

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED DOUBLE STOREY DWELLING AT
#11, Raven Circuit, Warriewood
LOT-11, D. P 271326**



Reference - <https://maps.six.nsw.gov.au/>

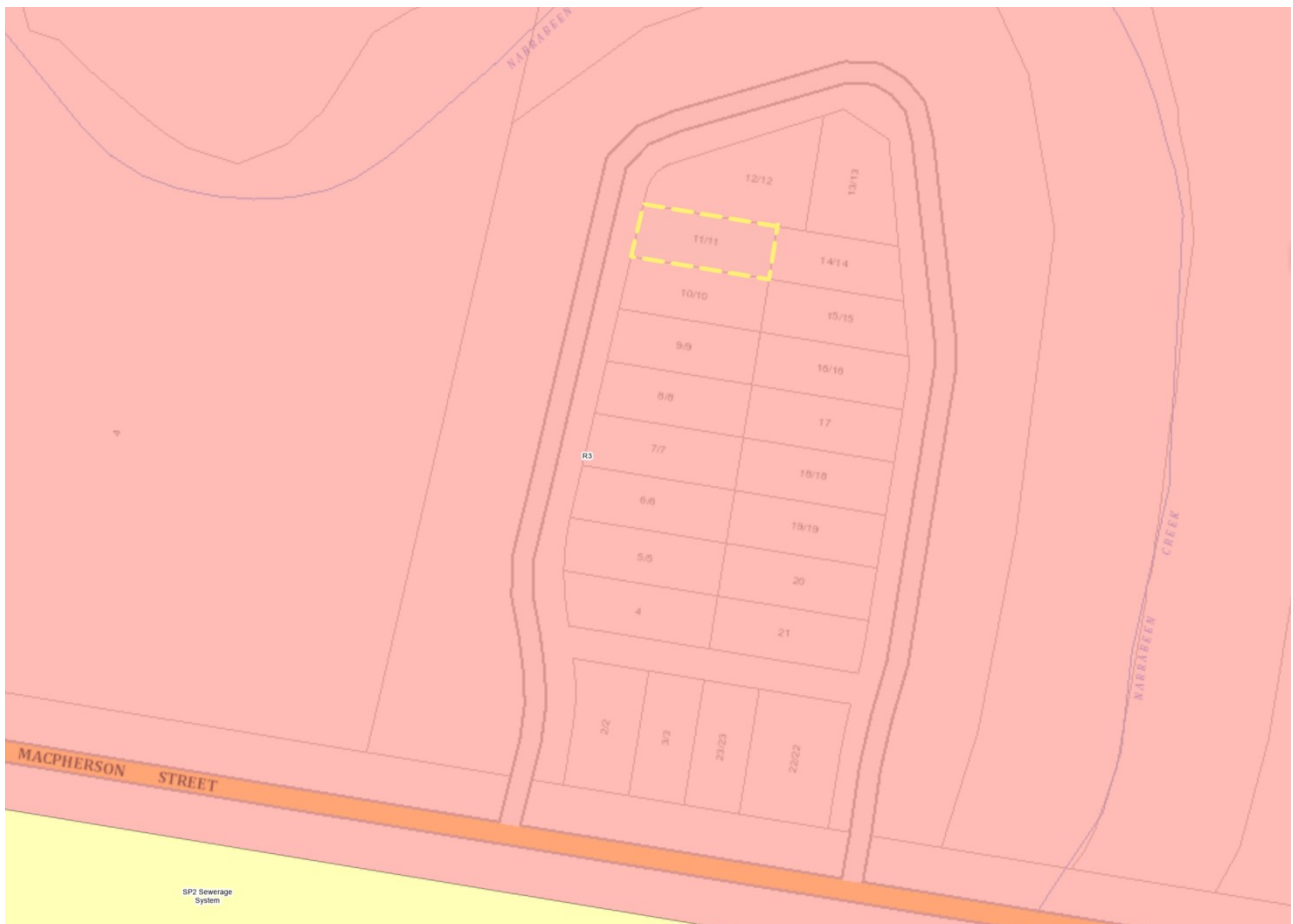
INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval for construction of a Double storey house at No **11, Raven Circuit, Warriewood**. The site is legally described as **LOT 11 D.P. 271326** and has an area of 233.7m² and a frontage of 9.525 meters. The site is within R3.

This Statement accompanies architectural plans prepared for **Skymark Luxury Living Pty Ltd** with Project Number **#2412 801** and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls: -

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



- Reference - <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

THE SITE AND THE SURROUNDING

The site is located on **Warriewood**. It is of a rectangular shape comprises a total area of 233.7m². The gradient of the site shows a moderate fall towards Front of site, a difference of approximately 350mm across the site. The gradient of the land is consistent with variation to the RL.

PROPOSED DEVELOPMENT

The proposed development involves construction of a new Double storey dwelling on a vacant land.

So specifically, the proposal seeks approval for the following works: -

Ground Floor Plan

The Ground floor will comprise of:

- Porch
- Lounge
- Single Garage
- 1 Bath
- Laundry
- Open plan Kitchen and Dining
- Pantry
- Family Area
- Storage under Staircase

First Floor Plan

Proposed dwelling will be comprised of the following at First Floor Level

- 1 M-Bed with attached Walk-in and Ensuite
- 3 Bedroom
- 1 Bathroom
- WC
- Rumpus
- Linen

Compliance With Pittwater Local Environmental Plan 2014

Clause	Proposal	Compliance
Clause 1.1 Name of Plan	This Plan is Pittwater Local Environmental Plan 2014 .	
Clause 1.2 – Aim of the Plan are as follows: (1) This Plan aims to make local environmental planning provisions for land in Pittwater in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to promote development in Pittwater that is economically, environmentally and socially sustainable, (b) to ensure development is consistent with the desired character of Pittwater’s localities, (c) to support a range of mixed-use centres that adequately provide for the needs of the Pittwater community, (d) to retain and enhance land used for employment purposes that is needed to meet the economic and employment needs of the community both now and in the future, (e) to improve access throughout Pittwater, facilitate the use of public transport and encourage walking and cycling, (f) to encourage a range of housing in appropriate locations that provides for the needs of the community both now and in the future, (g) to protect and enhance Pittwater’s natural environment and recreation areas, (h) to conserve Pittwater’s European and Aboriginal heritage, (i) to minimise risks to the community in areas subject to environmental hazards including climate change, (j) to protect and promote the health and well-being of current and future residents of Pittwater.	The main aim of this application is to facilitate the housing choice / availability by constructing of Double storey dwellings.	Yes
Clause 1.3 – Land to which Plan applies	This Plan applies to the land identified on the Land Application Map . (Pittwater LGA)	Yes
Clause 1.6 Consent authority The consent authority for the purposes of this Plan is (subject to the Act) the Council.	Northern Beaches -Pittwater	Yes
Clause 2.1 – Land Use Table The land use zones under this Precinct Plan are as follows— Residential Zones R2 Low Density Residential	As discussed above, the proposed development satisfies the zone objectives and is a permissible land use i.e. Dwelling houses with the development consent from Council on	Yes

R3 Medium Density Residential R5 Large Lot Residential	the site	
Clause 4.3 Height of buildings (8.5m)	7.63m	
Clause 4.4 Floor space ratio	N/A	
Clause 5.6 Architectural roof features	Not adopted	N/A
Clause 5.10 – Heritage conservation	The subject site is not within heritage conservation or have local/state heritage item that is listed.	N/A

Compliance With Pittwater 21 Development Control Plan

Section D- D16 Warriewood Valley Locality

	Particulars	Required	PROPOSED	ACHEIVED
D16.1	Garage Door Width Area $\geq 225\text{m}^2$ or 9m to 12.5m wide	$\leq 3\text{m}$ or not exceeding 40% of the lot width, whichever is less.	Single Garage (2.41m)	YES
D16.5	Landscape area All other dwellings on lots 9m to 14m wide	25% x 233.7m^2 3m min dimensions	76.88 m^2	YES
D16.6	Front building lines All other dwellings but not Residential Flat Buildings or Multi Dwelling Housing fronting all other streets.	Articulation zone - 1.5m Garage Setback - 4m Front Setback - 3m	Articulation zone – 3.72m Garage Setback – 5.5m Front Setback – 4.11m	YES
D16.7	Side and rear building lines (Side) Zero lot line dwelling 9 to 14m wide (Rear) Front loaded lots greater than or equal to 20 m deep.	One side: 0m at ground floor for a maximum wall length of 13m*. The remaining portion of the ground floor dwelling is to setback 0.9m. The upper level is to be setback 1.5m. Other side: 0.9m 4m to ground level 6m to upper level	GF Side A – 0.1m Side B – 0.95m FF Side A – 1.5m Side B – 1.06m GF – 6.01m FF – 6.11m	YES
D16.9	Solar access	2 hour minimum solar access to windows to the principal living area and private open space area	Living area and private open space receives 2hr sunlight between 9am -3pm on june 21	YES

		between 9am and 3pm on june 21		
D16.10	Private open space Development on lots between 9m and 14m wide not specified elsewhere in the table.	20m ² - min 4m depth	54.86m ²	YES

STREETSCAPE AND ARCHITECTURAL DESIGN

The streetscape is of styles dating to present day. The streetscape reflects a wide verity of architecture, with no particular style dominating the scene. Most of these homes are fairly new. A good blend of new properties also exists, with a mixture of new dwellings evident in the surrounding area.

VISUAL AND ACOUSTIC PRIVACY

No large expanses of glass have been positioned in area that will adversely affect the adjoining neighbors; therefore, minimal loss of privacy is experienced. Also overlooking is minimized by design and window sill heights of upper level. The internal layout, window openings and the location of outdoor living areas (I.e. courtyards and balconies) is be designed to minimize noise impact and transmission.

FENCING

No front boundary Fence and 1.8m high rear and side boundary metal fencing has been proposed for the property.

ENERGY EFFICIENCY

Living area windows are design accordingly north to maximize the solar access. 450 mm eaves are proposed for shade. The proposed dwelling will receive a minimum of 3 hours sunlight through out of the day.

STORMWATER DRAINAGE

A Stormwater Plan is attached. Please refer to engineering details.

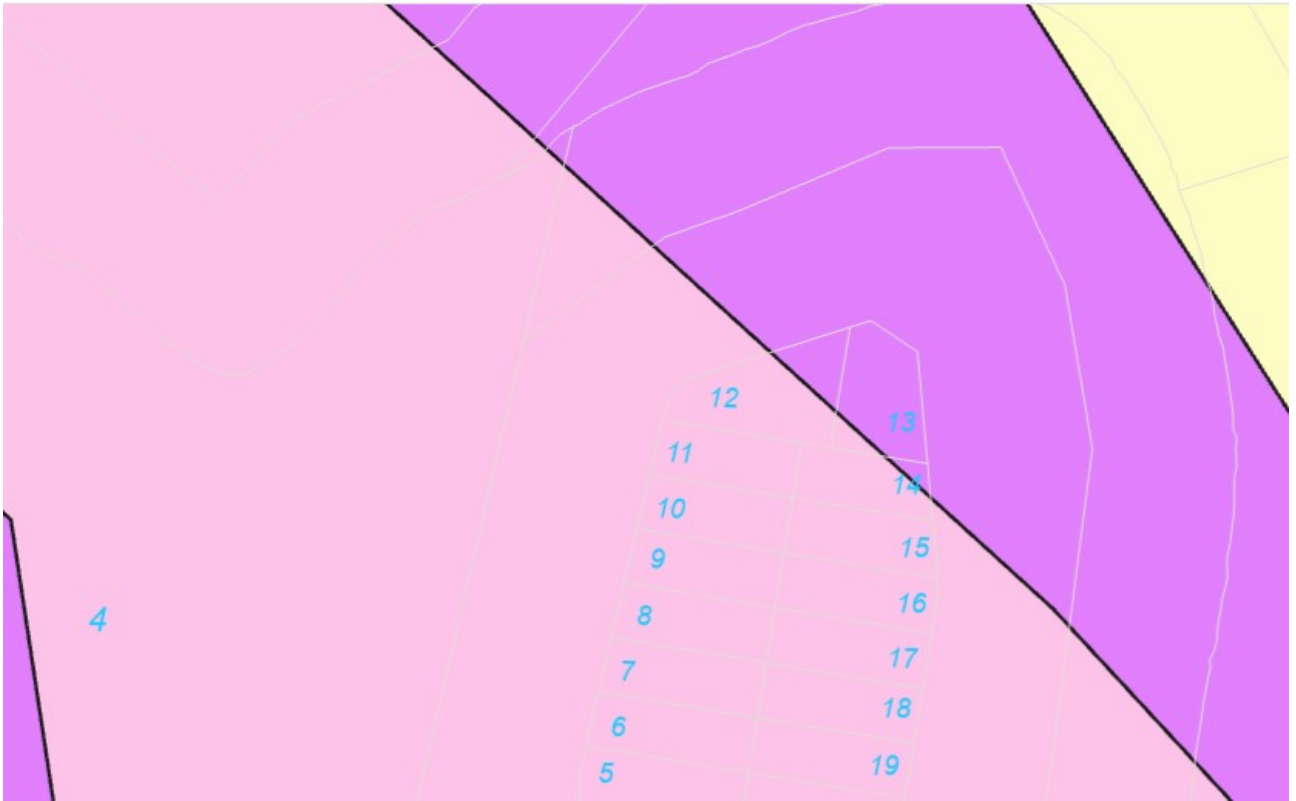
COLOR SCHEDULE AND MATERIALS

External building materials to be used are solid construction, Insulation walls, Colorbond roof and powder coated aluminum windows.

A schedule of external finishes is attached on plan.

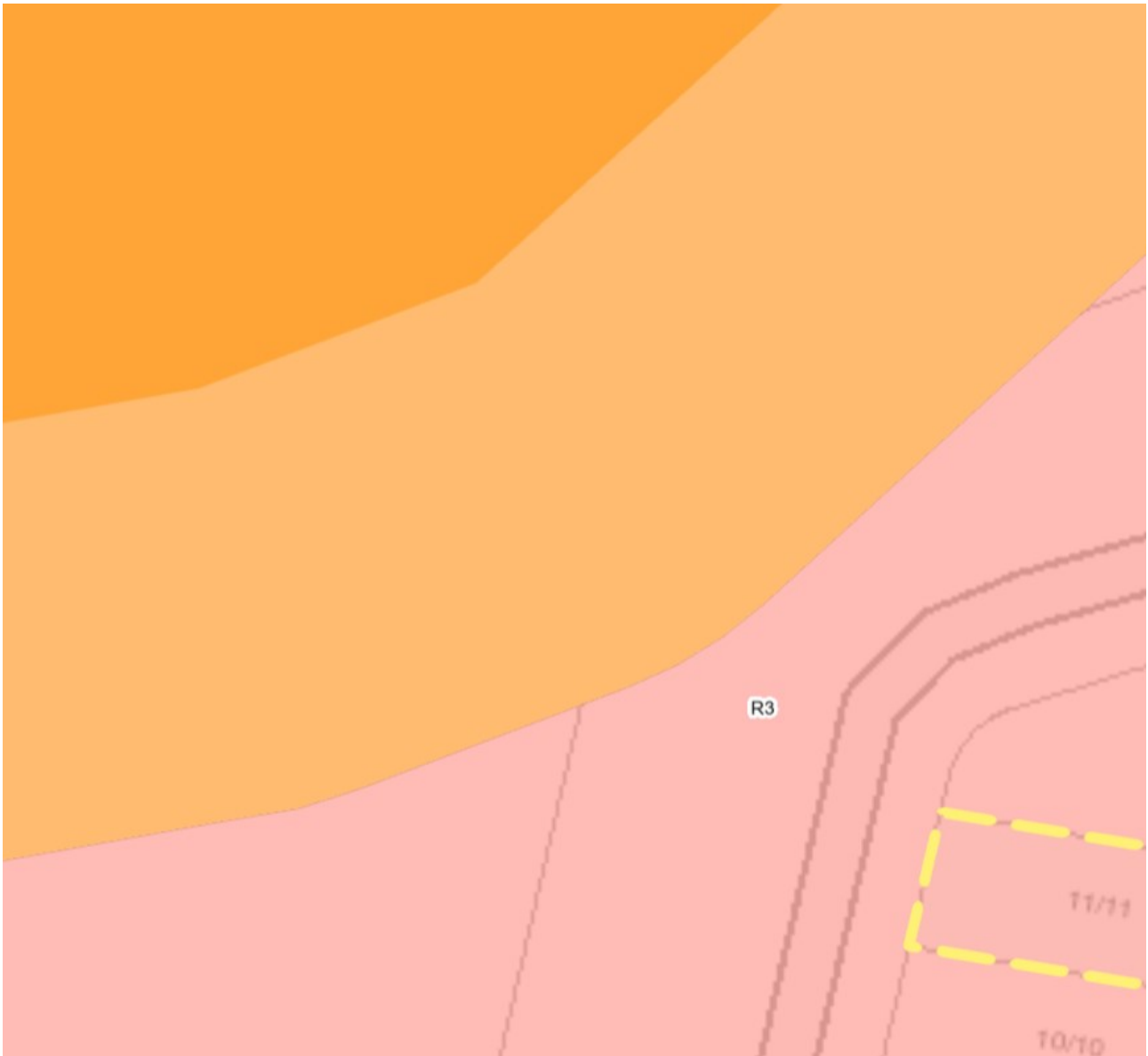
FLOODING, DRAINAGE, ACID SULFATE SOILSETC

The site is affected by Acid Sulfate Soils zone Class 3.



BUSHFIRE ASSESSMENT

A land is not bushfire prone zones per current planning portal.



Reference: -<https://www.planningportal.nsw.gov.au/spatialviewerhistoric/#/find-a-property/address>

WASTE MANAGEMENT

Bins have been provided for dwelling. They will be located towards the side of the site. This will allow easy access to the front of the road for pick up by council contractors.

A waste management sheet is attached.

ACCESS TO SUNLIGHT

The dwellings receive direct sunlight throughout the day, with little to no obstruction. The private open space area meets council's minimum requirement, where the occupants will enjoy constant sunlight from early morning to late afternoon. Living area within the dwelling will also receive a minimum of 3 hours sunlight throughout the day.

LANDSCAPE

A large percentage of the site remains turfed. Additional species of plants will be introduced, as a means of trying to better obscure the proposed dwelling from the street and provide maximum privacy to neighbors. The landscaped area meets council requirements. Clothes Line has been provided for this dwelling in the rear private yards.

CONCLUSION

The proposed development has been designed to meet all of the objectives and requirements of the planning instructions, code and guidelines. We believe this has been achieved both in spirit and intent. The development as proposed will assist toward fulfils all perceived requirements within the site. It is believed the proposed development is in keeping with stated objectives.

- For the orderly, economic and optimum utilisation of urban land, whilst preserving and enhancing the amenity and environmental character in the municipality.
- Widen the range of its use in the area.
- To promote the more efficient use of existing services.

We feel that this proposal will have no adverse effects to the character of the area in the immediate vicinity and seek council to consider this application.

BHAVNA SHARMA