

STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
McDonald Jones Homes
PO Box 2092
DANGAR NSW 2309

Site Address:
Lot 15 DP 271326
15 Raven Circuit
WARRIEWOOD NSW 2102

Construction of a Two Storey Dwelling

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new two storey dwelling containing four (4) bedrooms, upper study, home theatre, family and dining rooms, along with an attached garage and outdoor alfresco area.

The site is rectangular in shape, with a primary frontage to Raven Circuit, and a total land area of 242.8m². The lot is currently vacant due to forming part of a recent subdivision.

The site has a gentle fall over the footprint, with raised floor level due to flood requirements. Drainage is to be directed to an approved system as per the drainage details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within a recent residential subdivision area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Raven Circuit.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned RU2 Rural Landscape pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the plan as a *'dwelling house', being 'a building containing only one dwelling'*.

The identified zone permits the construction of a *'dwelling house'* subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Low Density Residential Zone are:

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

The proposed development is for a low density single storey dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the R2 Low Density Residential Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
10.5m	7.579m	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or being within proximity of a heritage item.

Clause 7.1 Acid Sulfate Soils

The subject property is affected by affected by Class 5 Acid Sulphate Soils. The proposed earthworks are not in excess of 1m and the water table is not anticipated to be affected in this regard. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.3 Flood Planning

The subject site has been identified as being within a flood planning area as per the 10.7 Certificate. The proposed dwelling has a suitable floor level to ensure minimal damage in the event of a flood. The dwelling will not unreasonably impact upon flood functions and behaviours and will not increase affectation on other properties. The dwelling is of an intended scale and incorporates a raised floor level to reasonably minimise risk in the event of a flood.

Clause 7.6 Biodiversity

The subject site has not been identified as biodiversity land.

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Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

Pittwater 21 Development Control Plan

The subject site is located within the Warriewood Locality.

SECTION A

A4.14 Locality character statement – Mona Vale Locality

Desired Character (extract)

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

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

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

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

The proposed detached dwelling is considered to be within the anticipated character of the Warriewood locality area. No trees are identified for removal and the dwelling will not be inconsistent with the residential scale and setting of the area.

The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling is considered to be an anticipated form of urban renewal not detracting from the surrounding locality.

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

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Warriewood locality.

SECTION B

B1 Heritage Controls

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

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's 10.7 Certificate.

The subject site has been identified as being within a flood planning area as per the 10.7 Certificate. The proposed dwelling has a suitable floor level to ensure minimal damage in the event of a flood. The dwelling will not unreasonably impact upon flood functions and behaviours and will not increase affectation on other properties. The dwelling is of an intended scale and incorporates a raised floor level to reasonably minimise risk in the event of a flood.

B4 Controls Relating to the Natural Environment

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

B5 Wastewater Management

Drainage from the subject site is to be directed to an approved system as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the BASIX requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m.	A 3.16m driveway is proposed at the kerb at the entry and exit of the proposed driveway. This is considered necessary to provide access and egress to the property. The proposed driveway is in keeping with all relevant AS standards and poses no detrimental impact outside a compliant proposal. The proposal is set to minimize land usage conflict and provide internal amenity to the residents.	Minor Variation Requested.
Driveway width at kerb to be maximum of 3.5m.	<3.5m proposed.	Yes
2 spaces.	1 space in garage and 1 space in hardstand driveway.	Yes

B8 Site Works Management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan are attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

SECTION C – Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% of front setback is capable of being landscaped.	Yes
<u>C1.2 Safety & security</u> Casual surveillance of front yard. Be able to view visitor at front door without opening it.	Entry and habitable room windows allow for casual surveillance of the entry approach and street.	Yes
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Views	Yes

	obtained through the site can still be obtained due to appropriate setbacks. Minimal views are currently available due to the topography of the area.	
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.	Suitable solar access to rear POS areas provided. Reasonable solar access to adjoining glazed areas provided given the orientation of the allotment. Adjoining lot currently vacant and any glazed areas will be provided with suitable solar access throughout the year.	Yes Yes
<u>C1.5 Visual privacy</u> Upper level to overlook maximum 50% of POS.	No loss of visual privacy anticipated from the proposed development. Upper floor balcony orientated to the front with windows suitably offset to minimise overlooking of the POS areas.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard	>80m ² >3m dimensions. Provided. PPOS accessible from open family/living rooms. POS to the rear yard.	Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage in the side setback.	Yes
<u>C1.20 Undergrounding of utility</u>	Necessary services/utilities can be	Yes

<u>services</u>	provided for the dwelling.	
<u>C1.23 Eaves</u> 450mm eaves required.	Min. 450mm are provided to the dwelling.	Yes

SECTION D – Locality Specific Development Controls
D16 Warriewood Valley Locality

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D16.1 Character as viewed from a public place</u>	The proposed two-storey dwelling is highly articulated and appropriately setback from the street to ensure the dwelling has an appropriate bulk and scale for the area. The dwelling remains pedestrian friendly in scale and suitable front landscaping is provided. The dwelling is in keeping with the desired future character of the area and is softened through articulation and landscape elements. The single garage attached to the dwelling is setback from the front façade and does not dominate the dwelling. The dwelling provide clear delineation of public and private space.	Yes
<u>D16.5 Landscaped Area for Allotments</u> Lots <9m wide – 25% and min. dimension 3m. Lots 9-14m wide – 35% and min. dimension 4m. Lots ≥14m wide – 45% and min. dimension m.	36.6% total landscape area, approx. 32% with min. 4m dimensions.	See Note Below

Landscape Area Dimension – Whilst the total landscape area provided is compliant and provides an area >35% some of these areas do not comply with the required minimum dimension to be included in the landscape area. This does not result in an overdevelopment of the site with the dwelling being suitably sited and designed and will not result in an excessive bulk and scale as the area to be landscaped complies with the percentage

required and will provide a high quality landscaped outcome that will continue to make a positive contribution to the landscape and streetscape character of the area.

The minor variation results in approximately 7sqm less of the required landscaped area, this is not considered to result in any detrimental outcome, with appropriate high quality landscaping still provided. The variation still maintains compliance with the control objectives, with the minor area and dimension variation unlikely to result in any negative outcome.

The area providing for landscaping will still make a positive contribution to the landscaped area and will not limit high quality, deep soil planting within the front. The development does not result in any removal or disruption to any significant natural features. The proposed landscape area will still enable biological and ecological processes, despite the minor variation to the dimension. Stormwater run-off is suitably managed on the site despite the variation and the landscaped areas within the front setback will still provide a unified high quality landscape area. The landscape areas provided will still enable deep soil planting and the variation to the dimension does not limit the provision of deep soil areas. suitable planting is capable of being provided within these areas that will not result in a detrimental outcome.

The landscaped area, despite the reduced dimension, is still able to maintain compliance with the objectives of the control and does not result in a negative outcome. The landscaped areas provided will have a positive impact upon the streetscape and will ensure a high quality landscape character is maintained. The landscaped areas still provide suitable screening of the built form and will ensure there remains a reasonable balance between built form and landscaped areas.

The development does not result in overdevelopment of the site and it is requested that as the objectives can be maintained that proposed landscaped area be considered further under Council assessment.

<u>D16.6 Front Building Line</u> All other dwellings <i>not</i> facing roads listed: Articulation Zone – 1.5m Setback to Garage/Carport – 4m Setback to Dwelling – 3m	3.862m 5.5m 5.517m	Yes Yes Yes
<u>D16.7 Side and Rear Building Lines</u> <i>Zero Lot Line Dwelling – Lot 9-14m Wide</i> Side One: 0m at ground floor for max. 13m. Remaining portion – 0.9m Upper floor – 1.5m	215mm setback for max. 6.005m wall of garage. Remaining 1.465m Upper 1.5m	Yes Yes Yes

Other Side: 0.9m	950mm	Yes
Rear Setback (Sites >20m deep) – 4m ground, 6m upper	5.85m to ground, 6m upper.	Yes
<u>D16.9 Solar Access</u>	North to the side of the site, with suitable solar access to living and POS areas anticipated.	Yes
<u>D16.10 Private and Communal Open Space Areas</u> Lot 9-14m – 20sqm and min. 4m dimension.	Provided in rear.	Yes
<u>D16.12 Fences</u>	N/A - Fencing not proposed as part of this proposal.	N/A
<u>D16.13 Building colours and materials</u> Natural, earthy tones	Colour schedule provided with DA.	For Councils consideration.

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Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Pittwater 21 Development Control Plan.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

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

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

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

Waste Minimisation

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

Noise and Vibration

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

(c) The suitability of the site for the development

The subject site is within a new residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

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

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Pittwater LEP 2014 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of Warriewood. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
June 2025
Amended October 2025