



172 WARRIEWOOD ROAD WARRIEWOOD

STATEMENT OF ENVIRONMENTAL EFFECTS FOR CONSTRUCTION OF A NEW DWELLING HOUSE



Report prepared for
Icon Homes
December 2022

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1.0 Introduction

- 1.1 This is a statement of environmental effects for construction of a new dwelling at 172 Warriewood Road, Warriewood.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 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
 - Drawings prepared by Icon Homes
 - Survey prepared by Donovan Associates
 - BASIX Certificate prepared by Icon Homes
- 1.4 The proposed development fulfils the objectives of Council controls, is considerate of neighbouring properties and results in improved amenity for the residents of the site. It is an appropriate development and is worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the north-eastern side of Warriewood Road, approximately 225 metres southeast of its intersection with Vineyard in Warriewood. The site is legally described as Lot 2 in DP 777330.
- 2.2 It is a fairly regular shaped lot with a frontage of 20.975 metres to Warriewood Road, a north-western boundary of 32.335, a south-eastern boundary of 34.97 metres, and a rear boundary of 20.805 metres. The site has a total area of 700.1m² and slopes down towards Warriewood Road (rear to the front of the property).
- 2.3 The site is currently occupied by an elevated single storey brick dwelling with a tiled roof. The dwelling is set within paved and landscaped gardens.
- 2.4 The site is surrounded by detached residential dwellings in all directions set within landscaped gardens. It is south of the retail/commercial precincts on Mona Vale Road.



Figure 1. The site and its immediate surrounds



Figure 2. Aerial photograph of the subject site and surrounds.

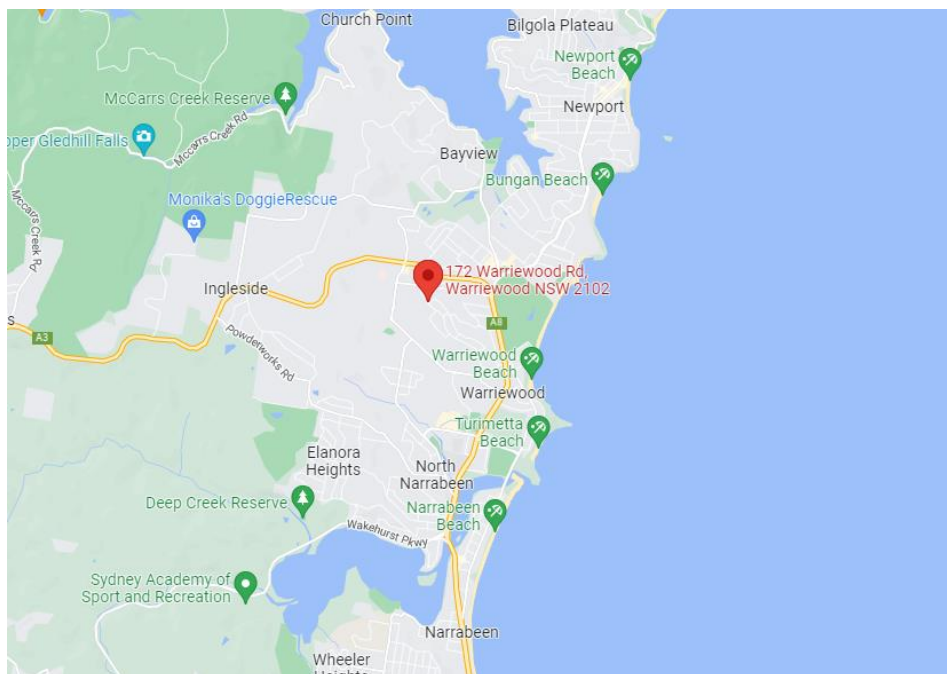


Figure 3. The site within the locality

3.0 Site photos



Figure 5. The existing dwelling on the site viewed from Warriewood Road



Figure 5. Looking south at the site and no.168 from warriewood road



Figure 7. The dwellings across Warriewood Road to the south west

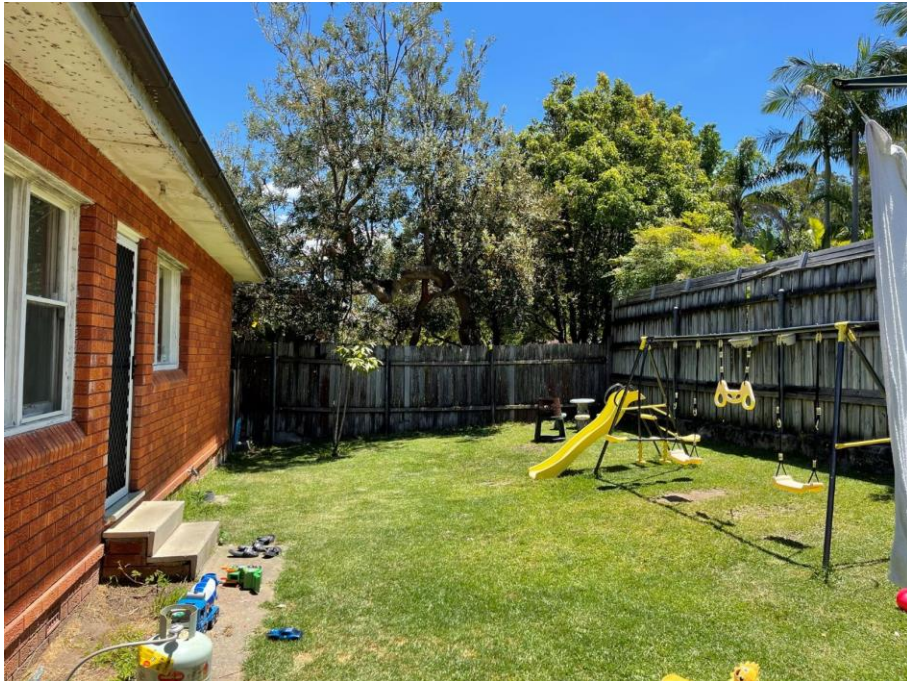


Figure 8. The rear setback of the existing dwelling



Figure 9. The side setback of the existing dwelling at Warriewood Road



Figure 10. No. 168 Warriewood Road (neighbour to south east)

4. Proposed Development

- 4.1 The proposed development is for the construction of a new dwelling on the subject site.
- 4.2 The new dwelling has been designed to ensure that the appearance of the dwelling is complimentary with the existing streetscape. The proposal is a scale consistent with dwellings in the locality.
- 4.3 The proposed works include:

Ground Floor

- Porch
- Entry
- Foyer
- Study
- Powder room
- Formal living
- Guest
- Family
- Kitchen
- Butlers
- Laundry
- Alfresco
- Double garage

Upper Floor

- Master bed with WIR & Ensuite
- Bedroom 2, Bedroom 3 and Bedroom 4 with WIR
- Bath
- WC
- WIL
- Sitting
- Balcony

5. Statutory Framework

5.1 State Environmental Planning Policies

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

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

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (formerly SEPP Vegetation in Non-Rural Areas 2017)

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development only proposes the removal of trees that are exempt species and low in height, with no arborist advice required. The development remains consistent with the provisions of the SEPP.

State Environmental Planning Policy (Resilience and Hazards) 2021 (formerly SEPP No. 55 – 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 Pittwater Local Environmental Plan 2014

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

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed development of a new dwelling house on the subject site. Dwelling houses are permissible with development consent in the R2 zone.

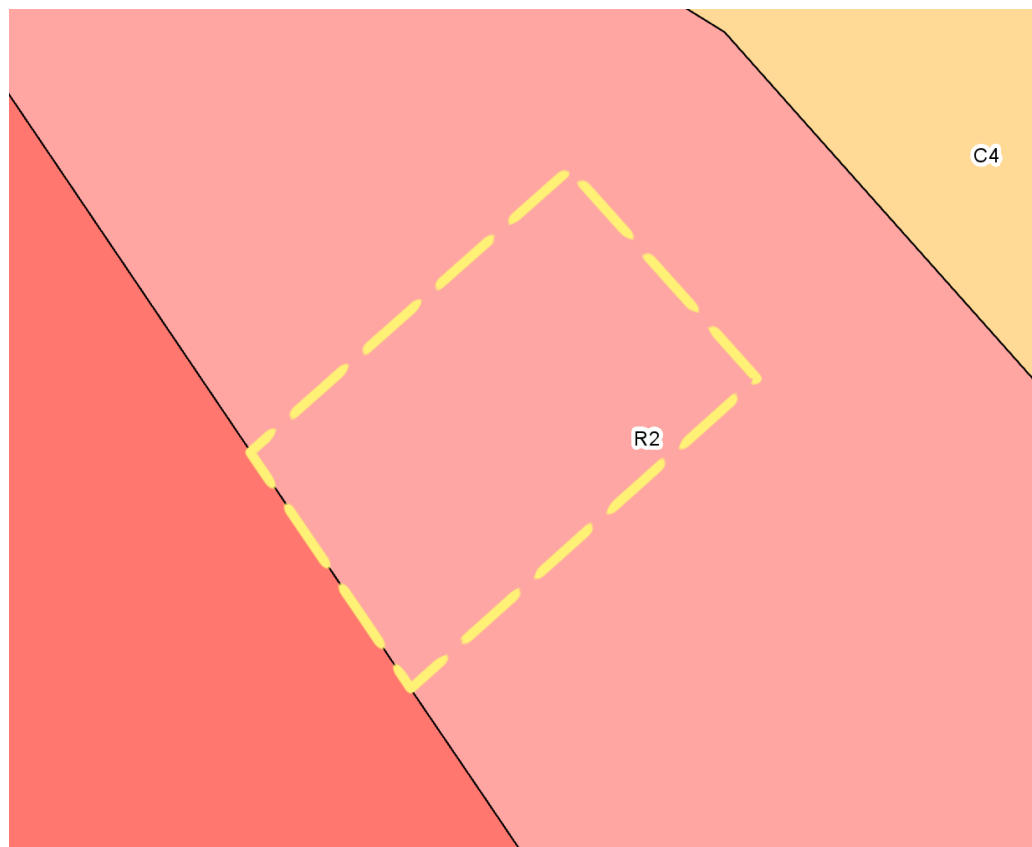


Figure 11. Extract from PLEP2014 zoning map

Minimum Lot Size

A minimum lot size of 550m² applies to the site. The subject site comprises an area of 700.1m² and subdivision is proposed as a part of this development.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant height of 8.412 metres

Development within the coastal zone

The site is not nominated on the coastal risk map.

Floor Space Ratio

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

Acid Sulphate soils

The site is located in an area nominated as Acid Sulphate soils Class 5. No additional information is required for the proposed development. The proposal will comply with all relevant conditions of consent in this regard.

Earthworks

Minimal earthworks will be undertaken to prepare the site for construction and will be undertaken according to relevant standards and conditions of consent.

Flood Planning

The site is not located in an area impacted by flooding.

Geotechnical Hazard

The site is not identified on the Pittwater Geotechnical Hazard Map.

Biodiversity

The site is not nominated on the biodiversity maps within the Pittwater LEP.

Essential services

The site is already developed with an existing dwelling and accordingly, is appropriately serviced. The proposed development will have no impact in this regard.

5.2 Pittwater Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

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

Part A Localities

Warriewood Locality

The site is located within the Warriewood Locality. The proposed development has been designed taking into consideration the desired character of the location. The proposed construction of the new dwelling is typical of the area and well designed to ensure retention of the character sought by Council and enhance amenity for the site.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent any heritage items.

Aboriginal heritage Significance

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

Landslip Hazard

The subject site is not located in a geotechnical hazard zone.

Acid Sulphate Soils

The site is affected by Class 5 acid sulphate soils. This will have no impact for the proposed development.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been developed for low density residential uses.

Flood Hazard

The site is not located within a flood prone zone.

Water management

The site is connected to the sewer system.

Drainage will be compliant and will continue to comply with Council's controls.

Access and parking

The development proposes a new double garage to the front of the dwelling.

Site works and management

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Part C Design Criteria for Other development**Landscaping**

The development proposes to remove 4 trees to make way for the new development. The development only proposes the removal of trees that are exempt species and low in height, with no arborist advice required. The area of landscaping is generally unchanged by the development with the front setback including a driveway and landscaped area, resulting in an overall improvement in street presentation.

Safety and Security

An ability to view the street frontage is provided at ground and upper level which is to the benefit of safety and security of residents.

View Sharing

A site visit has been undertaken and it is considered that no views are impacted as a result of the development.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

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

9am – The development will result in a minor increase in shadowing to the front yard of the subject site.

12pm – The development will result in a minor increase in shadowing to the front, and side yard of the subject site and front and side yard of No. 168 Warriewood Road at 12pm.

3pm – The development will result in a minor increase in shadowing to the front, and side yard of the subject site and front and side yard of No. 168 Warriewood Road at 12pm.

It is concluded that the development allows for the retention of compliant solar access to the subject site and the adjoining properties for greater than 3 hours at 21 June.

Visual Privacy

Privacy will be retained for neighbours with dwellings visually separated from each with ample setbacks appropriately located windows.

The new dwelling incorporates a number of privacy measures including orienting glazing and balconies to the front and rear of the lot, offset windows, privacy glazing, high sill heights and privacy screening to the front deck of the dwelling.

Acoustic Privacy

The development will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Private Open Space

The DCP requires a minimum 80m² private open space (with minimum dimensions of 3 metres) and the development nominates a compliant private open space area in the rear yard, for the enjoyment of residents.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan. The existing dwelling has appropriate waste storage areas which will be retained with the alterations and additions proposed.

Storage Facilities

Compliant storage facilities, including built in robes, a walk-in robe, linen cupboards, joinery and a bin storage area are proposed.

Part D – Warriewood Locality

The site is located in the Warriewood Locality and will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP. The proposed decking will be compatible with the existing dwelling and will provide improved residential amenity for its occupants.

Character

The proposed development is an appropriate architectural design for the locality. The materials and colours complement the streetscape and present a pleasing façade when viewed from the public domain. The resulting dwelling is a modern design enhancing the site and streetscape, while sitting comfortably in the locality.

Building colours, materials and construction

The development proposes rendered brick and cladding with a metal roof, providing an enhanced presentation to the streetscape in this location. A full schedule of materials and colours provided with the DA plan set.

Front Building Line

The DCP requires a 6.5 metre, or established building line, whichever is the greater. The development proposes a compliant front setback of 6.5 metres.

Side and Rear setbacks

Side setback of 2.5 m on one side and 1 m for the other side are provided in the DCP.

The proposed dwelling will have a setback of 1.5 metres to the south eastern side boundary and 2.85 metre setback from the north western property boundary.

A rear setback of 6.5 metres is required by the DCP and a compliant rear setback of >8.8 metres is proposed to the dwelling.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres, at the side boundaries, applies to the site.

A minor breach to the side boundary envelope control is proposed at the front of the site and is compliant to the rear of the site, largely due to the slope of the site from rear to front.

A variation to the building envelope control is considered appropriate, as the breach is very minor and applies to a small section of the first floor at upper level. In addition, the development remains consistent with the objectives of the control, despite the variation, as assessed below:

To achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The materials and colours complement the streetscape and present a pleasing façade when viewed from the public domain. The resulting dwelling is a modern design enhancing the site and streetscape, while sitting comfortably in the locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

Comment

Consistent. The dwelling sits well below tree height in the locality. The scale and density of the dwelling remains consistent with dwellings along the streetscape.

To ensure new development responds to, reinforces, and sensitively relates to spatial characteristics of the existing natural environment.

Comment

Consistent. The development remains consistent with the spatial characteristics of the surrounding natural environment, with works well below the tree canopy level in this location.

The bulk and scale of the built form is minimised.

Comment

Consistent. The development remains consistent with the bulk and scale of other dwellings in the locality and presents as a 2-storey dwelling.

Equitable preservation of views and vistas to and/or from public/private places.

Comment

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

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Comment

Consistent. Privacy and amenity will be retained for neighbours with compliant setbacks to new work and no direct overlooking into any key living areas. The location of the windows and doors, and front balcony are appropriately located on the site and are visually separated from neighbouring properties.

Compliant solar access is achieved, with the shadow diagrams illustrating that the development will not result in any increase in shadowing to the subject site or adjoining properties.

Vegetation is retained and enhanced to visually reduce the built form

Comment

The development proposes to remove 4 trees to make way for the new development. The development only proposes the removal of trees that are exempt species and low in height, with no arborist advice required. The area of landscaping is compliant with the an overall improvement in street presentation.

Landscaped Area – General

A total landscaped area of 50% is required for development in this R2 area. The development proposes a compliant landscaped area of 353.5m² for an area of 700.1m²

Numerical Control Table

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

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Zone	R2 – Low Density Residential	New Dwelling	Yes
Lot Size	550m ²	700.1m ²	Yes – no change to existing
Building Height	8.5 metres	8.412m	Yes
Floor Space Ratio	Not identified		
Pittwater DCP 2014			
Access and Parking	2 spaces	2 spaces	Yes
Solar Access	3 hours sunlight to 50% (40sqm) of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	3 hours sunlight to 50% (40sqm) of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Yes
Private Open Space	80m ²	>80m ²	Yes
Warriewood Locality			
Front setback	6.5m	6.5	Yes
			Yes
Side Boundary Setbacks	2.5 metres on one side and 1 metre on the other	2.857m 1.5m	Yes
Rear Boundary Setbacks	6.5 m	8.887m	Yes
Building envelope	3.5m / 45°	Small variations both sides to the front of the site	No – merit assessment
Landscaped Open Space and Bushland Setting	50% of lot area (350.05m ²)	50.6% (353.5m ²)	Yes

7. Section 4.15 Considerations

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

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

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

The development is permissible in the R2 zone.

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

Context and Setting

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

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

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

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

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

The proposed development has been designed to complement the site and its surrounds. The construction of a new dwelling will have appropriate and complementary impacts for 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 have positive impacts on the public domain (i.e. roads, parks etc.), with appropriate and attractive development proposed.

Utilities

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

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is not impacted by any natural hazards.

Economic impact in the locality

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

Site design and internal design

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

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

The proposed development is highly appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the building on the site will remain of an appropriate scale and well suited to its 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.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

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

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the development proposed.

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

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

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing residential site.

Section 4.15 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 application for the construction of a new dwelling at 172 Warriewood Road, Warriewood is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent achieving the objectives of all controls and resulting in a site with positive amenity and aesthetics.