

# **Statement of Environmental Effects**

**To accompany a Development Application**

## **For permission to:**

Construct a detached 2-bedroom secondary dwelling

## **Site Address:**

25 Carpenter Crescent,  
Warriewood NSW 2102

## **LGA:**

Northern Beaches Council

## **Date:**

October 2019

## 1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 25 Carpenter Crescent, Warriewood as per plan No. 193466, prepared by Granny Flat Solutions, Issue H, dated October 2019.

The site contains a total area of 714.5m<sup>2</sup> and is known as Lot 27 in DP 26604. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing two storey clad residence.

The proposed works are as follows:

1. Construct a detached 2 bedroom granny flat / Secondary Dwelling
2. Construct a retaining wall

The proposed secondary dwelling will be 60sqm with a 7.2sqm porch. The granny flat is for Affordable Rental Housing in the Warriewood area.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the following non-compliance:

- Site is zoned E4: Environmental living.
- Rear setback

In accordance with the 149(2) Planning Certificate, there are no bushfire, flooding nor other implications on the site in any way. The zoning permits such use.

## 2.0 Statutory Objectives

### Site Suitability

The site has a E4 Environmental Living Zoning under the Pittwater Local Environmental Plan 2014. It is amongst a variety of single to two storey residential homes. This zoning permits secondary dwellings.

It is proposed to build this development under the Provisions of Pittwater DCP 2004.

All works comply with the Pittwater DCP 2004 (Except Rear setback), as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. frontage	10m	16.765m	Yes
Max. building area	60m <sup>2</sup>	60m <sup>2</sup>	Yes
Site Coverage	50%	35%	Yes
Total Floor Area	380m <sup>2</sup>	209m <sup>2</sup>	Yes
Building Height	8.5m	4.055m	Yes
Front setback	4.5m	25.5m	Yes
Rear setback	6.5m	5.3m	No*
Side Setbacks	1m & 2.5m	1.0m & 4.5m	Yes
Landscaping	60 - 6% = 54%	54%	Yes

- Any non compliance will be discussed below.

### Height of Building-

The maximum height of the proposed granny flat ridge is 4.055m, which is below the 8.5m height permissible.

### Landscaped Area-

Even with the existing house and proposed secondary dwelling, the site will still maintain at least 54% of soft landscaped areas.

### Previous and Past Uses-

The site has always been, and will most likely remain a residential zone, and will only permit residential use.

### Operation and Management-

Not applicable to this application

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**General Accessibility-**

There is still ample access to the granny flat from the side of the existing house and from the street.

**Access and Traffic-**

The site already contains ample off-street parking. There will be no impact on the existing traffic or parking patterns on the site.

**\*Rear Setback-**

The proposed side setback of 5.3m does not meet the minimum requirement Pittwater DCP. We are seeking a variation of 5.3m so that both the primary and secondary dwelling will both have adequate Private Open Space for both dwellings. Also the 5.3m rear setback is also clear of any Sydney water assets.

**Side Setback-**

The proposed side setback of 1m & 2.5m exceeds the minimum requirement under the Pittwater DCP 2004.

**Privacy, Views and Overshadowing-**

The proposal is for a single storey development only, and will therefore have minimal impact on privacy, views and overshadowing to the adjoining properties.

**Heritage Conservation-**

The subject site is not located within a heritage conservation area, and is not a Heritage Listed Item.

**Energy Efficiency-**

A Basix report has been prepared and lodged with the application.

**Services-**

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

## 3.0 Conclusion

The development complies with all the provisions of the Pittwater DCP 2004 & LEP 2014 except rear setback & zoning and is therefore being lodged as a Development Application.

The proposed development is quite simple, containing a secondary dwelling located towards the rear of the site and will have no impact to the adjoining properties. By proposing some cut and fill and having a long and narrow design, this design minimises any excessive removal of soil

The overall proposal will not have an impact on the interest of the neighbourhood.

We ask that council give consideration to this application on its merits.  
We look forward to a positive and speedy response.