

STATEMENT OF ENVIRONMENTAL EFFECTS PROPOSED DEVELOPMENT APPLICATION

FOR BOARDING HOUSE
AT 74 WILLANDRA ROAD NARRAWEENA

OCTOBER 2018

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1.0 INTRODUCTION

Vigor Master Pty Ltd has been engaged by the property owner to prepare a Statement of Environmental Effects in relation to proposed boarding house at No.74 Willandra Road (Lot 810 in DP 752038) Narraweena.

The proposed development involved the construction of a two-storey boarding house with basement parking.

This report addresses the natural of the proposed development and the characteristics of the site and surrounding area. It also provides an assessment of the proposed development under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

This report should be read in conjunction with the other reports and plans prepares to support the application.

1.1 Background

The site is classified as being within B2 – Oxford Falls Valley Locality under Warringah Local Environmental Plan 2000. The proposal is permissible with consent under Category Two “Other building, works, places or land uses that are not prohibited or in Category 1 or 3”.

On the 14th August 2013, a development application (DA2013/0525) was approved for the construction of a new dwelling on the subject site. Following this approval, a further development application (DA2013/1203) was approved on the 11th June 2014 for the construction of a boarding house containing 17 boarding rooms, within essentially the same footprint as previously approved dwelling was approved.

This development application seeks consent for a larger boarding house to provide additional rooms and associated common facilities.

1.2 Supporting Documentation

Accompanying this application is the following documentation:

- Site Analysis
- Survey Plan
- Architectural Plan
- Shadow Diagrams
- Bushfire Assessment Report

- Flora and Fauna Assessment
- Section J Report
- Landscape Plan
- Stormwater Management Plan
- Erosion and Sediment Control Plan
- Waste Management Plan
- Waterway Impact Statement
- Access Report
- Acoustic Report
- Traffic and Parking Report

2.0 THE SITE AND SURROUNDS

2.1 The Subject Site

The site has a legal description of lot 810 in DP 752038 and is located at No.74 Willandra Road. The site is in a trapezoidal shaped with a frontage to Willandra Road. The site has a total area of 2.851 ha. The site is located on the western side of Willandra Road the north of its intersection with McIntosh Road and to the south of its intersection with Little Willandra Road.

The subject property is in a natural state with partial vegetation clearance as approved under the previous development application. The locality is of a mixed character of dwellings and retirement housing and bush land. It is surrounded by privately owned native bushland to the west and south, recently cleared land to the northeast, bushfire brigade to the southeast, and Willandra Road to the southeast. The site is opposite Willandra Retirement Village and is on a transport route with regular bus services immediately accessible to the site.

The property is a sloping allotment having a constant fall from the sites rear south western corner to the sites front north eastern corner. Stormwater from the property is capable of being drained to the table drain which traverses the frontage of the site.

The site has been identified being located in bushfire prone area.

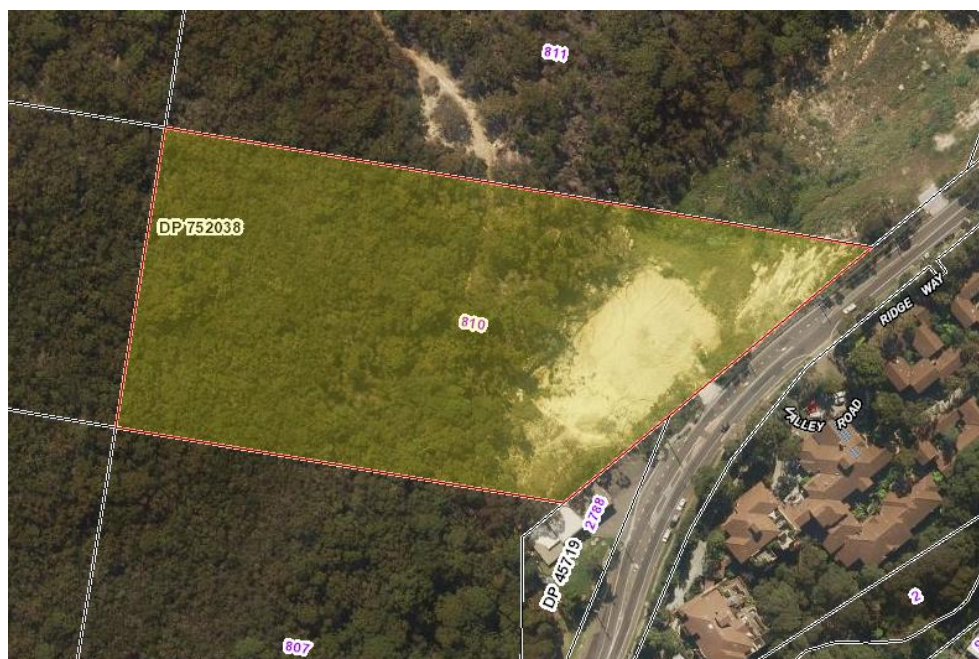


Figure 1: Subject Site

2.2 Existing Development

The proposed development site is currently vacant and has no existing structures.

2.3 Local Context

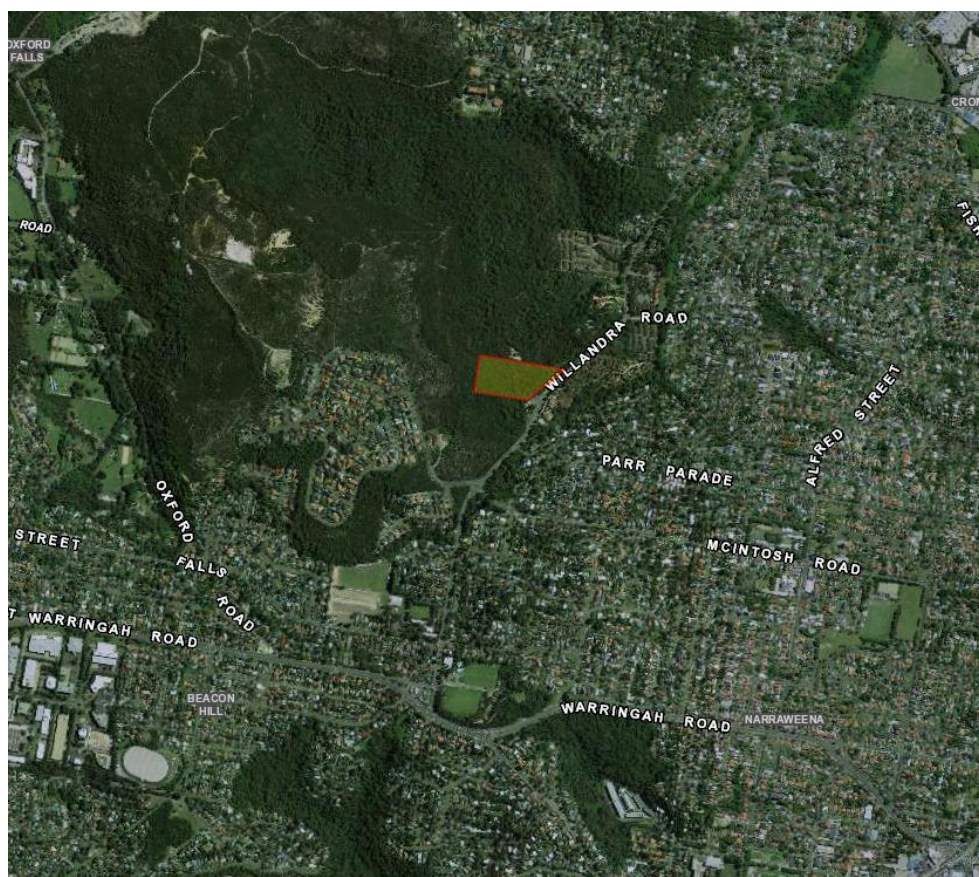


Figure 2: Local Context

The development site is located approximately 950m to the north of Warringah Road and is accessed via Willandra Road.

The site is convenient to regional shopping facilities at Warringah Mall, employment opportunities at Dee Why and Brookvale industrial estates and to education facilities at Brookvale TAFE, recreation facilities and transport services.

2.4 Site Constraints

The following site constraints have been identified.

ADVISORY	YES/NO	COMMENT
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Is the land identified as being possible contaminated?	No	No issue
Is the land identified as being Flood Prone?	No	No issue
Is the land identified as being Bush Fire?	Yes	A Bushfire Assessment Report has been provided.
Is a Traffic Impact Assessment required?	No	No issue
Are there Flora and Fauna, Threatened Species or Native Vegetation Issues?	Yes	Flora and Fauna Assessment has been provided.
Are there Aboriginal Significance Issues?	No	No issue
Are there Heritage Issues?	No	No issue
Is the land identified as being land slip risk area?	No	No Issue
Is the land identified as being potentially affected by Acid Sulphate Soils?	No	No issue
Is the land identified as wetland buffer zone?	Yes	A Waterway Impact Statement has been provided.

Where relevant, these issues have been addressed throughout the report

3.0 PROPOSED DEVELOPMENT

This application seeks consent for the construction of a two-storey boarding house with 28 boarding rooms and basement car parking comprising the following:

- 11 ground floor boarding house rooms inclusive of 2 accessible rooms, one onsite manager's room, living room, dining room, kitchen, laundry facility, waste and recycling room and storage room;
- 17 boarding house rooms are situated on the first floor with a common living room;
- A basement car park comprising 15 car parking spaces, 6 motor cycle and 6 bicycle spaces. A lift provides access between the basement car park, ground and first floors;
- Landscaping improvements.

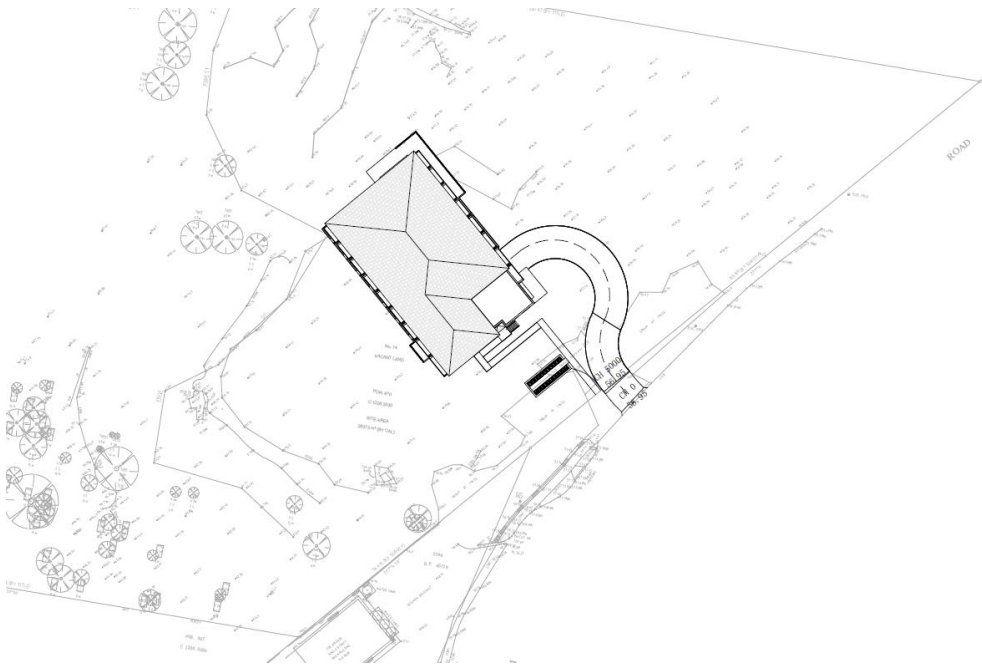


Figure 3: Site Plan

The boarding rooms have been located to provide sufficient levels of natural ventilation and natural light with all boarding rooms having windows with some rooms also having private balconies. The manager's room at the ground floor can be accessed via the principle pedestrian entry to the site with a private courtyard providing a separate entrance.

4.0 PLANNING CONTROLS

The proposed development has evolved from the requirements and guidelines of the current planning controls. The instruments that have guided the proposal include:

- State Environmental Planning Policy 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Warringah Local Environmental Plan 2000

4.1 State Environmental Planning Policy 55 – Remediation of Land

A Stage 1 (Preliminary) Environmental Site Assessment prepared by EBG Environmental Geoscience accompanies this application. The report considers that there is no historical records of the site being used for commercial or industrial activity. No chemical or waste storage tanks were located or suspected to be located on the site.

Based on the findings of the Stage 1 Environmental Site Assessment, it is concluded that the site is suitable for the proposed residential boarding house development.

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

The proposed building is categorised as Class 3 under Building Code of Australia.

A Section J Report prepared by Thermal Performance accompanies this application. The report confirms the compliance of Section J of BCA.

4.3 State Environmental Planning Policy (Infrastructure) 2007

The detailed designs in relation to the infrastructure will comply with the objectives and requirements contain in SEPP (Infrastructure) 2007.

The boarding house will be connected to sewer main that will be extended at the cost of the property owner prior to the completion of the boarding house.

Council footpath will be extend to serve the property at the cost of the property owner.

4.4 State Environmental Planning Policy (Affordable Rental Housing) 2009

State and Environmental Planning Policy (Affordable Rental Housing) 2009 applies to certain land use zones that do not include the subject site. However as there are no standards provided for Boarding Houses under the applicable WLEP 2000 an assessment has been provided against the provisions of the ARH SEPP to demonstrate compliance with these current standards.

SEPP (Affordable Rental Housing) 2009 - Division 3 In-fill affordable housing	
3. Aims of the Policy	The proposal achieves the Aims set out under this clause.
9. Suspension of covenants, agreements and instrument	N/A
26. Land to which Division applies	The SEPP does not apply to the subject site.
27. Development to which Division applies	The SEPP does not apply to the subject site.
29. Standards that cannot be used to refuse consent	
(1) Floor space ratio	Warringah Local Environmental Plan 2000 has no maximum FSR control and accordingly the provision of the SEPP is not applicable to the subject application.
(2) Other standards	(a) Building height A maximum building height of 8.5 metres applies to the site under WLEP 2000. The height of the proposed building is shown on the elevation drawings accompanying the DA and satisfies the 8.5m maximum control.
	(b) Landscape area The proposed development maintains a 20m front setback as per the built form standards of the B2 Locality Statement and the majority of the site is to be retained as open space and bushland.
	(c) Solar access All communal living/dining areas will receive in excess of 3 hour's sunlight in mid-winter.

	(d) Private open space The proposed development includes decking off common dining, in excess of 20sqm with significant landscaped open space areas surrounding the building. Adjacent to the manager's room on the ground floor is a courtyard of 9.58m ² and a minimum dimension of 2.5m in conformity with the outcome required by the SEPP.
	(e) Parking Application of the SEPP parking requirements to the 29 boarding house rooms (including 1 manager's room) as outlined in the development proposal yields an off-street parking requirement of 15 spaces. The proposed development makes provision for a total of 15 off-street parking spaces thereby satisfying the provisions of the SEPP.
	(f) Accommodation size All rooms comply with the minimum 12 square metre requirement excluding ensuites.
(3)	Each room contains an ensuite.
30. Standards for boarding houses	
(1)	(a) 2 communal living rooms are provided.
	(b) No boarding room have a gross floor area of more than 25 m ² .
	(c) No boarding room will be occupied by more than 2 lodgers.
	(d) Each room contains an ensuite. Shared laundry and kitchen are provided on the first floor.
	(e) A boarding house manager room is provided on the ground floor.
	(h) 6 bicycle parking spaces and 6 motorcycle parking spaces are provided.
30A. Character of the local area	The use is permissible in this locality. The proposal retains the building form (height, bulk and scale) that is reflective of the building form outcomes permissible for dwellings in this locality. Accordingly it is reasonable to conclude the building form is consistent with that anticipated for the locality and is of an appropriate impact in terms of its prominence in the streetscape and the anticipated future character of the area. The change in intensity of the land use is effectively measured in terms

	of the additional population intensity and travel demands and in this respect the locational attributes of the site satisfy the requirements of SEPP (ARH) 2009 and the site provides for the satisfaction of that SEPP in terms of the provision of onsite services. The measures to be implemented on the site make adequate provision for the demands posed by the land use. The design as satisfies the compatibility test of the SEPP and meets the criteria of the LEP in terms of it being a low intensity and low impact land use. The nature of the use represents a permissible use and in this case of relatively unintensive form of development and is sited within a locality that is convenient and meets the operable standards of the SEPP.
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4.5 Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan is applicable to the subject site. The LEP seeks to establish individual character zones, with objectives and controls reflecting both the localities existing and future desired character.

The Desired Future Character of the Locality is described in the following extract:

- The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.
- Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.
- The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.
- Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

It is submitted that the proposed development is consistent with the Desire Future Character of the B2 Locality for the following reasons:

- The proposal does provide for development in accordance with the desired future character statement and will result in the present character of the locality largely remaining unchanged.
- The proposal provides for a single dwelling house which complies with the applicable density standards.
- The proposal is not located upon a ridgetop and will not disrupt views from Narrabeen Lagoon or Wakehurst Parkway.
- The proposal does seek to retain and protect the site's existing remnant vegetation.
- The proposal incorporates colours which will assist in it blending with the natural environment.
- The proposal seeks to retain and enhance a dense vegetative buffer adjacent to the frontage of the site.
- The proposal does not provide for a front fence.
- The proposal provides for detailed construction measures which will ensure that sediment does not leave the site.

Under the B2 Locality a 'boarding house' is classified under Category 2 as a land use that is not 'other buildings, works, places or land use that are not prohibited in Category 1 or 3'.

Clause 12 requires the consent authority must be satisfied that the development is consistent with the desired future character described in the relevant Locality Statement.

The proposal is considered to be consistent with the Desired Future Character of the B2 Locality for the following reasons:

- The proposed Boarding House will present as a two storey detached building situated on a 2.8 ha large lot;
- The site provides sufficient land area to ensure there will be minimal impact as a result of the location of the boarding house and construction impacts;
- As such the proposal will result in the present character remaining relatively unchanged;
- The proposal will be located in a previously cleared area of the site and seeks to retain and protect the remnant vegetation of the site;
- The proposal will be sited to enhance the existing vegetation buffer to the frontage of the site, therefore the boarding house will be well screened from the street, given the 20 metre front building setback proposed;

- The proposal will be finished in colours and materials, which reflect the natural landscape.

The proposed development provides for a housing opportunity that is permitted by the zoning; a building form and scale contemplated by the applicable controls pertinent to the zone in a locality that conforms to the convenience criteria of the current SEPP. It is considered the application satisfies the objectives of the zone.

The following is an assessment of the proposal against all of the Built Form Controls applying to development within the B2 Locality.

Control	Requirement	Proposed	Compliance
Housing Density	1 dwelling per 20ha	Unchanged – The proposal is not defined as a dwelling, and there is no subdivision proposed. As such there is no increase in the housing density of the subject site. The Locality Statement states, “Development will be limited to new detached style housing conforming to the housing density standards set out below and low intensity, low impact uses”. As such the assessment of the proposal against “low impact, low intensity” is considered the pertinent test and is assessed later in this report.	Yes.
Building Height	Maximum height = 8.5m Maximum ceiling height = 7.2m	Less than 8.5m Less than 7.2m	Yes
Front Building Setback	20m	20m	Yes
Rear Building Setback	10m	174.34m	Yes
Side Boundary Setback	10m	South – 51.50m North – 29.72m	Yes
Landscape Open Space	Minimum of 30%	95.62%	Yes

Low Intensity Assessment

The proposed boarding house is to accommodate lodgers in 28 individual rooms. The building form presents as a two storey dwelling which reflects the previous development consent issued for the dwelling house and the boarding house. The proposed development includes a Management Plan which provides restrictions on access hours for visitors. The use of balconies and external areas are restricted after certain time. The use of the site as described is not considered to result in any unreasonable impacts on the surrounding residential occupants or other operations.

The Applicant has provided a Traffic and Parking Assessment Report prepared by Varga Traffic Planning which provides a landuse comparison with a 'motel' for traffic generation. Using this generation rate, the proposed boarding house is expected to generate approximately an additional 11 vehicle trips per hour during the evening peak period. This increase in traffic movements during the peak periods is considered acceptable and does not adversely impact on the overall road network performance.

In terms of density, the requirement for the B2 locality is 1 dwelling per 20ha. The site has a total area of 2.8ha. While the proposed development is not a traditional dwelling, it will present as a single large dwelling house. Its size is not considered inconsistent with the density control.

Accordingly, the proposal is considered to be low intensity.

Low Impact Assessment

The relevant potential impacts of the proposed development are addressed as follows:

Visual Impact: The proposed boarding house is to be accommodated presenting as a large two storey building of a bulk and scale similar to surrounding residential dwellings. The chosen colours and materials are of earthy undertones that are considered compatible with the locality.

Furthermore, the proposed development does not require any tree removal beyond that which has been previously undertaken on the site. The proposed landscaping is minimal and would benefit from more significant screen planting adjoining Willandra Road to minimise the visual impact of the development when viewed from the street.

Noise: The boarding house will operate seven (7) days a week, however restrictions relating to visitor hours and the use of external private open space and balconies have been incorporated into the Boarding House Management

Plan. An Environmental Noise Assessment prepared by PKA Acoustic Consulting dated April 2017 was submitted with the Development Application. The report concluded that the proposed development can meet the noise criterion for residential development, road traffic noise and mechanical plant equipment. Subject to conditions requiring the recommendations of the report to be implemented, it is considered noise impacts as a result of the development will be sufficiently mitigated.

Traffic: The submitted Traffic and Parking Impact Assessment prepared by Varga Traffic Planning Pty Ltd dated 8 October 2018 states that the anticipated increase in traffic movements would be in the order of 11 trips per hour in the PM peak period. It is contended that the increase in vehicle trips may be even less than those contained in the report due to the lack of a specific generating rate for boarding houses and the application of a 'motel' use generation rate and the likelihood that typical boarding house clientele are less likely to own vehicles than a motel user.

The increase in vehicle trips when used to assess the impact on the performance of the surrounding road network resulted in the maintenance of a Level of Service A with a zero increase in average vehicle delays. As such, the traffic implications of the proposal are considered to be of low impact.

Vegetation: As mentioned above, the proposal does not seek any further vegetation removal. The site provides an Asset Protection Zone for bushfire protection purposes approved by the NSW Rural Fire Service. The site will retain vegetation located in the western part of the site as existing. Overall, the density of planting on the site is considered acceptable in its context and consistent with the landscape character of the area.

Amenity: The proposed development would not result in any significant loss of privacy, outlook or result in overshadowing of adjoining residential properties.

As the site is currently vacant, the proposed development with additional planting along Willandra Road will provide a more domestic residential presentation.

As detailed above and evidenced from the plans the proposed dwelling is considered to satisfy the Locality's Built Form Controls.

General Principles of Development Control

The following General Principles of Development Control as contained in Part 4 of Warringah Local Environmental Plan 2000 are applicable to the proposed development:

Clause 22 – Site Analysis

A site analysis plan has been prepared by the applicant and forms part of the Architectural Plans. The plan identifies the appropriate characteristics of the site and meets the requirements of Council for a site analysis as detailed at Schedule 8 of the LEP. It is considered that this Statement of Environmental Effects achieves the requirements of the written statement required to accompany the Site Analysis Plan.

Clause 38 – Glare and Reflection

The proposal provides for an appropriate amount of glazing in comparison to solid forms. It is considered that the proposed glazing will not result in unreasonable glare or reflection.

Clause 42 – Construction Sites

The future construction of this site for the proposed dwelling as outlined in this application will be managed according to the requirements outlined in this clause. Reference is made to the accompanying Erosion and Sedimentation Control Plan and Construction Site Management Plan.

Clause 43 – Noise

Restrictions relating to visitor hours and the use of external private open space and balconies have been incorporated into the Boarding House Management Plan. An Environmental Noise Assessment prepared by PKA Acoustic Consulting dated April 2017 was submitted with the Development Application. The report concluded that the proposed development can meet the noise criterion for residential development, road traffic noise and mechanical plant equipment. Subject to conditions requiring the recommendations of the report to be implemented, it is considered noise impacts as a result of the development will be sufficiently mitigated.

Clause 48 – Potentially Contaminated Land

A statement prepared by EBG Environmental Geoscience has been provided detailing that the site is suitable for the proposed land use and that no further investigation is required.

Clause 50 – Safety and Security

This clause aims to ensure that development maintains and where possible enhances the safety and security of the locality. It is considered that the proposed boarding house achieves the requirements of this clause for the following reasons:

- The proposed entry is clearable identifiable and free from any visual obstructions.
- The house is orientated towards the driveway.
- The house allows for appropriate surveillance of the site and street from a number of rooms.
- The proposed entry will be adequately lit.

Clause 51 – Front Fencing & Walls

The proposal does not provide for a front fence.

Clause 52 – Development near parks, bushland reserves and other public open spaces

The subject site adjoins an area of public reserve adjacent to its front north east corner and upon which a Rural Fire Service station is located.

The proposal is provided with generous separation from this site therefore will not result in any unreasonable impacts upon the operation or appearance of the station.

Clause 54 – Provision and location of utility services.

The subject site is currently vacant however it is understood that services including electricity, telephone and water are available within the adjoining road reserve.

A sewer main extension has been approved by Sydney Water and will be constructed to connect the site to Sydney water sewerage system.

Clause 56 – Retaining unique environmental features on site

The proposal does seek to retain the site's existing unique environmental features.

The proposed boarding house is located in the similar position as the previously approved dwelling house and boarding house that does not result in any direct or unreasonable impact to the existing environmental features.

Clause 57 – Development on Sloping Land

The development area is relatively level. The subject land is not identified on Council's Land Slip Map as being subject to potential slip issues.

Clause 58 – Protection of existing flora

A detailed Flora & Fauna Assessment Report has been prepared for the site by Envirotech. Their report found that the location of the dwelling and APZ will not impact on any Endangered Ecological Communities or any vegetation considered to be rare within the Warringah LGA.

Clause 60 – Watercourses and Aquatic Habitat

A detailed assessment of the site in relation to the presence of any waterways or the like has been undertaken by Woodlots and Wetlands P/L and is contained within their Waterways Impact Statement which accompanies this application.

It is concluded that the distance from the riparian zone at the extreme north of lot 810 means that the development is consistent with both the state (Office of Water, 2012b) and Warringah Council (undated) requirements.

Clause 62 – Access to Sunlight

The proposed boarding house retains a reasonable and equitable level of sunlight to both the subject site and the adjoining properties with no less than 2 hours of sunlight between 9am and 3pm on 21st June.

Clause 63 – Landscaped Open Space

95.62% of the site area will be remained as landscape area. The areas identified as landscaped open space are adequate in dimension for the further establishment of landscape plantings that are of a scale and density commensurate with the proposed and its presentation within streetscape.

Clause 64 – Private Open Space

The proposal is provided with a private open space off the proposed common dining area which will meet the range of user requirements and outcomes identified by this clause.

Clause 66 – Building Bulk

The proposed boarding house is considered to be of a height, bulk and scale commensurate with the allotment size and setbacks proposed and will not result in any unreasonable visual bulk impacts.

Clause 67 – Roofs

The proposal is provided with a pitched tiled roof which is considered to be of a scale in keeping with the proposed boarding house.

Clause 68 – Conservation of Water & Energy

In this regard a Section J Report has been issued, demonstrating compliance with the State Government's initiative to reduce energy and water consumption. It is therefore considered that the proposal complies with the requirements of this clause.

Clause 70 – Site Facilities

This clause requires that site facilities including garbage and recycling bin enclosures, mailboxes and clothes drying facilities are to be adequate and convenient for the needs of users and are to have minimal visual impact from public places. The proposal provides sufficient area for the storage of waste and recycling bins, out of the public view. The rear yard provides sufficient area for clothes drying, which will receive good solar access throughout the year.

It is considered that the proposal achieves the requirements of this clause.

Clause 71 – Parking Facilities

The proposed basement car park provides adequate number of parking space.

Clause 74 – Provision of Carparking

Schedule 17 does not provide a parking rate specifically for boarding house uses. The applicant has submitted a Traffic and Parking Assessment prepared by Varga Traffic Planning Pty Ltd which applies the minimum requirements of SEPP ARH as a guide providing 15 car spaces, 6 motorcycle and 6 bicycle spaces.

Clause 75 – Design of Carparking

The proposed dimension of the basement car park compliances with relevant requirements.

Clause 76 – Management of stormwater

All collected roof water from the proposal is to be directed to a 24400L rainwater tank located at the rear. Retained water is to be used for garden watering. Stormwater is to be directed to the street drainage system adjacent to the frontage of the site.

Clause 78 – Erosion and sedimentation

An Erosion and Sedimentation Control Plan together with a Construction Management Plan have also been prepared as part of the documentation accompanying this application. It is considered that subject to compliance with these documents that the proposal will not result in any unreasonable impacts during its construction.

5.0 ENVIROMENTAL PLANNING ASSESSMENT

An assessment of the proposal has been undertaken in accordance with the statutory requirements of the EP&A Act. The following assessment against Section 4.15 of the EPA Act has been undertaken.

5.1 Section 4.15(1)(a)(i) - Environmental Planning Instruments

The relevant environmental planning instruments have been considered earlier in this report.

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant requirements.

5.2 Section 4.15(1)(a)(ii) - Draft Environmental Planning Instruments

There are no known drafts Environment Planning Instruments applicable to the subject site. Warringah Council has withdrawn the planning proposal to rezone deferred land within the Oxford Falls Valley and Belrose North area.

5.3 Section 4.15(1)(a)(iii) - Development Control Plan

There is no DCP currently applicable to the site.

5.4 Section 4.15(1)(a)(iiia) - Planning Agreement or Draft Planning Agreement Entered Into Under Section 7.4

There are no known planning agreements that apply to the site or development.

5.5 Section 4.15(1)(a)(iv) - Regulations

There are no sections of the regulations that are relevant to the proposed development at this stage.

5.6 Section 4.15(1)(b) - Impacts of The Development

The following impacts have been considered in the preparation of this development proposal.

5.6.1 Bushfire Risk

The subject site has been identified as bushfire prone land.

A Bushfire Report has been prepared and suggests that the subject development can satisfy the aims, objectives and performance requirements of Planning for Bushfire Protection 2006 and Section 79BA of the EP&A Act.

5.6.2 Flora and Fauna

Envirotech has been engaged to undertake Flora and Fauna Assessment and prepare the Biodiversity Management Plan, which concludes that:

Following the application of Section 5A of the NSW Environmental Planning and Assessment Act 1979, as required by the five factors (section 7.3) from the NSW Biodiversity Conservation Act 2016, in accordance with relevant assessment guidelines, it is concluded that the proposal is unlikely to have a significant effect on threatened species, endangered populations, ecological communities, or their habitats.

Following consideration of the administrative guidelines for determining significance under the Commonwealth Environment Protection & Biodiversity Conservation Act 1999, it is concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land, and a referral to the Commonwealth Environment Minister is not necessary.

5.6.3 Landscape

A Landscape Plan has been prepared to complement the landscape character and screen the development.

5.6.4 Wetland, Watercourse

A Waterway Impact Statement has prepared and concludes:

The distance from the riparian zone at the extreme north of lot 810 means that the development is consistent with both the state (Office of Water, 2012b) and Warringah Council (undated) requirements.

5.6.5 Sewerage and Stormwater Disposal

All collected roof water from the proposal is to be directed to a 24400L rainwater tank located at the rear. Retained water is to be used for garden watering. Stormwater is to be directed to the street drainage system adjacent to the frontage of the site.

A sewer main extension has been approved by Sydney Water and will be constructed to connect the site to Sydney water sewerage system.

5.6.6 Erosion and Sediment Control

A Sediment and Erosion Control Plan has been completed and accompanies the application. The plan also contains the information regarding construction site management.

5.6.7 Waste disposal

A Waste Management Plan has been prepared to make sure all waste from the site will be appropriately disposed of.

5.6.8 Utility Services

All services including water, electricity, gas and telecommunication are available for connection. Sydney Water sewer main will be extended to connect to the site.

5.6.9 Pedestrian Access

The property owner will bear the cost for Council footpath extension to serve the public and the subject site.

5.6.10 Dwelling Entitlement

The subject allotment together with the adjoining 74 Willandra Road comprised a single allotment on the appointed day and had a combined lot size of 5.34ha. There is currently no dwelling erected upon either site.

The proposal is not defined as a dwelling, and there is no subdivision proposed. As such there is no increase in the housing density of the subject site.

5.6.11 External appearance and Sample Board

Consideration has been given when designing the external finishes and materials to reduce the building bulk and to blend with the colours and textures of the natural landscape.

5.6.12 Operation Management

A Boarding House Plan of Management has been prepared to manage the operation of the property.

5.7 Section 4.15(1)(c) - Site Suitability

The proposal is consistent with the planning intent that applies in the B2 – Oxford Falls Valley Locality. For the reasons outlined in this report the site is considered suitable for this development proposal.

5.8 Section 4.15(1)(d) – Submissions

Council will undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to those.

5.9 Section 4.15(1)(e) - The Public Interest

Given the type of development, its compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

5.10 Section 4.15(3A) - Development Control Plans

There is no DCP currently applicable to the site.

6.0 CONCLUSION AND RECOMMENDATION

The proposed development has been assessed against the requirements of the Warringah LEP and is considered to represent a form of development that is acceptable.

The proposal development would not result in any unacceptable impact on the site and surrounding area. The site is considered quite suitable for a use of this nature and is consistent with what have been previously approved on the subject site.

An assessment against section 4.15 of the EPA Act has not resulted in any significant issues arising.

Accordingly it is recommended that the proposed development of a boarding house on the site be approved.

10 July 2018

Case Number: 168552

MGP Building & Infrastructure Services Pty Ltd

Dear Sir/Madam

Property: Willandra Rd, Beacon Hill
Your Reference: 2017-0677
Plan Identification Number: 168552WW

Attached is the Waste Water Design Package for the property shown above. This package was received by Sydney Water and dated 12 June 2018/Version No. 2.0. **You have indicated that this plan is for tendering purposes.** After you have engaged a Constructor and the following matters have been addressed, this plan can be used for construction. If there are any changes after tendering, you must give us the appropriate Project Variation documents.

After you tell us who the approved Constructor is, lodge both the completed ITP and executed Deed Poll with Sydney Water, we will review them and then release your ITP. This will complete your Design Package and enable you to start construction.

For that package:

- (a) The following costs will be invoiced to your Company at the finalisation of these works:

Contract Administration

This fee will be invoiced to your company at the current hourly rate of \$155.13 (including \$14.10 GST). It is for time spent by Sydney Water during the design, construction and connection phases of this work.

Notes:

- **An invoice can be issued for the above costs before finalisation. However, if costs are incurred after that invoice we will charge you at finalisation.**
 - **To obtain an invoice before finalisation, you must email the Sydney Water Case Manager.**
 - **The Tax Invoice must be paid to Sydney Water within 30 days of being issued.**
 - **You should tell your developer/applicant client of these Sydney Water costs before proceeding with this work.**
- (b) If Sydney Water needs additional site inspections, you will be invoiced at the current hourly rate at the completion of this work.
- (c) At the finalisation of these works, and before we can issue the Section 73 Compliance Certificate or the release of the Security Bond, the Developer will need to pay any outstanding Developer (DSP) or Recovery charges **directly to Sydney Water.**

Remember that you need to obtain an invoice so these charges can be paid. The invoice can be obtained by contacting the Sydney Water Case Manager.

Connections

While connections to existing Sydney Water assets are generally at the end of construction, the constructor, in conjunction with the WSC, must review the design prior to commencement of works and identify all connections to Sydney Water's existing assets. All connections at any stage of construction must only proceed after obtaining the appropriate approval from Sydney Water.

- (d) Before connection, the Generic Asset Hazards (detailed in Instructions to Water Servicing Coordinators (Major Works)) **must** be addressed in your Safe Work Plan and Environmental Management Plan.

The Generic Asset Hazards/Conditions - At the Point of Connection, listed in the Provider Instructions, **must** be addressed in your Safe Work Plan and Environmental Management Plan.

Notes:

1. There are work environment hazards that include (but are not limited to) traffic and the closeness of other utility services;
 2. All developers, constructors and individuals have an OH&S obligation and a duty of care when working near underground plant; and
 3. Any person who destroys, damages or interferes with any Sydney Water asset is liable to compensate Sydney Water.
- (e) Extra hold points might be included in the ITP by Sydney Water when you lodge the Construction Commencement Notice.

Adjustment/Deviation Construction Works on a Live Main

Because this work involves construction on a "live" Sydney Water sewer main, the Developer must:

- lodge either a cash or unconditional bank guarantee security bond from an acceptable financial institution for to be determined on review of your Bond Request; and
- signify their acceptance of bonding conditions that we will provide in another agreement.
- Have your temporary pipework (if required) constructed by a listed provider
- Submit the Construction Commencement Notice for construction of the temporary pipework

The bond and signed agreement must be given to and executed by Sydney Water before you start constructing the work. The bond will be released after you have completed the construction of the works. (This includes lodgement of Work As Constructed plans and production and/or recreation of documentation and reports and completion of all the excavation and landscaping works needed for the total project.)

Construction Commencement Sydney Water Contact

You must send your Construction Commencement Notice to Sydney Water's SWConnect as set down in the Instructions to Water Servicing Coordinators (Major Works).

END