

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED RESIDENCE

Lot 21, (65) Warriewood road, Warriewood NSW 2102

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## **1.0 INTRODUCTION & HISTORY**

This statement has been prepared to accompany a development application to Northern Beaches Council seeking development consent for the construction of a new two storey residential dwelling at Lot 21, (65) Warriewood road, Warriewood.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.

## **2.0 THE SITE AND ITS ENVIRONMENT**

### **2.1 Location**

The property is located at Lot 21, (65) Warriewood road, Warriewood.

### **2.2 Site Description**

The site is a rectangular shaped parcel of land, having a frontage of 15.645m to Warriewood road, a rear boundary of 18.525m, a south-east side boundary of 20.22m and a north-west side boundary of 20.86m.

The first floor rear setback is consistent with the ground setback and compliant with BEP, council has approved first floor rear setback less than 6m on DA2020/0338.

The site has an area of 341.40m<sup>2</sup> and has a legal description is Lot 21, (65) Warriewood road, Warriewood

The site has a fall of approximately 3.14m from left to right.

### **2.3 Existing Use**

The site is currently vacant.

### **3.0 THE PROPOSED DEVELOPMENT**

#### **3.1 Description of the development**

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Ground Floor Plan
- Sheet 4 – First Floor Plan
- Sheet 5 – Elevations 1
- Sheet 6 – Elevations 2
- Sheet 7 – Section
- Sheet 8 – Slab Plan
- Sheet 9 – Electrical Layout
- Sheet 10 – Wet Area Details
- Sheet 11 – Sediment control
- Sheet 12 – Shadow Diagram

Development consent is being sought for the construction of a two-storey residential dwelling.

The submitted Statement of environmental Effect is compliant with all relevant clauses under the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan.

The proposal is as follows:

The Ground Floor comprises of a porch, entry, Guest/bed 5 with ensuite, Kitchen, family, dining, laundry and powder room. There is also an alfresco and a single garage under the main roof.

The first floor comprises of 4 bedrooms, Main bathroom and an ensuite.

The front setback is 5.791m from Warriewood road and the garage setback is 7.501m. The main wall incorporates a front porch which provides articulation. The rear setback is 4m, the south-east side setback is 1.44m and the northwest side setback is 1m.

A 3000L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to a kerb outlet to the front of the property as shown on the Stormwater plan submitted with this application

### **External finishes**

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

The front façade incorporates a mixture of colours and materials including face brick, render finish and cladding.

## **3.2 Design Objectives**

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Northern Beaches Councils Growth Centres DCP. The outcome of this is a well designed building that satisfies all the criteria.

Vehicle access will be gained via Warriewood road.

Set-backs have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling having a reduced sill height or bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood.

Landscape area with 4m width is under 45% of the site, council has approved landscape under 45% on DA2020/0338.

#### **4.0 CONCLUSION**

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Northern Beaches Councils Growth Centres DCP, and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.