

Northern Development Assessment

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY
DEVELOPMENT APPLICATION

FOR
PROPOSED DEMOLITION OF AN EXISTING RESIDENTIAL DWELLING AND
CONSTRUCTION OF A NEW RESIDENTIAL DWELLING INCLUDING NEW SWIMMING
POOL

AT
1 HAREWOOD PLACE, WARRIEWOOD
LOT 40 DP 26441

Prepared By

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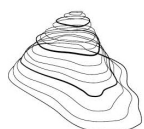
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1. INTRODUCTION

1.1 Summary

I have been commissioned to prepare a Statement of Environmental Effects (SEE) in relation to a Development Application (DA) seeking consent for proposed demolition of an existing residential dwelling and construction of a new residential dwelling, including a new swimming pool on land described as Lot 40 DP 26441, 1 Harewood Place Warriewood (The site).

The proposed development is subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The following SEE will consider the potential environmental impacts of the development, having regard to the matters for consideration under Section 4.15(1) of the *EP&A Act 1979*.

This SEE also addresses relevant matters under the *Pittwater Local Environmental Plan 2014* and the *Pittwater 21 Development Control Plan 2013*. In the preparation of this SEE consideration has been given to the following documents:

- a) Plans of the proposed development prepared by Hot House Architects dated 28 September, 2023;
- b) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- c) State Environmental Planning Policy (Resilience and Hazards) 2021
- d) Pittwater Local Environmental Plan 2014 (PLEP)
- e) Pittwater 21 Development Control Plan 2013 (DCP)
- f) Planning Principles of the NSW Land and Environment Court.

During the preparation of this SEE, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the developing streetscape and the immediately surrounding sites.

I am satisfied that the proposal as submitted will not only offer a high standard of accommodation for future residents but will do so in a manner that respects its

juxtaposition with adjacent and nearby dwellings and will provide a high standard of design and sustainability when completed.

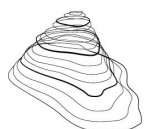
1.2 Site Description



Figure 1.2.1 – Subject Site

The site consists of a single allotment located on the eastern side of Harewood Place. The subject site currently contains a two storey residential dwelling with a carport located in the front setback area. The residential dwelling is of rendered brick and timber clad construction with a tile and metal roof.

The site is irregular in shape and has a total site area of approximately 855.4m² with the topography sloping from the rear of the site to the front boundary. The boundary to Harewood Place has a total length of approximately 15.24m. The northern boundary adjoins No. 10 & 12 Hunter Street and has a length of approximately 48.655m. The eastern boundary adjoins No. 3 & 5 Carpenter Avenue and has a length of approximately 21.335m, whilst the southern boundary adjoins 2 Harewood Place and has a length of 45.58m.



The immediate area is characterised by 1-2 storey residential dwellings.

1.3 The Proposed Development

The proposed development involves demolition of an existing residential dwelling and construction of a new residential dwelling, including a new swimming pool.

The proposed development includes the following elements;

Lower Floor

- New driveway and cross over.
- New 2 car garage with storage.
- Foyer and Mudroom.
- Bedroom 4 with Walk in Robe.
- Bathroom.
- Guitar Room.
- Rumpus Room.
- Internal staircase.
- Storage and Rainwater tank.

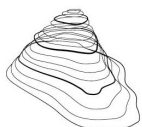
Upper Floor

- Bedroom 2 & 3.
- Bathroom.
- Master Bedroom with Walk in Robe and Ensuite.
- Kitchen, Butlers Pantry, Lounge, Dining and Sitting Room.
- Front deck.
- Rear alfresco area.
- Swimming pool and cabana.

Roof

- 18 Solar Panels.
- 4 Skylights

The proposed development is shown on plans prepared by *Hot House Architects* dated 25 September, 2023. The Architectural Plans detail the full scope of works and should be referred to in their entirety.



2. PLANNING INSTRUMENTS

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

Aim of Policy

- (1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:
 - a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and*
 - b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.**
- (2) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.*
- (3) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.*

Comment:

The DA is accompanied by a BASIX Certificate confirming that the proposed development achieves compliance with the relevant objectives and requirements of the above State Environmental Planning Policy.

2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

4.1 Object of this Chapter

(1) *The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.*

(2) *In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

Comment

Due to the previous lengthy residential history of the subject site, the prevailing evidence does not indicate the existence of contamination on the subject site. I have not been made aware of any evidence of previous contamination of the subject site.

Accordingly, I consider that no further assessment is required under State Environmental Planning Policy (Resilience and Hazards) 2021.

2.3 Pittwater Local Environmental Plan 2014 (PLEP)

Zone



Zone C4 Environmental Living

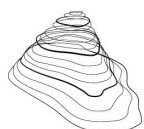
1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent



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Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

4 Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Comment

The proposed development, relating to demolition of the existing dwelling, construction of a new dwelling and swimming pool are permitted with consent within the C4 Environmental Living Zone.

The proposed development complies with the relevant Objectives of the C4 Zone as follows;

- The proposed development will result in a low impact residential development within an area of potential special ecological, scientific and aesthetic value. This is reflected in the supporting reports accompanying this DA and for the reasons outlined in this SEE. The proposed development will not result in an adverse impact on these values.
- The proposed development will maintain the low density residential nature of the site whilst complying with the Height of Buildings Standard, front, side and rear setback controls and Landscaped Area requirements.
- The proposed development will not impact riparian and foreshore vegetation or wildlife corridors.

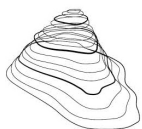
The proposed development ensures the residential dwelling will be sympathetic to the existing streetscape and the Environmental Living Zone. These design elements ensure that the proposed development, when viewed from the street, complements the identified streetscape.

4.1 Minimum subdivision lot size



(1) The objectives of this clause are as follows:

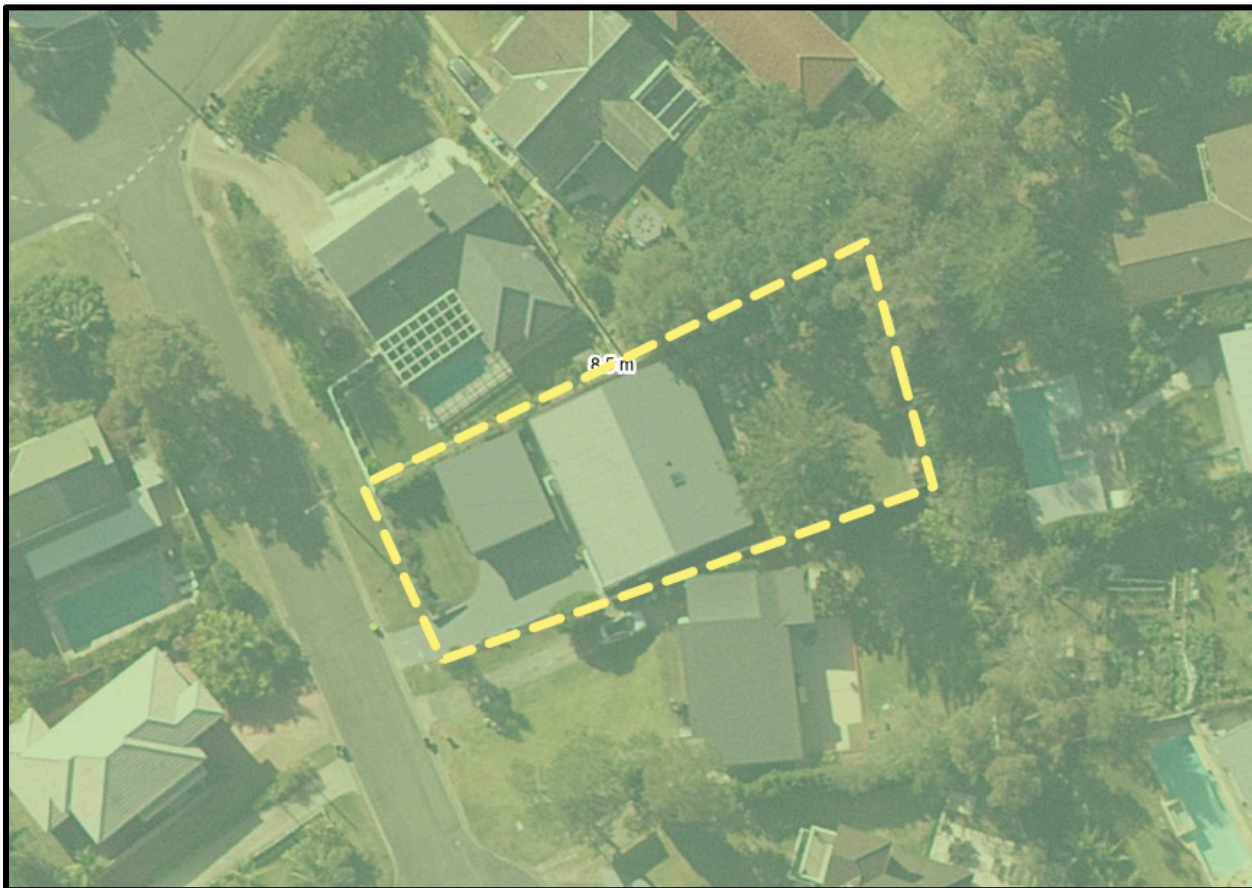
- (a) to protect residential character and amenity by providing for subdivision where all resulting lots are consistent with the desired character of the locality, and the pattern, size and configuration of existing lots in the locality,
- (b) to provide for subdivision where all resulting lots are capable of providing for the construction of a building that is safe from hazards,
- (c) to provide for subdivision where all resulting lots are capable of providing for buildings that will not unacceptably impact on the natural environment or the amenity of neighbouring properties,
- (d) to provide for subdivision that does not adversely affect the heritage significance of any heritage item or heritage conservation area,
- (e) to provide for subdivision where all resulting lots can be provided with adequate and safe access and services,
- (f) to maintain the existing function and character of rural areas and minimise fragmentation of rural land,
- (g) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.



Comment

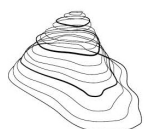
The subject site has a Minimum Lot Size Standard of 550m². Whilst I note that the proposed development does not incorporate further subdivision, the existing lot size of the subject site (855.4m²) is significantly greater than the Minimum Lot Standard.

4.3 Height of buildings



(1) The objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.



Comment

The proposed residential dwelling remains significantly below the Maximum height of Buildings Standard.

The maximum RL of the proposed development will be RL 23.27. This results in a maximum building height of 7.767m when measured from the existing ground level to the proposed ridge level of the curved roof form. I note that due to the sloping nature of the site, when viewed from the east, the proposed development will present as a single storey structure.

I consider that the proposed development complies with the following relevant objectives of the clause;

- The proposed dwelling will provide for a building height and roof form that is consistent with the existing residential dwelling and remains in keeping with the desired character of the locality.
- As evidenced by the Shadow Diagrams accompanying this DA, the proposed dwelling will not result in any unreasonable overshadowing to adjoining properties.
- The proposed development will maintain the reasonable sharing of views.
- The subject site is not located within a Heritage Conservation Area and does not contain a Heritage Item. Furthermore, no Heritage Items are located in proximity to the subject site. In relation to the natural environment, the proposed development will not result in any adverse visual impact.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Comment

An Arborist Report prepared by Hugh the Arborist accompanies the DA. The proposed development requires the removal of 3 trees which have been assessed as falling within Category Z in relation to Tree Retention Value. I note that Category Z relates to “Unimportant trees not worthy of being a material constraint”. I

note that 2 of the trees are *Strelitzia nicolais* and have been given a retention value of Z1, being *"Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc."* The other tree, being a *Acmena smithii* has been given a retention value of R2 being *"Too close to a building, i.e. exempt from legal protection because of proximity, etc."*

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Pittwater,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Comment

The subject site is not located within a Heritage Conservation area, nor does the subject site contain any Item of Heritage Significance or Environmental Heritage. Furthermore, there are no Heritage Items in proximity to the subject site.

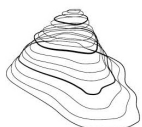
5.21 Flood planning

(1) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

Comment

The subject site is not identified as containing flood prone land.



7.1 Acid sulfate soils



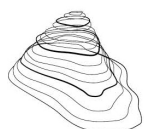
1. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
2. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Comment

The subject site is located in a Class 5 Acid Sulfate area. It is not considered that the proposed development will unreasonably disturb, expose or drain acid sulfate soils throughout construction and any associated excavation.

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.



Comment

The DA is accompanied by a Geotechnical Report prepared by White Geotechnical Group supporting the proposed development. I note that the proposed earthworks incorporate the following;

- Maximum depth of 3.1m of excavation for the proposed Lower Level of the dwelling.
- Maximum depth of excavation of 2.1m for the proposed pool.
- Fill within the rear yard to create a level lawn area.

All earthworks associated with the proposed development will be undertaken in a manner that meets the objectives and achieves compliance with the requirements of this clause.

7.6 Biodiversity protection

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.*

Comment

The subject site is not identified as being located within a Biodiversity Area.

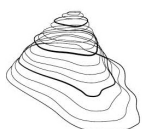
7.7 Geotechnical hazards

(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.*

Comment

The subject site is not impacted by Geotechnical Hazards as identified by Council in Geotechnical Hazard Map, however, due to the proposed excavation works, a Geotechnical Report was prepared by White Geotechnical Group supporting the proposed development.



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I note that the Geotechnical Report advises as follows; “The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.”

7.10 Essential services

1. Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:
 1. the supply of water,
 2. the supply of electricity,
 3. the disposal and management of sewage,
 4. stormwater drainage or on-site conservation,
 5. Suitable vehicular access.

Comment

The subject site is already serviced by essential services which will be incorporated into the new residential dwelling.

SUMMARY

Table 2.1 provides a summary of the relevant provisions of the LEP and outlines their relationship with the proposed development;

Table 2.1 – LEP Compliance Summary

Clause	Control	Comment
4.1: Minimum Subdivision Lot Size	550m ² minimum	N/A
4.3 Height of Buildings	8.5 metres maximum	Yes
4.4 Floor Space Ratio	N/A	N/A
5.10 Heritage	Consider Objectives	N/A
5.21 Flood planning	Consider Objectives	N/A
7.1 Acid Sulfate Soils	Consider Objectives	Complies



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7.2 Earthworks	Consider Objectives	Complies
7.4 Floodplain Risk Management	Consider Objectives	N/A
7.5 Coastal Risk Planning	Consider Objectives	N/A
7.6 Biodiversity	Consider Objectives	N/A
6.6 Riparian land and watercourses	Consider Objectives	N/A
7.7 Geotechnical Hazards	Consider Objectives	N/A
7.8 Limited development on Foreshore area	Consider Objectives	N/A

2.4 Pittwater 21 Development Control Plan 2013

Warriewood Locality

Desired Character

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.

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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.

Comment

The proposed development is in keeping with the desired character of the locality. I wish to note the following points;

- The proposed development remains low density in form incorporating a maximum of 2 storeys.
- The proposed development will provide a residential dwelling in a landscaped setting which is integrated with the landform and landscape.
- The proposed building height will remain below the tree canopy and the design elements ensure that the bulk and scale has been minimised.
- The proposed residential dwelling incorporates significant facade modulation and a schedule of building colours and materials that harmonise with the natural environment.

B2.2 Subdivision - Low Density Residential Areas

Outcomes

Achieve the desired future character of the locality.

Maintenance of the existing environment.

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

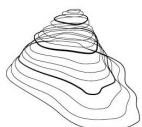
The built form does not dominate the natural setting.

Population density does not exceed the capacity of local and regional infrastructure and community services.

Population density does not exceed the capacity of local and regional transport facilities.

Comment

No further subdivision of the subject site is proposed.



B3.2 Bushfire Hazard

Outcomes

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

Comment

The subject site is not identified as containing Bushfire Prone Land and therefore no further assessment is required.

B3.6 Contaminated Land and Potentially Contaminated Land

Outcomes

Protection of public health.

Protection of the natural environment.

Successful remediation of contaminated land.

Comment

Due to the historic residential use of the subject site it is not considered that there is any contaminated land on the subject site.

However, should any potentially contaminated land be uncovered during development it will be handled in accordance with this clause.

B3.11 Flood Prone Land

Objectives

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

Comment

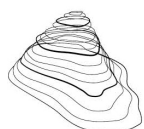
The subject site is not identified as containing flood prone land.

B4.6 Wildlife Corridors

Outcomes

Retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats.

Comment



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The proposed development does not impact any identified wildlife corridors. The subject site is not located within a Flora and Fauna Conservation Category 1 nor a Flora and Fauna Habitat Enhancement Category 2.

B5.15 Stormwater

Outcomes

- *Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*
- *Minimise the risk to public health and safety;*
- *Reduce the risk to life and property from any flooding and groundwater damage;*
- *Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*
- *Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*
- *Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*
- *Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*

Comment

The proposed development is in keeping with this clause, ensuring that water management is achieved through good design. The proposed development will connect new downpipes to the stormwater system to be gravity fed to the street in accordance with AS3500.

B6.1 Access driveways and Works on the Public Road Reserve

Outcomes

Safe and convenient access.

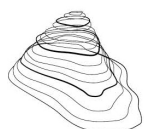
Adverse visual impact of driveways is reduced.

Pedestrian safety.

An effective road drainage system.

Maximise the retention of trees and native vegetation in the road reserve.

Comment



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The proposed development incorporates a new vehicle cross over and driveway ensuring clear lines of sight, minimal impact on adjoining properties and safe access for occupants.

B6.2 Internal Driveways

Outcomes

Safe and convenient access.

Reduce visual impact of driveways.

Pedestrian safety.

An effective road drainage system.

Maximise the retention of trees and native vegetation.

Reduce contaminate run-off from driveways.

Comment

The proposed development incorporates the removal of the existing driveway to be replaced with a new driveway that achieves compliance with this clause.

B6.3 Off-Street Vehicle Parking Requirements

Outcomes

An adequate number of parking and service spaces that meets the demands generated by the development.

Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.

Safe and convenient parking.

Comment

The proposed development incorporates a 2 car garage incorporated into the building envelope ensuring compliance with the outcomes of this clause.

B6.5 Access Driveways and Works on Road Reserves on or Adjacent to a Main Road

Outcomes

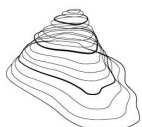
Compliance with the requirements of the Environmental Planning and Assessment Act and the Roads Act 1993 (s 138).

Safety.

Pedestrian access and amenity

Maximise retention of native vegetation and trees.

Reduce contaminate run-off from driveways.



Comment

The proposed development incorporates a new vehicle cross over and driveway ensuring clear lines of sight, minimal impact on adjoining properties and safe access for occupants.

B6.7 Transport and Traffic Management

Outcomes

Safe and orderly traffic, pedestrian and cyclist access to and from all development via the surrounding road network and transport infrastructure.

The developer meets the cost of upgrading the surrounding road, and traffic and transport infrastructure to meet the needs generated by the development.

Comment

It is not considered that the proposed development will have an unreasonable adverse impact on the surrounding road work, being of a residential nature. The proposed development does not result in an increase in development density on the subject site and it is considered that existing levels can be easily managed by the existing network.

B8.1 Construction and Demolition - Excavation and Landfill

Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.

Comment

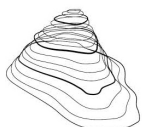
The proposed construction will carry out the minimum required site disturbance during building works.

B8.3 Construction and Demolition - Waste Minimisation

Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

Comment



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All waste generated by construction of the residential dwellings will be carried out in accordance with this clause with all waste being disposed off correctly and re-used on site where possible.

A Waste Management Plan accompanies this DA.

B8.4 Construction and Demolition - Site Fencing and Security

Outcomes

Ensuring public safety.

Protection of public domain.

Comment

The subject site will implement site fencing and security throughout the construction period.

B8.5 Construction and Demolition - Works in the Public Domain

Outcomes

Protection of Infrastructure.

Ensuring Public Safety.

Compliance with the Roads Act 1993.

Comment

All works carried out in the public domain will be carried out in accordance with this clause ensuring that all existing infrastructure is protected and safe work practices are implemented.

B8.6 Construction and Demolition - Traffic Management Plan

Outcomes

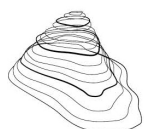
Minimal disturbance to the residential community.

Protection of Roads.

Comment

It is not considered that the proposed works will cause unreasonable disturbance on the existing road network.

C1.1 Landscaping



Outcomes

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

Comment

The proposed development will be landscaped in accordance with this clause. The proposed residential structure is to be 'complimented by landscaping with existing vegetation being retained where possible'. Please refer to the Landscape Plan accompanying this DA.

I note that the proposed development remains compliant with Council's Landscaped Area Control.

C1.2 Safety and Security

Outcomes

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicant's of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through

Environmental Design (CPTED), its principle strategies and legislative requirements

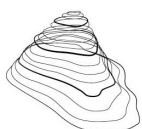
Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

Comment

The proposed development will result in an improvement in CPTED design principals.



C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

Comment

The proposed development will maintain the reasonable sharing of views.

I note that the proposed development remains significantly below the height of Buildings Standard and due to the sloping nature of the site, when viewed from the east, the proposed development will present as a single storey structure.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and dependence for artificial lighting.

Comment

As evidenced by the Shadow Diagrams accompanying this DA, the proposed development will not result in any unreasonable overshadowing to adjoining properties.

C1.5 Visual Privacy

Outcomes

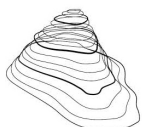
Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

Comment

Through good design principals the proposed development will have a good level of visual privacy whilst also ensuring that visual privacy to adjoining properties is maintained.

C1.6 Acoustic Privacy



Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas

Comment

It is not considered that the acoustic privacy of adjoining dwellings or the proposed development will be adversely affected by residential noise generated by the proposal.

Proposed swimming pool plant and equipment will be contained within an acoustically treated enclosure.

C1.7 Private Open Space

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

Comment

The proposed development will achieve the private open space requirements outlined in this clause, providing functional areas that are directly accessible from living areas of the dwelling.

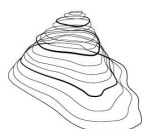
C1.12 Waste and Recycling Facilities

Outcomes

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

Comment



Statement of Environmental Effects – 1 Harewood Place, Warriewood

Waste and recycling facilities have been incorporated into the design of the residential dwelling. Please refer to the Architectural Plans and Waste Management Plan accompanying this DA.

C1.13 Pollution Control

Outcomes

Development that does not adversely impact on public health, the environment or other lands.

Comment

The proposed residential development is not considered to cause unreasonable pollution levels, however design measures are to be implemented into the build to ensure compliance with this control.

C1.17 Swimming Pool Safety

Outcomes

The promotion of personal safety.

Compliance with Swimming Pools Act 1992 and Regulations

Comment

The proposed swimming pool has been designed in accordance with relevant Australian Standards and in keeping with Council's controls.

C1.24 Public Road Reserve - Landscaping and Infrastructure

Outcomes

Desirable character of the Pittwater streetscape.

Consistency in the design and construction of landscape works in the road reserve.

Comment

No works are proposed in the road reserve.

C1.25 Plant, Equipment Boxes and Lift Over-Run

Outcomes

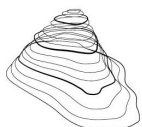
To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

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

To achieve reduction in visual clutter.

The appropriate location and design of noise generating equipment.



Comment

All plant and equipment boxes shall be visually and acoustically treated to ensure minimal impact on surrounding new and existing development.

D14 WARRIEWOOD LOCALITY

D14.1 Character as viewed from a public place

Outcomes

To achieve the desired future character of the Locality.

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

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

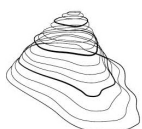
To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

Comment

The proposed development achieves but is not limited to, the following relevant outcomes of this clause;

- As established in this SEE, the proposed development is in keeping with the future character of the locality.
- The proposed development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment.
- The proposed development enhances the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.



D14.2 Scenic protection - General

Outcomes

Achieve the desired future character of the Locality.

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment

Preservation of the visual significance of the Ingleside/Warriewood Escarpment.

Comment

The subject site is not located within a scenic protection area. Furthermore, no significant trees or vegetation are proposed to be removed.

D14.3 Building colours and materials

Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

Comment

The proposed building colours and materials have been chosen to minimise visual impact though the use of colour and material that complement the existing characteristics of the locality, blend into the existing vegetation and result in minimal reflectivity. Please refer to the schedule of materials that accompanies this DA.

D14.7 Front building line

Outcomes

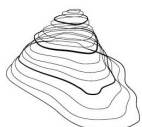
Achieve the desired future character of the Locality.

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

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Vehicle manoeuvring in a forward direction is facilitated.



Statement of Environmental Effects – 1 Harewood Place, Warriewood

To preserve and enhance the rural and bushland character of the escarpment and the locality.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

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

Comment

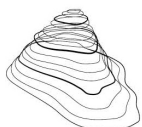
The Warriewood locality requires a 6.5m front setback or the established building line, whichever is the greater. The proposed development incorporates a 9.7m Front Setback.

I note that the adjoining properties to the north are orientated towards a different street frontage, whilst the property to the south is setback a significant distance from the front boundary. It is not considered that there is an established front building line due to the orientation of adjoining properties and the subdivision layout of the Harewood Place which terminates in a cul-de-sac.

It is considered that the proposed development is in keeping with the outcomes of this clause for the following reasons;

- The proposed development achieves the desired future character of the locality.
- The proposed development maintains equitable preservation of views and vistas to and/or from public/private places.
- The amenity of residential development adjoining the main road is maintained.
- No significant trees or vegetation are required to be removed to facilitate the proposed development.
- The proposed development enhances the existing streetscapes and promotes a scale and density that is in keeping with the height of the natural environment.
- The proposed development provides an attractive street frontage and improves pedestrian amenity.
- The proposed development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

D14.8 Side and rear building line



Outcomes

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

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

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

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

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Vegetation is retained and enhanced to visually reduce the built form.

To ensure a landscaped buffer between commercial and residential zones is established.

Comment

A side and rear setback control of 2.5m to at least one side; 1.0m for other side and 6.5m to the rear applies to the subject site.

The proposed residential dwelling generally complies with the above setback requirements, except for a very minor encroachment of the 2.5m side setback to the southern boundary, limited to the south western corner of the dwelling at the upper level only.

The proposed pool cabana is located within the rear and side setback area, however, I note that this is an open, minor structure which is not considered likely to result in any unreasonable amenity impacts to adjoining owners.

It is considered that the proposed development is in keeping with the following relevant outcomes of this clause;

- As outlined in this SEE, it is considered that the proposed development achieves the desired future character of the locality.
- The bulk and scale of the proposed development remains in keeping with the heights and setbacks of the nearby development.
- The proposed development does not result in any unreasonable view loss from nearby properties.
- View sharing is maintained through complimentary siting of buildings, responsive design and well-positioned landscaping.

Statement of Environmental Effects – 1 Harewood Place, Warriewood

- The proposed development maintains privacy, amenity and solar access within the development site and maintained to adjoining residential properties.
- The proposed development does not require the removal of any significant trees or vegetation.

D14.11 Building envelope

Outcomes

To achieve the desired future character of 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.

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

The bulk and scale of the built form is minimised.

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

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

Vegetation is retained and enhanced to visually reduce the built form..

Comment

The proposed development does not comply with Council's Building Envelope Control, resulting in minor breaches at the north-western and south-western corners of the proposed roof form. I note that the proposed development incorporates a flat roof ensuring the remainder of the development remains significantly within the Building Envelope Control.

Furthermore, I note that when viewed from the east, the proposed dwelling appears single storey in nature and easily complies with Council's Building Envelope Control.

For the reasons outlined in this SEE, it is considered that the proposed building envelope is in keeping with the outcomes of this clause.

D14.13 Landscaped Area – Environmentally Sensitive Land

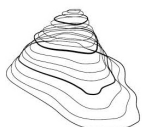
Outcomes

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.



Statement of Environmental Effects – 1 Harewood Place, Warriewood

Conservation of natural vegetation and biodiversity.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment

A Landscaped Area Control of 60% of the total site area is required. The proposed development complies with the numerical requirements of this clause. Furthermore, the proposed development does not necessitate the removal of any significant trees or vegetation.

D14.15 Fences - General

Outcomes

To achieve the desired future character of the Locality.

An open streetscape that allows casual surveillance of the street.

Fences, where provided, are suitably screened from view from a public place.

Safe and unhindered travel for native animals.

To ensure fences compliment and conserve the visual character of the street and neighbourhood.

To define the boundaries and edges between public and private land and between areas of different function.

To contribute positively to the public domain.

To enhance safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians.

To ensure heritage significance is protected and enhanced.

To ensure an open view to and from the waterway is maintained.

To ensure native vegetation is retained

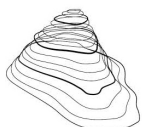
To ensure any fencing provides for the safe and unhindered travel of native animals.

Comment

No new fencing is proposed.

D10.16 Construction, Retaining walls, terracing and undercroft areas

Outcomes



Statement of Environmental Effects – 1 Harewood Place, Warriewood

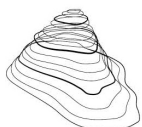
To achieve the desired future character of the Locality.

To protect and minimise disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography.

Comment

The construction and location of any required retaining walls will ensure no impact on adjoining properties, minimal site disturbance and compliance with Council's controls.



3. SECTION 4.15 ASSESSMENT

Assessment of the current DA requires consideration under the provisions of Section 4.15 of the Environmental Planning and Assessment Act in terms of the merits of the proposal.

Previous sections of this SEE have addressed relevant matters to be considered under Section 4.15, in particular the relevant environmental Planning Instruments and Development Control Plan.

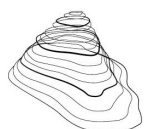
The following additional comments are provided for assessment: -

Table 3.1: Section 4.15 Summary

Impact on the Natural Environment	
Matter	Potential Impact?
Acid Sulfate Soils	The proposed development does not require excavation that is likely to disturb acid sulfate soils.
Flooding	The site is not subject to flooding.
Bushfire	The site is not mapped as bushfire prone land.
Drainage	This matter has been addressed within the SEE.
Flora & Fauna	This matter has been addressed within the SEE.
Impact on the Built Environment	
Matter	Potential Impact?
Aboriginal Cultural Heritage	A search of the AHIMS concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site, and having regard to the considerations in the Code, it is considered that the presence of artefacts and or sites of Aboriginal heritage value would be highly unlikely.
Environmental Heritage	The site does not contain any known items of environmental heritage.
Traffic	Traffic generation will not be increased and will be easily accommodated within the existing road network.
Scenic qualities	The proposed development is consistent with the current and future character of the locality as expressed within the provisions of LEP 2014 and the DCP.

Statement of Environmental Effects – 1 Harewood Place, Warriewood

	For the reasons outlined in this SEE, I consider that the proposed development will not have an adverse impact on the scenic qualities of the area.
Compatibility with adjacent land uses	The proposed development is compatible with adjoining residential dwellings.
Height, Bulk and Scale	The proposed height, bulk and scale remain consistent and eminently reasonable for the reasons outlined in this SEE.
Overshadowing	Please refer to previous comments in relation to Overshadowing Impact.
Overlooking	Please refer to previous comments in relation to Overlooking Impact.
Acoustic	Please refer to previous comments in relation to Acoustic Impact.
Views and vistas	For the reasons outlined in this SEE, the proposed development will not have an adverse impact on views and vistas from private properties or the public domain.
Site design	The site design has been configured to ensure that no unreasonable impacts will result.
Public domain	As previously noted, there will be no adverse impact on the public domain.



4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development will enhance the use of the residential dwelling without unreasonable amenity impacts on adjoining lands and without representing an overdevelopment of the site.

The proposal will not result in any negative social or economic impacts.

The site is suitable to accommodate the proposed development.

Approval of the development does not raise any issues contrary to the public interest.

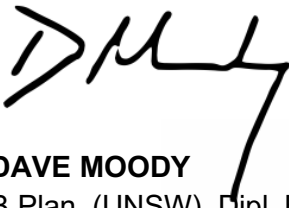
5. CONCLUSION

The proposed development involves demolition of the existing residential dwelling and construction of a new dwelling and swimming pool.

The proposal is consistent with the relevant objectives of the C4 Zone and is in keeping with the relevant provisions of the *Local Environmental Plan*. Furthermore, the proposal complies with the relevant Objectives and is consistent with appropriate controls contained within the *Development Control Plan*.

The proposed development will not result in unacceptable ecological impacts or amenity impacts to adjoining properties.

As stipulated previously in this report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed demonstrating the proposed development is compatible with the surrounding environment.



DAVE MOODY

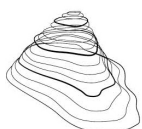
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Northern
Development
Assessment