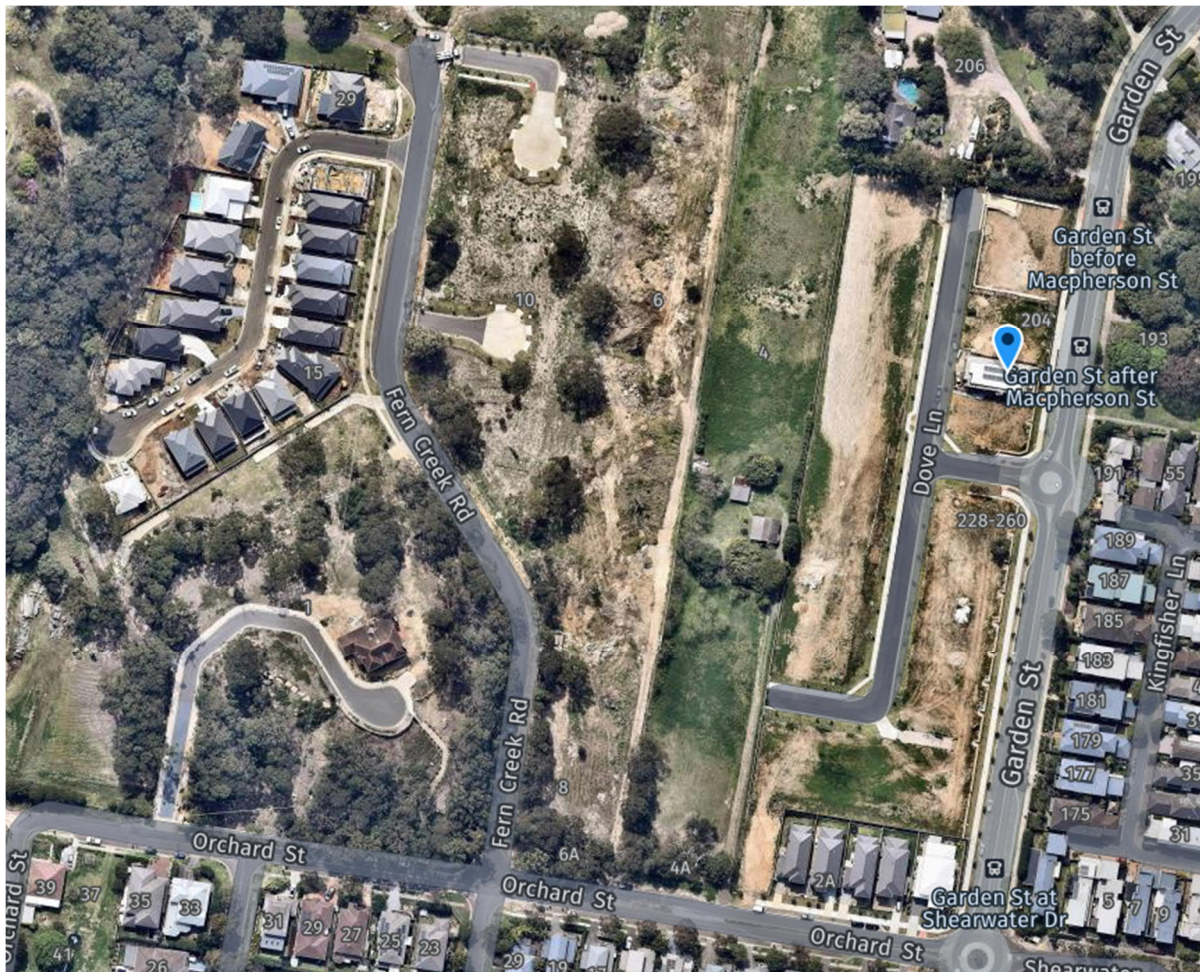
This document has been prepared in support of an application under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP & A Act 1979) and reviews the applicable environmental planning instruments and development control plans that apply to the subject property as well as the natural and built environmental impacts of the proposal.

The subject development is not integrated development or designated development for the purpose of the EP & A Act 1979.

Therefore, it is with confidence that the subject application is submitted for a favourable determination.

DESCRIPTION OF SITE AND LOCALITY

The site is located within an existing residential area and is identified as Proposed Lot 4 Garden Street, Warriewood. This site is located within a recently subdivided residential area within Warriewood, in proximity to the recent subdivision at Fern Creek Road.



Source: NearMaps 2019

The subject site is a rectangular allotment with a primary frontage to Garden Street of 10m and a total land area of 314m². The land is currently vacant and forms part of a recent subdivision.

The land subject to development contains a dwelling house that is currently under construction. The dwelling on was approved via Complying Development Certificate No. 19/2430-1, issued by Private Building Certifiers.

Neighbouring sites are of a similar nature of varying lot sizes and within proximity to main transport corridors within Warriewood.

A road network is connected to the site including services of telecommunications, power, water and sewer as would be anticipated within a new residential estate.

DESCRIPTION OF PROPOSAL

The proposal is for the use of an approved dwelling house as an exhibition home including sales office and signage located at Proposed Lot 4 Garden Street, Warriewood.

The subject development application is supported by professional plans prepared by Icon Homes that demonstrate the acceptability of the designs.

The proposed exhibition home, sales office and signage are intended to operate from the site whilst the nearby estate is progressing through its release phase. This is envisaged to last for up to five (5) years. Following expiry of this time period, the dwelling will revert back to purely individual residential home.

Landuse

- One (1) exhibition home that includes a sales office.
- Hours of operation are Monday to Sunday 10am – 4pm.
- Two (2) full time sales staff present.
- Paper display information.

This type of activity works as a point of call to interested homebuyers allowing them to walk through the display home and inspect features whilst also providing an area for a sales function.

Site works – Dwelling construction, sales office, parking and exhibition home identification signage

- Signage at street level of a low intensification in order to identify sales office (at the adjoining site) and the display home. Details have been provided with the subject application.

The proposed development is detailed on the accompanying plans prepared by Icon Homes.

ASSESSMENT OF PLANNING CONTROLS

There are a number of State and Local Environmental Planning Instruments that may apply to any given development. In providing this assessment of the proposed development, consideration has been given to the following statutory and non-statutory controls.

- Section 4.15 of the Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan No. 21

The following discussion explores the compliance of the subject development with the relevant EPI's.

Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment of a development application is required to address the matters for consideration listed under section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended. The following matters must be considered:

- (a) the provisions of:
 - i. any environmental planning instrument;
 - ii. any draft local environmental planning instrument that is or has been placed on exhibition and details of which have been notified to the consent authority;
 - iii. any development control plan;
 - iv. any matters prescribed by the regulations,
 - v. that apply to the land to which the development application relates.
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- (c) the suitability of the site for the development;
- (d) any submission made in accordance with the Act or the regulations;
- (e) the public interest.

The relevant issues are addressed in broad terms through the assessment provided below.

State Environmental Planning Policy No. 64 – Advertising and Signage

Part 2 – Signage Generally

The proposed signage is considered to be in keeping with the objectives of SEPP64 as it predominantly relates to business identification signage and will not have any adverse impact upon the amenity and visual character of the area. Please refer to the below assessment of Schedule 1.

The assessment of the proposed signage with respect to the Schedule 1 criteria demonstrates the suitability of the proposed signage at the subject site.

The proposed signage is considered to improve traffic flow of persons attending the site as it provides clear direction to the property entrance.

Part 3 – Advertisements

This part does not relate to business identification signs.

Schedule 1 – Assessment Criteria

Requirement	Provision	Compliance
<p>(a) The character of the area.</p> <p>(i) Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</p> <p>(ii) Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</p>	<p>The proposed signage is well balanced with the scale of the site while being of sufficient size for the site to be appropriately identified by passing motorists. The landuse is a permissible activity within the zone. The proposed signage unifies the landuse activity and business identification. The signage is not contradictory to the desired future character of the area.</p> <p>The area is not located within a town centre that would contain themed signage. Signage throughout the area is varied due to the nature of the varying landuses and the differing size, scale and form of the buildings. The signage is not considered to have a detrimental impact on the area.</p>	<p>Yes</p> <p>Yes</p>
<p>(b) Special areas.</p> <p>(i) Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</p>	<p>Signage will not detract from any environmentally sensitive surrounding areas, due to the appropriate size and location of the signs.</p>	<p>Yes</p>
<p>(c) Views and vistas.</p> <p>(i) Does the proposal obscure or compromise important views?</p>	<p>No loss of important views.</p>	<p>Yes</p>

(ii) Does the proposal dominate the skyline and reduce the quality of vistas?	No vistas to be impacted upon, signage of a similar scale and nature of other exhibition homes and villages. The signs will not impact upon the amenity of the street.	Yes
(iii) Does the proposal respect the viewing rights of other advertisers?	Viewing rights of other potential advertisers respected.	Yes
(d) Streetscape, setting or landscape.		
(i) Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Scale, proportion and form considered appropriate for the site in terms of streetscape and setting. The size and scale is such that the signage appropriately identifies the site without creating a safety hazard along the roadway. The open nature of the area ensures that the signage does not appear excessive.	Yes
(ii) Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Signage not anticipated to have any negative impacts on the streetscape, and will be within the scale appropriate to the street and to compliment the use of the site without dominating the streetscape.	Yes
(iii) Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Signage relates to a proposed business use.	N/A
(iv) Does the proposal screen unsightliness?	No unsightliness to screen.	N/A
(v) Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	Signage does not protrude above the building or tree canopies.	Yes

(vi) Does the proposal require ongoing vegetation management?	No	N/A
<p>(e) Site and building.</p> <p>(i) Is the proposal compatible with the scale, proportion and other characteristics of the site or building or both on which the proposed signage is to be located?</p> <p>(ii) Does the proposal respect important features of the site or building, or both?</p> <p>(iii) Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>Signage considered compatible with the building in terms of scale, proportion and siting.</p> <p>Signage proposed creates interest without detracting from any features.</p> <p>The freestanding signs are appropriately located on the site providing direction to the display home entry. The signs ensure minimal confusion for persons attending the site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>(f). Associated devices and logos with advertisements and advertising structures.</p> <p>(i) Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p>The company logo is to be incorporated into the signage, however the signs do not contain any platforms or lighting devices.</p>	N/A
<p>(g) Illumination.</p> <p>(i) Would illumination result in unacceptable glare?</p> <p>(ii) Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>(iii) Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>(iv) Can the intensity of the illumination be adjusted, if necessary?</p>	N/A	N/A

(v) Is the illumination subject to a curfew?		
(h) Safety.		
(i) Would the proposal reduce the safety for any public road?	There is not anticipated to be any loss of safety for passing motorists.	Yes
(ii) Would the proposal reduce the safety for pedestrians or bicyclists?	There is not anticipated to be any loss of safety for pedestrians or cyclists.	Yes
(iii) Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?	No loss of sightlines.	Yes

Pittwater Local Environmental Plan 2014

The subject site is zoned R3 Medium Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined as an “exhibition home” meaning “a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays”.

Clause 2.3 Zone objectives and land use table

The objectives of the R3 Zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The exhibition home is able to meet with the objectives of the R3 zone as it provides for residential dwellings in keeping with the intentions for the site. The dwelling and proposed temporary use as an exhibition home is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R3 zone.

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

The site is not known to be of heritage significance and is not within a conservation area.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The use of the dwelling as an exhibition home will not affect the site.

Clause 7.2 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.6 Biodiversity

The subject site is not known to be land containing terrestrial biodiversity.

* * *

Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

Pittwater Development Control Plan No. 21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Warriewood Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.14 Locality character statement – Warriewood Locality

Context (extract)

The extension of the tram to Narrabeen in 1913 established land north of Narrabeen Lagoon as a popular area for holidays and camping. From the 1950s, residential development intensified in this area, and along the slopes to the north, south and east of the locality.

From the 1920s, the Warriewood locality area expanded as a farming district as new settlers, including many from former Yugoslavia, moved into the area. Market gardening, primarily in the cultivation of tomatoes, reached its peak in 1947 and 1954, before declining in the 1960s. The rural character of the valley remained until the 1980s, when land was subdivided for industrial/commercial and townhouse development in the vicinity of Macpherson Street, Ponderosa Parade and Vuko Place.

The locality has developed with a mix of residential, retail/commercial, industrial, recreational, and educational land uses.

Low density residential development is built along the slopes to the north and east of the locality, and within the lowland areas adjoining Pittwater Road. These areas are characterised by one and two storey dwelling houses on 550-750 square metre allotments, generally increasing to 950 square metres on steeper slopes and the headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes.

The locality is serviced by a Warriewood Square, a major retail centre, and neighbourhood retail centres at Narrabeen Park Parade and the intersection of Garden Street and Powderworks Road. The locality also contains the Narrabeen Sports High School, Narrabeen North Primary School, Mater Maria Catholic School, two youth/community centres, the Coastal Environment Centre, Warriewood Sewage Treatment Plant, Pittwater RSL Club, and recreational facilities including the Lakeside Caravan Park, several reserves, beaches and rockbaths. The locality also enjoys many significant natural environmental features, including the Warriewood Escarpment, Warriewood Wetlands, Narrabeen Lagoon, and Katandra Bushland Sanctuary.

Cottages and vegetation on Macpherson Street, indicative of the early farming history of the valley, have been identified as heritage items.

The locality is characterised by a valley surrounded by the escarpment to the west, headland to the east, slopes to the north and Narrabeen Lagoon and Mullet Creek to the south. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.

Much of the natural vegetation in the valley has been removed and replaced with nonindigenous species. Much of the tree canopy around the escarpment, which is protected as an area of environmental significance, has been retained.

The natural features of the locality result in a high risk of bushfire, landslip, flood, and coastline (beach) hazards.

Two major roads pass through the locality being Pittwater Road and Mona Vale Road, these are major links with other Sydney suburbs to the west and south.

The major roads within the locality are Pittwater Road, Mona Vale Road, Garden Street, Jacksons Road, Macpherson Street, Narrabeen Park Parade, and Sydney Road. Several pedestrian links and pathways/cycleways exist within the locality, including on the headland, within the Warriewood Wetlands, and adjacent to Narrabeen Lagoon.

The detached dwelling, with the proposed temporary use as an exhibition home, is to be located on a 314m² moderately sloped site, being in keeping with the typical size for the area.

The proposed use of the two storey dwelling as an exhibition home is considered to be consistent with the intended character of the area and the wider character of Warriewood.

The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling will not be out of place and will not detract from the amenity of surrounding properties.

The proposed use does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

Desired Character (extract)

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

Existing residential areas will remain primarily low density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies (detached) will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.

Warriewood Square will meet the retail needs of the local and regional community as well as some smaller neighbourhood centres.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The use of the approved dwelling as an exhibition home as proposed within this application, will meet with the objectives of the medium-density zoning of the area. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains in keeping with other development throughout the area.

No trees are to be removed as part of the change of use or proposed signage to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site to reduce the overall impact of the dwelling and use as an exhibition home.

The dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring

properties, views obtained from the site and the streetscape. The use as an exhibition home will not impact upon the amenity or streetscape of the area.

The dwelling and proposed signage and use as an exhibition home is considered to be in keeping with the desired character of the Warriewood area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposed use of the dwelling as an exhibition home is not anticipated to have any impact with regard to the Acid Sulphate Soils.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B6 Access and Parking

The exhibition home will be accessed from pedestrian pathways provided as part of the subdivision. Visitors will be directed to the front of the site accessed via Dove Lane. On-street parking is capable of being provided along Dove Lane and to the South of Garden Street within the existing allocated areas. The on-street parking can be provided without any detrimental impact to the flow of the road and is provided in a convenient location which will not affect the parking of other vehicles in adjacent driveways.

SECTION C

C5.9 Signage

Requirement	Provision	Compliance
<u>Freestanding Sign</u> No greater than 4.5sqm	<4.5sqm	Yes
Shall not project beyond boundary of premises.	Provided.	Yes
Not extend beyond height of built form.	Signs smaller than the overall height of the dwelling.	Yes
No illumination.	No illumination proposed.	Yes

SECTION D Locality specific development controls

D16 Warriewood Valley Locality

D16.1 Character as viewed from a public place

The proposed use of the approved dwelling as an exhibition home will not impact the residential character of the area. The signage proposed is minimal and will not have a detrimental impact upon the streetscape.

The dwelling is consistent with other dwellings in the area and the use will not impact this appearance. The garage will be converted into a sales office, with the conversion back into a garage to occur following the end of the 5 year use as an exhibition home.

The proposed use will continue to positively contribute to the streetscape of Orchard Street and will remain in keeping with the character of the wider locality.

* * *

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

The Likely Impacts of the Development and Suitability of the Site

The following matters are considered relevant when considering onsite impacts.

Amenity

The impacts on the natural and built environments are of a level considered acceptable for a display home and its sales function and ancillary signage and parking which is ideally located within a residential area.

The site is ideally suited to the proposed use, which is permissible and satisfies the broad objectives of the PLEP 2014 and PDCC No.21 taking into consideration the signage that is unique to the land use activity as the proposal provides for a showcase of housing stock available to the general public.

This statement also demonstrates that the proposed signage is of a low scale, aesthetically designed and blends well with the built form and envisaged residential character.

Given the above and the discussion of the matter within the report, the proposed development is considered suitable for the site.

Siting and Design

The proposed two storey development will be compatible with the envisaged surrounding development and is considered consistent with a suburban / residential location.

The siting of the dwelling provides suitable boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade comprises of different building elements to appropriately articulate the front façade, including a central entry. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application. Any submissions will be reviewed by the applicant and Council during the assessment process and duly considered.

Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The proposed development has been considered in respect of the relevant Environment Planning Instruments and is deemed to be satisfactory with respect to those requirements.

The exceptional design qualities, minimal impact and appropriateness of the development has been evidenced within this statement and within the supporting documentation submitted to Council. The signage and parking area appropriate identify and relate to the sites use as a residential house for display purposes with a sales function.

Having considered the requirements of all environmental planning instruments and DCP's the proposed landuse activities and ancillary works are considered acceptable and maintain the integrity of the existing locality. There are no potential adverse impacts from the development having considered the relevant heads of consideration under 4.15 of the E P and A Act 1979.

Given the relevant planning policies, codes and requirements of the EP & A Act 1979 have been duly satisfied the proposed use and signage is on balance worthy of approval.



Jessica Dean
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Local Consultancy Services Pty Ltd
November 2019