

STATEMENT of ENVIRONMENTAL EFFECTS

Dated: 8th April 2025
Applicant: **GJ Gardner**
Homes Homes – SYDNEY
NORTH WEST
1/256 NEWLINE ROAD, DURAL

PROPOSED CONSTRUCTION OF A TWO STOREY DWELLING

AT

**Lot 14 (DP271326)
No. 14 RAVEN CICUIT,
WARRIEWOOD, NSW 2102**

L.G.A. PITTWATER (Northern Beaches) Council

Locality



Introduction

This Statement of Environmental Effects is submitted to THE PITTWATER (NORTHERN BEACHES) Council in accordance with the Environmental Planning & Assessment Act 1979 and accompanies a Development Application for the proposal of a two storey dwelling on behalf of the applicant above as per Council's Checklist.

This statement outlines the proposed development, describes the site and the local context and provides an assessment of the proposed development against the relevant heads of consideration under Section 79C of the EP&A Act.

The proposed development is not Integrated Development, State Significant Development or Designated Development

The proposal is consistent with the provisions of THE PITTWATER (NORTHERN BEACHES) Council DCP 2104. This report should be read in conjunction with the drawings prepared by FJA Designs, and other supporting documents submitted with the development application in accordance with Council's DA submission requirements, submitted under separate cover.

Description of Development

The proposal is for a new two storey dwelling on vacant land, consisting of four bedrooms, ensuite, bathroom, office, kitchen family, dining, laundry, powder room, with a single garage. The dwelling will be characterised by coherent architectural treatment generally in harmony with the architectural style of the surrounding area.

MATERIALS: Selected materials will be a mixture of textures and colours including light weight cladding, and a colorbond roof that will compliment the accepted facades governed by the current local trends.

Concrete Slab on ground, colorbond custom orb roof sheet, painted light weight cladding walls, aluminium powder-coated windows & external sliding doors.

Description of Site

The subject site is a vacant lot contained within the vicinity of local shops, public transport and primary roads.

ORIENTATION & TOPOGRAPHY:

The allotment is part of an approved subdivision by The Northern Beaches Council, the land is known as lot 14 Raven Circuit, Warriewood.

The area of the Lot is approx. 219.6m² (DP271326). The land is a standard lot and has a frontage to Raven Circuit of approx. 9.5m.

The site is currently vacant.

Privacy, Views & Overshadowing

The proposed development is two storey dwelling and will offer no significant overshadowing or impact on any view to adjacent property (refer to shadow diagrams included in the drawing set).

The acoustic privacy has been considered and placement of external AC units and outdoor areas relative to bedrooms & living areas has been considered in the layout of the floor plan.

SUNLIGHT & SOLAR ACCESS : Living spaces face the North & West to maximise solar gain, considering the orientation of the site.

PRIVACY: No large expanses of glass have been positioned in an area that will adversely affect the adjoining neighbours: therefore minimal loss of privacy is experienced

Context And Settings

The character and external appearance of the proposed development will endeavour to maintain the precedent set by adjacent properties within the vicinity of the new development.

Design features and integrity will be in harmony with the encircling neighbourhood.

Compliance with Relevant Planning Controls

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Act 1979 the following heads of consideration apply: -

(a) Relevant Planning Instruments

The premises is situated in an area zoned **Residential R3** under **PITTWATER** council LEP 2014 and the construction of a dwelling is permissible in this zoning, with Council consent.

Issue	Council Min- Max Requirements	Proposed	Comment
Front Setback (m)	<i>3m to main building line 4m to garage</i>	4.2m to main building line	<i>Complies</i>
		6.5 to garage	<i>Complies</i>
Side Setback	<i>Zero lot line dwelling 9 to 14m wide</i>	Side A - 0.92m Side B - 0.92m	<i>Complies</i>
Rear Setback	<i>4m to ground level 6m to upper level</i>	6m	<i>Complies</i>
		6m	<i>Complies</i>
Car Spaces	<i>Min. 1 space</i>	<i>Single Garage</i>	<i>Complies</i>
Private Open Space	<i>Min. 20m² Min. dimension 4m</i>	54.3m ²	<i>Complies</i>
Solar Access	<i>Siting to maximise solar access</i>	<i>Living spaces are North & West facing</i>	<i>Complies</i>
Height Limit	<i>8.50m to ridge</i>	7.485m	<i>Complies</i>

Stormwater Drainage

Stormwater drainage to the proposed development will be carried out in accordance with the attached stormwater design as per Engineers details.

Access, Traffic And Utilities

All domestic utility services required are readily available.

Domestic utility services have been provided by the relevant authorities and are accessible and adequate for the development to proceed.

Site Coverage

The site has a maximum site coverage of 48.7% to include the dwelling footprint and driveway.

Environment Impact

Impact on the environment will be kept to a minimum during sight preparation via a detailed Soil Erosion & Sediment Control Plan, as detailed on the accompanying plans and documentation. Prior to construction, provision shall be made to prevent soil sedimentation occurring and erosion shall be controlled as outlined on the Development Application and constructed in accordance with councils requirements.

The landscape and scenic quality of the locality will be maintained with the introduction of various native species of a semi - advanced growth by owner and will complement surrounding landscape characteristics.

The proposed development will have no significant effect on any nearby wilderness area or the environment of endangered fauna.

Flora & Fauna Impacts

Will the development result in the removal of any vegetation from the site ? **NO**

Is the development likely to have any impact on threatened species or native habitat? **NO**

Natural Hazards

CONTAMINATION - There is no contamination of a hazardous kind on the site.

BUSH FIRE PRONE - This property is **NOT** located within a Bushfire area.

FLOOD MAP - As per Section 149, the site is not in a flooding area.

Economic and Amenity Impacts

Will the proposal have any economic consequences in the area ? **NO**

Will the proposal affect the amenity of surrounding residence by overshadowing /
Loss of privacy / increased noise or vibration ? **NO**

Heritage Consideration

Will the development be situated in a heritage area or likely to have an impact on
any heritage item or item of cultural significance? **NO**

Waste Management

Refer to the accompanying drawing pack for waste management details.

Site Management

The site will be maintained throughout the construction to ensure public safety and minimize public inconvenience. Refer to the accompanying drawing pack for site management details.

Conclusion with respect to DCP requirements

The proposal is considered to reasonably satisfy the objectives of the relevant design provisions relating to dwellings as contained within the DCP.

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 development will be compatible in terms of height, bulk and scale with surrounding developments in the residential locality.

The siting of the dwelling provides suitable boundary setbacks, contributing to spatial separation and openness between buildings. The design of the dwelling will limit the impact on the adjacent properties & privacy and overshadowing and will not dominate any perceived views enjoyed by others.

Sedimentation Control :

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked – Refer to the Erosion & Sediment Plan in the accompanying drawing pack. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

The suitability of the site for the development

The subject site is located within a residential area designed for low density housing and the like. The site is within reasonable driving distance to local commercial, retail and transport facilities and the existing road network provides easy access to all locations.

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

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

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.

Public interest

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

CONCLUSION

The proposed application seeks consent for construction of a new dwelling.

The residential use of the site is permissible with development consent under the provisions of The Pittwater Local Environmental Plan and can generally satisfy the objectives of the DCP for residential development.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future, character of this section of Warriewood, being an area containing a mixture of single and two storey dwellings in a low density residential setting. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Accordingly, it is requested that council support the proposal by approving the development application.