

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**93 WARRIEWOOD ROAD, WARRIEWOOD**

**PROPOSED DWELLING HOUSE & ATTACHED SECONDARY  
DWELLING**

**PREPARED ON BEHALF OF  
Mr Patrick Lanzon**

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## 1. INTRODUCTION

This application seeks approval for the construction of a new two storey dwelling and attached secondary dwelling proposed Lot 2 and a single garage on proposed Lot 1 in an approved subdivision of land at Lot 1 in DP 362530 which is known as **No. 93 Warriewood Road, Warriewood.**

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by CBH Surveying and Engineering, Ref No. S#123111 and dated 11/03/19.
- Architectural Plans prepared by Duffy Regan Design, Job No. 645/20 and dated June 2020.
- BASIX Certificate 1119983M and issued 21 July 2020.
- Stormwater Management Plans prepared by Structerre Consulting Engineers, Job No. 3.19.23245.1, Revision A and dated July 2020.
- Plan of Amended Subdivision Boundary prepared Gebern Surveys, Ref No. 20046-05.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. BACKGROUND

Development Consent (N0253/11) was granted on 13 March 2012 for the subdivision of one lot into two with the erection of a dwelling and an attached secondary dwelling on the rear allotment (proposed Lot 2). There were no building works approved on the front allotment (proposed Lot 1). The dwelling house and secondary dwelling have been constructed and the consent therefore remains active. The final subdivision plan has not yet been lodged with the NSW Land Registry Services.

A separate application to modify the original consent has been prepared and lodged concurrently to amend the approved boundary layout. A copy of this plan prepared by Gerbern Surveys is included in this application for reference. This application seeks approval for the construction of two storey dwelling and attached secondary dwelling on proposed Lot 1 as amended by the application to modify.

A pre-lodgement meeting (PLM2020/0076) was carried out with Council in relation to the proposed modification to the approved subdivision and the construction of the new dwelling on proposed Lot 1. The following issues were discussed:

### D16.7 Side & Rear Building Lines

The PLM minutes noted:

*Setbacks of the proposed dwelling on the lot fronting Warriewood Road are to be amended as follows:*

- *Min. 900mm setback to the southern side boundary;*
- *Min. 2.5m setback to the northern side boundary; and*
- *Min. 4m or 6m setback to the entire rear boundary, as relevant for ground and first floors.*

*The adjusted side boundaries are recommended in order to provide greater separation between the subject site and No. 129 Warriewood Road to the north. There is adequate separation between the subject sit and No. 125 Warriewood Road to the south, given the presence of the driveway to the rear lot.*

*Amendment to the side and rear setbacks should not result in any built form encroachment into the required front building line.*

A further revised site plan was referred back to Council depicting the following setbacks:

- North Boundary – garage setback 1.0m, dwelling setback 2.0m
- South Boundary – setback 1.5m
- Rear Setback – generally 6.0m with exception to boundary indent to garage.

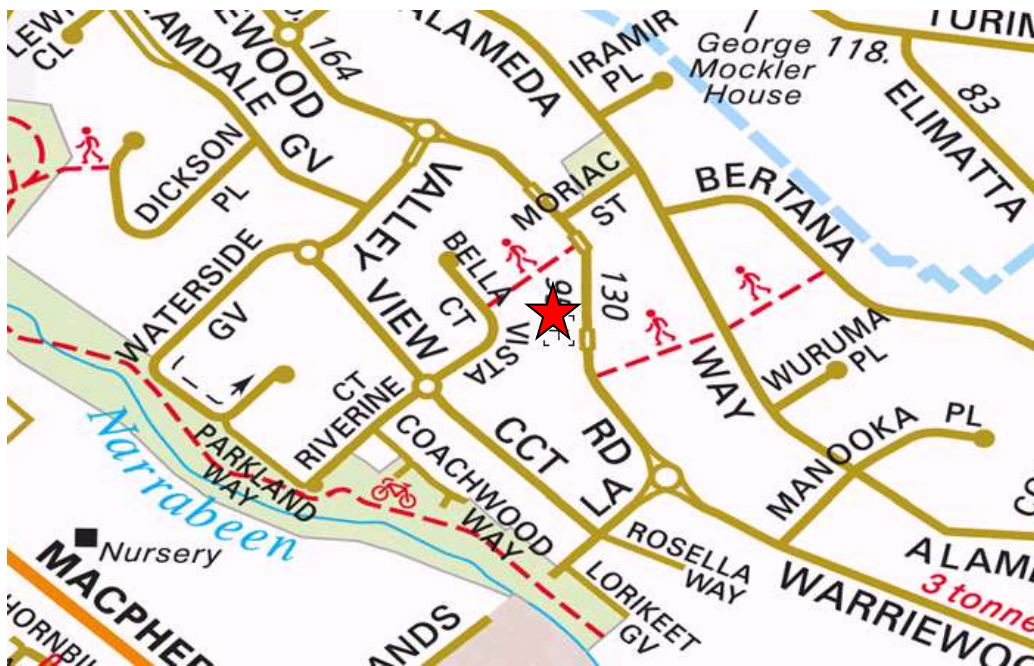
The Council responded as follows:

*While the revised design still includes minor side and rear non-compliances, it demonstrates an improvement on the original plan, and appears to meet the intention of Council's comments to provide suitable separation between dwellings. The non-compliant elements appear supportable on merit.*

There were no other issues raised in the pre-lodgement meeting.

### 3. SITE DESCRIPTION AND LOCALITY

The site is identified as proposed Lot 1 and Lot 2 in an approved subdivision of Lot 1 in DP 362530 which is known as 93 Warriewood Road, Warriewood. Lot 1 is an irregular shaped allotment and has an area of 467.1m<sup>2</sup> (excluding the access handle). The property is located on the western side of Warriewood Road with a frontage of 23.78m. The site has a maximum depth of 27.795m. The locality is depicted in the following map:



Site Location Map

Proposed Lot 1 is the front (eastern) allotment and has an area of 467.1m<sup>2</sup> (as proposed to be modified) excluding the access handle. The site is currently vacant and has a slope from the street towards the rear (western) boundary with a fall of approximately 2m. There are two trees located adjacent to the front boundary. Both trees will be retained as part of this application.

A two storey dwelling and attached secondary dwelling has been constructed on proposed Lot 2 (rear western allotment).

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two storey dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



**Aerial Photograph of the Subject Site**

#### 4. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of a new two storey dwelling and an attached secondary dwelling with associated stormwater works on Proposed Lot 1 and a new single garage on Proposed Lot 2.

The proposed dwelling and attached secondary are provided with a setback of at least 6.5m to the street frontage. Setbacks of at least 1.0m and 1.5m are provided to the sites northern and southern boundaries, respectively. The proposal is generally setback 6.58m to the rear boundary with the exception to the southwest portion of the boundary.

The principal dwelling provides for the following:

**Ground Floor:** Entry, media/study, dining/lounge room, WC, kitchen, laundry and double garage.

**First Floor:** Three bedrooms (master with ensuite) and bathroom.

The secondary dwelling is attached to the southern side of the principal dwelling. This dwelling provides for:

**Ground Floor:** Entry, kitchen, dining/living room, laundry and bedroom.

**First Floor:** Bedroom and bathroom.

All collected stormwater will be discharged to the existing approved easement over the rear allotment.

It is also proposed to construct a new detached garage on proposed Lot 2 (rear allotment). This garage is to be constructed of rendered masonry/sheeting with a low pitched colorbond roof. The garage is provided with a nil setback to the eastern and northern boundaries.

The proposal will result in the following numerical indices:

**Proposed Lot 1:**

**Site Area:** 467.1m<sup>2</sup> (excl access handle)

**Proposed Landscaped Area:** 195.9m<sup>2</sup> or 41.7%



## 5. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

### 5.1 Pittwater Local Environmental Plan 2014

The site is zoned R3 Medium Density Residential under the provisions of the PLEP 2014. Development for the purposes of construction of a dwelling house and secondary dwelling and associated development in the R3 is permissible with the consent of Council.

The relevant numerical provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	7.33m	Yes

The following provisions also apply:

#### Clause 5.4 Controls relating to Miscellaneous Permissible Uses

Subclause (9) provides:

- (9) *Secondary dwellings* If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—
- (a) 60 square metres,
  - (b) 25% of the total floor area of the principal dwelling.

The proposal provides for an attached secondary dwelling which provides for a gross floor area of 57.4m<sup>2</sup>. The proposal complies with this clause.

#### Clause 6.1 Warriewood Release Area

The subject site is within the Warriewood Valley Release Area. The Pittwater LEP does not specify minimum allotment sizes for the subject site, rather Clause 6.1 (Warriewood Valley Release Area) specifies a maximum number of dwellings per Sector.



As consent (N0253/11) has already been granted for the subdivision of the original site, the proposed boundary adjustment will not alter the dwelling entitlement in this sector.

Subclause (4) provides:

- (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the proposed development will not have any adverse impact on any of the following:*
- a) opportunities for rehabilitation of aquatic and riparian vegetation, habitats and ecosystems within creek line corridors, and*
  - b) the water quality and flows within creek line corridors, and*
  - c) the stability of the bed, shore, and banks of a watercourse within creek line corridors.*

The proposal provides for the construction of a single residential dwelling and attached secondary dwelling and associated development. The proposal is not considered to impact on any nearby aquatic and riparian vegetation. As stormwater comprises roofwater only, no water quality issues are anticipated. The proposal will comply with this clause and Council stormwater controls.

#### **Clause 7.1 – Acid Sulfate Soils**

The site is identified as being within an area affected by Acid Sulfate Soils (Class 5). The proposal will involve minimal excavation of the site, and it is therefore not anticipated that acid sulfate soils will be disturbed.

#### **Clause 7.2 – Earthworks**

The proposal does not require any significant excavation to accommodate the proposed works.

#### **Clause 7.10 – Essential Services**

The proposal will provide the necessary essential services to the dwelling as required.

There are no specific other provisions of the LEP that apply to the proposed development.

## **5.2 Pittwater Development Control Plan 2014**

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D16 Warriewood Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

### **5.2.1 Section A Introduction**

#### *A4.16 Warriewood Locality*

It is considered that the proposal is consistent with the desired character of the locality by providing a two storey dwelling with attached secondary dwelling which does not require the removal of any significant vegetation, whilst being set amongst landscaped gardens. The development is designed to present as a single dwelling house. The proposed detached garage located on the proposed rear Lot will not be prominent in the streetscape and as such will not detract from the locality. The development is considered to be compatible with the existing surrounding development, in terms of bulk and scale. It is considered that the proposal will sit comfortably within the site and achieves the desired future character of the locality.

The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

### **5.2.2 Part B General Controls**

The General Controls applicable to the proposed dwelling are summarised as:

#### **B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land**

This clause aims to ensure the enhance the local native flora and fauna and their habitats.

The proposal does not require the removal of any significant vegetation and there is ample area of the site available for landscaping. It is noted that the existing vegetation adjacent to the front boundary is proposed to be retained.

#### **B6.3 Internal Driveways – Low Density Residential**

This control seeks to achieve the outcomes:

*Safe and convenient access. (S)*  
*Reduce visual impact of driveways. (S)*  
*Pedestrian safety. (S)*  
*An effective road drainage system. (En, S)*  
*Maximise the retention of trees and native vegetation.*

*Reduce contaminate run-off from driveways.*

The proposal seeks to provide a new layback and driveway to provide access to the new attached double garage. The driveway will provide appropriate access to the garage and will allow for suitable sight distances for vehicles to safely enter and exit the site.

## **B6.5 Off-street Car Parking Requirements**

This clause requires 2 off street parking spaces for large dwellings (2 bedrooms or more). The proposal provides for 2 parking spaces within a garage. It is noted that the proposal provides for a new detached garage on proposed Lot 2 (rear allotment) to improve on site parking.

## **B8.1 Construction & demolition – excavation and landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised.*

*Excavation and construction not to have an adverse impact.*

*Excavation operations not to cause damage on the development or adjoining property.*

The proposal provides for minimal excavation and fill to accommodate the proposed work.

## **B8.1 Construction & Demolition – Excavation and Landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised. (En)*

*Excavation, landfill and construction not to have an adverse impact. (En)*

*Excavation and landfill operations not to cause damage on the development or adjoining property. (S)*

The proposal will require some excavation to accommodate the proposed dwelling, and accordingly will be designed and supervised by an appropriately qualified Structural Engineer.

Appropriate soil and sedimentation measures will be implemented during the construction phase.

## **B8.2 Construction & Demolition – Erosion and Sediment Management**

The controls seek to achieve the outcomes:

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)*

*Reduction of waste throughout all phases of development. (En)*

*Public safety is ensured. (S)*

*Protection of the public domain. (S, En)*

The proposal incorporates an Erosion and Sediment Management Plan which will be implemented prior to works commencing on site.

### **5.2.3 Part C Design Criteria**

The Design Criteria applicable to the proposed development and are summarised over as:

#### **C1.1 Landscaping**

The controls seek to achieve the outcome:

*A built form dominated and complemented by landscaping.*

*Landscaping that reflects the scale and form of development.*

*Retention of canopy trees by encouraging the use of pier and beam footings.*

*Development does not result in significant loss of the urban forest.*

*Reduced risk of landslide.*

The proposal does not require the removal of any significant vegetation.

#### **C1.2 Safety and Security**

The controls seek to achieve the outcomes:

*On-going safety and security of the Pittwater community.*

*Opportunities for vandalism are minimised.*

The proposed dwelling and secondary dwelling are orientated towards Warriewood Road, with the habitable rooms having views of the street and dwelling approach.

#### **C1.3 View Sharing**

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings.*

*Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.*

*Canopy trees take priority over views.*

The site and surrounding properties do not currently enjoy any significant views, with some enjoying a district outlook to the west. The proposed dwelling will not obstruct any significant views.

### **C1.4 Solar Access**

The controls seek to achieve the outcomes:

*Residential development is sited and designed to maximise solar access during mid-winter.*

*A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.*

*Minimal need for artificial lighting.*

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

Given the ample setback to the adjoining southern property, due to the access handle, the proposal does not result in any significant overshadowing. The proposal ensures that there is ample private open space living areas on the adjoining property that continues to receive at least 3 hours of solar access on the winter solstice.

The proposal complies with the requirements of this clause.

### **C1.5 Visual Privacy**

The controls seek to achieve the outcomes:

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.*

*A sense of territory and safety is provided for residents.*

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposed dwelling and secondary dwelling both provide for the all high use living areas on the ground floor with only bedrooms and bathrooms on the upper level. The proposal does not provide for any windows on the upper level side elevations. There are only two windows on the upper level rear elevation, one which serves a bathroom and the other is a highlight window servicing a bedroom. The first floor provides for an increased setback to the northern side boundary of 2.0m and increased setback to the rear western boundary.

The proposed detached garage on Lot 2 will not result in any loss of privacy, given the single storey design and the non-habitable use.

The proposal complies with this clause.

### **C1.6 Acoustic Privacy**

The controls seek to achieve the outcomes:

*Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.*

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

It is considered that the proposed residential development is provided with appropriate setbacks and the considered design will ensure that acoustic privacy to the adjoining properties is provided.

### **C1.7 Open Space**

The controls seek to achieve the outcomes:

*Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.*

*Private open space is integrated with, and directly accessible from, the living areas of dwellings.*

*Private open space receives sufficient solar access and privacy.*

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

The proposal generally provides for a setback of 6.5m to the rear boundary which ensures a sufficient area of private open space for both the principal and secondary dwelling for both active and passive recreation. This area is directly accessible from the internal living areas and is relatively level. This area will also receive good solar access.

The proposal complies with the requirements of this clause.

### **C1.9 Adaptable Housing and Accessibility**

The controls seek to achieve the outcomes:

*The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.*

*All members of the community enjoy equitable access to buildings to which the general public have access.*

*Housing for older people and people with a disability are accessible, adaptable and safe. Equitable access in the public domain.*

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

### **C1.11 Secondary Dwellings**

This clause specifies secondary dwellings to have a maximum of two bedrooms with a maximum height in accordance with the controls of the Pittwater LEP. Where the dwelling adjoins a driveway a 1.5m wide landscape strip is to be provided. The proposal complies with this clause.

### **C1.12 Waste and Recycling Facilities**

The controls seek to achieve the outcomes:

*Waste and recycling facilities are accessible and convenient, and integrate with the development.*

*Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.*

There is sufficient area on site and behind the building line, for the storage of waste and recycling receptacles so that they are not visible from the public domain. The proposal complies with the requirements of this clause.

### **C1.23 Eaves**

The controls seek to achieve the outcomes:

*Housing that reflects the coastal heritage and character of Pittwater.*

*Optimise roof forms.*

*Appropriate solar access and shading is achieved.*

This clause requires dwellings to be provided with eaves having a minimum width of 450mm. The proposal complies with this clause.

## **C6.2 Ecologically Sustainable Development, Safety and Social Inclusion**

The proposal has been designed to comply with the requirements of this clause for the following reasons:

- The proposal retains the two existing trees at the front site.
- The proposal provides for boundary setbacks which will enable landscaping around the boundaries of the site to enhance the landscaped character of the locality.



- The development incorporates good areas of deep soil planting to support a range of vegetation including larger shrubs and trees.
- The proposal complies with Council's landscaped area requirements.

The proposal complies with this clause.

### **Clause 6.5 Utilities, Services and Infrastructure Provision**

The proposal will provide the necessary essential services to the dwelling as required by this clause.

### **Clause C6.7 Landscape Area**

This clause requires a minimum landscaped area of 25%. The proposal provides for a landscaped area of 41.7% which complies with this clause.

## **4.2.4 Part D Design Criteria**

A summary of the DCP controls for the **D16 Warriewood Locality** is provided below:

### **D16.1 Character as Viewed from a Public Place**

It is considered that the proposed dwelling is compatible are compatible with the requirements and objectives of this clause for the following reasons:

- The proposal provides for a new two storey dwelling and attached secondary dwelling which are compatible with the existing surrounding development in terms of bulk and scale. The development presents as a single dwelling is well articulated and provided with appropriate setbacks.
- The proposal provides for landscaping of the site to enhance the character of the area. The proposal does not require the removal of any significant vegetation.
- The proposal provides for materials that are compatible with the existing surrounding development and the natural environment.

### **D16.3 Secondary Dwellings**

The proposal incorporates an attached secondary dwelling with two bedrooms and a bathroom. Separate pedestrian access is provided. The proposal increases housing diversity in the area, allows for passive surveillance of the street and dwelling approach and does not have any detrimental impact on the amenity or privacy of the surrounding properties.

### **D16.4 Water Management for Individual Allotments**

A Stormwater Management Plan has been prepared and submitted with the application which demonstrates compliance with this clause.

### **D16.5 Landscaped Area for Newly Created Individual Allotments**

This clause specifies a landscaped area of 45%. The proposal provides for a landscaped area of 41.7% which is considered to be appropriate and meet the objectives of this clause for the following reasons:

- The proposal does not require the removal of any vegetation. The development has been designed to retain the two existing street trees.
- The proposal incorporates landscaping around the built form to enhance the landscaped character of the locality.
- The proposal provides for all collected stormwater to be discharged to an existing easement.
- The landscaped areas provided are all deep soil and are capable of supporting a range of large shrubs and trees.
- The proposal provides for good privacy to the adjoining properties through the considered design of the development which is complemented by good landscaped areas.

### **D16.6 Front Building Lines**

This clause requires a minimum setback of 6.5m to the street frontage. The proposal provides for a setback to the street frontage of at least 6.5m which complies with this clause.

### **D16.7 Side and Rear Building Lines**

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality.*

*The area of site disturbance is minimised and soft surface is maximised.*

*The bulk and scale of the built form is minimised and the impact of the proposed development on the adjoining properties is minimised.*

*To create meaningful breaks between adjoining buildings and regular rhythm of built form, particularly with regard to the built forms presentation to public places.*

*To create usable curtilage areas around buildings for viable access, landscaping and open space.*

*Equitable preservation of views and vistas to and/or from public/private places.*

*Vegetation and natural features of the site is retained and enhanced within the development site design to screen the visual impact of the built form.*

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties*

Generally, the numerical requirements of this clause require a setback of 900mm to one boundary and 2.5m to the other boundary. A rear setback of 4m is required to ground level and 6m to the upper level.

The proposal provides for the following side setbacks:

North Boundary – garage setback 1.0m, dwelling setback 2.0m

South Boundary – 1.5m setback

The garage and driveway location are constrained by the existing trees within the front setback. It is considered that a setback of 1.0m to the northern boundary to the garage structure is appropriate given this is a non-habitable structure and is single storey. It is proposed that the habitable areas of the dwelling and the entire upper level would be setback 2.0m from the northern boundary. Further the upper level provides for only bedrooms and bathrooms without any windows on the northern façade of this level. All high use living areas are located on the ground floor to minimise the potential for overlooking. The proposed garage is adjacent to an existing garage on the adjoining northern property with a similar setback. There are no windows on the upper level of the southern elevation of the adjoining dwelling. As such there would be no conflict in terms of privacy or bulk and scale. As this is the northern boundary, the proposal will not result in any overshadowing to the adjoining northern property. It is considered that the setbacks provided would achieve the objectives of this clause of the DCP and that a variation is warranted.

The proposal generally provides for a setback of 6.58m to the rear boundary for both ground and upper levels, with the exception of the southwest portion of the development which is setback 3.0m from the rear boundary. This rear boundary adjoins a garage and there is no potential for loss of privacy to the adjoining property. The non-compliance is minor, will not result in any detrimental impact and provides for appropriate visual separation given the slope of the site. Further the proposal ensures ample area of private open space.

The proposal achieves the objectives of this clause.

### **D16.9 Solar Access**

This clause requires at least 2 hours of solar access is to be provided to windows of the principal living area and the private open space of the proposed dwelling and ensure that living areas and private open space of adjoining dwellings receive at least 3 hours solar access on the winter solstice. Shadow diagrams have been prepared which demonstrate compliance with this clause.

### **D16.10 Private Open Space**

As noted previously in this report, the proposal provides ample area of private open space.

### **D16.13 Building Colours and Materials**

The proposal incorporates colours and materials to complement with the existing surrounding development and natural environment.

There are no other provisions of the DCP that are relevant to the proposed development.

## **6. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development provides for a new two storey dwelling and attached secondary dwelling without detrimentally impacting on the character of the area. In this respect the subject site is currently vacant and there is no significant vegetation on site. The proposed dwelling is appropriately located and will not have unreasonable impacts on the adjoining properties.

### **The Suitability of the Site for the Development**

The subject site is zoned R3 Medium Density Residential and the construction of a new dwelling and attached secondary dwelling in this zone is permissible with the consent of Council. The dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide a new dwelling and attached secondary dwelling that is consistent in terms of bulk and scale with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## 7. CONCLUSION

This application seeks approval for the construction of a new dwelling and attached secondary dwelling. As demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater 21 DCP 2014. The proposed two storey dwelling and secondary dwelling do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed two storey dwelling and attached secondary dwelling and detached garage upon land at **No. 93 Warriewood Road, Warriewood** is worthy of the consent of Council.

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