

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED RESIDENCE

Lot 10 #29-31  
Warriewood road,  
**Warriewood**

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## 1. INTRODUCTION

This Statement of Environmental Effects is submitted to Pittwater Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new two storey dwelling containing four (4) bedrooms, upper leisure room, study, living, family and meals rooms along with an attached garage and alfresco dining area.

The allotment is rectangular in shape with a frontage of 16.80m to Warriwood road, and a depth of 24.74m and a land area of 407.30m<sup>2</sup>. The lot is currently vacant and cleared of significant vegetation.

All necessary services are available with drainage is to be directed to the easement via a rainwater tank collection system. No trees are required to be removed as part of this application.

The neighbourhood generally consists of a mix of one and two storey dwelling that are currently under construction as anticipated within a recently established residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

### **PROPOSED DEVELOPMENT**

The proposed development consists of the construction of new 2 story dwellings at Lot 10 number 29-31 Warriewood road, Warriewood in the Pittwater council Area. It consists of a living and kitchen area, four bedrooms, bathroom, and laundry, with a single garage to each dwelling

The proposed dwelling will be setback 5.5m to the facade from the Eastern boundary (Fronting Warriewood Road), 1.4m from the Northern side boundary, 5.672m from the rear boundary to the dwelling and 1.88m to the Southern boundary.

## 2. ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter

### **(a)(i) Relevant environmental planning instruments**

#### **Pittwater Local Environmental Plan 2014**

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined as a “dwelling house”

**“Dwelling house”** meaning “a building containing only one dwelling.

The construction of a ‘dwelling house’ is permissible in the identified zone, subject to development consent.

### Clause 2.3 Zone objectives and land use table

*The objectives of the R2 Zone are as follows:*

- To provide for the housing needs of the community within a low-density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling

## **PART 4 PRINCIPAL DEVELOPMENT STANDARDS**

### Clause 4.3 Height of Buildings

The proposed double storey dwelling is approximately 7.915m in height, below the maximum permitted height of 8.5m ridge height

## **PART 5 MISCELLANEOUS PROVISIONS**

### Clause 5.9 Preservation of trees or vegetation

The subject site does not contain any significant vegetation requiring removal.

### Clause 5.10 Heritage conservation

The subject site does not contain a heritage item and is not located within a conservation area.

### Clause 5.11 Bush fire hazard reduction

The subject site has been identified as bushfire prone land. Please refer to the attached bushfire report completed by *Bushfire Planning and Design*.

### Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

### Clause 6.3 Flood planning

The subject site has been identified as flood prone land on Councils 10.7 Certificate. An appropriate floor level has been provided in this instance to ensure minimal loss

## **Conclusion with respect to LEP requirements**

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within Pittwater LEP 2014

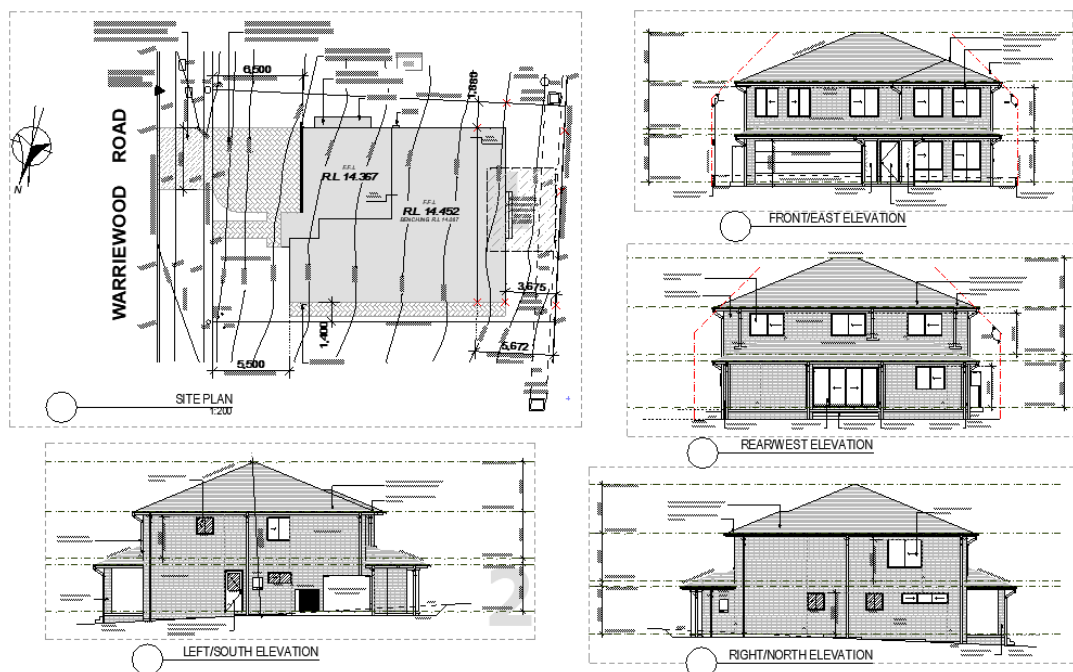
REQUIREMENTS	PROVISIONS	COMPLIANCE
<i>B1 – Wall heights</i> Max. wall height 7.2m existing ground to upper ceiling.	5.7m Max Wall Height	YES
<i>B2 - Number of Storeys</i> Max. no. storeys shown on DCP No. Storeys map.	Two Storey	YES
<i>B3 - Side Boundary Envelope</i>  Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Dwelling entirely within the building envelope.	YES
<i>B5 – Side Boundary Setbacks</i> As per DCP Side Boundary Setbacks map: - 0.9m.	1.40m to side dwelling	YES
<i>B7 – Front Boundary Setbacks</i> As per DCP Front Boundary Setbacks map: - 5.5m.	5.5m to front dwelling dwelling	YES
<i>B9 - Rear Boundary Setbacks</i> As per DCP Rear Boundary Setbacks map: - 4m.	5.5m to front dwelling dwelling	YES
<i>C2 – Traffic, Access and Safety</i> Suitable vehicular access from a public road.	Access from public road provided.	YES
<i>C3 – Parking Facilities</i> Garage/carport integrated into house design.	Garage integrated into front façade.	YES
Garage/carport opening max. 6m or 50% building width, whichever lesser	Double garage door width 5.00m or 39.6%	YES
2 spaces per dwelling	2 spaces provided within the attached garage.	YES

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<p><i>C4 – Stormwater</i> Suitable stormwater system for each site.</p>	<p>Stormwater as per Hydraulics.</p>	<p>YES</p>
<p><i>C5 – Erosion and Sedimentation</i> Erosion and Sedimentation controls to be in place</p>	<p>Provided for consideration</p>	<p>YES</p>
<p><i>C7 – Excavation and Landfill</i> Cut and fill not to impact neighbours.  Clean fill only.</p>	<p>Cut and fill appropriately minimised through use of drop edge beams to minimise impact on neighbours.  No imported fill proposed</p>	<p>YES</p>
<p><i>C9 Waste Management</i> Waste Management Plan to be provided. Bin storage area to be allocated.</p>	<p>Provided.  Adequate area available on site out of public view</p>	<p>YES</p>
<p><i>D1 – Landscape Open Space and Bushland Setting</i> Landscape open space as per map soft landscape with min 2m width. Subject site = 40%</p>	<p>47.1% minimum dimension of 2m provided</p>	<p>YES</p>
<p><i>D6 – Access to Sunlight</i> Consider solar access &amp; ventilation in siting of dwelling. 3hrs sunlight to 50%POS and glazed areas to living rooms between 9am &amp; 3pm.</p>	<p>Dwelling appropriately sited for the orientation of the allotment. Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.</p>	<p>YES</p>
<p><i>D9 – Building Bulk</i> Avoid large areas of continuous wall planes.  Max. fill 1m and to remain within building footprint. Minimise excavation. Orientate dwelling to street.  Use articulation and materials to reduce</p>	<p>Dwelling is not considered to have an excessive visual bulk.  Fill contained within building footprint &lt;1m Excavation not considered excessive for site.  Dwelling addresses street. Suitable articulation and materials considered to</p>	<p>YES</p>

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building mass.	have been provided for the site.	
<i>D11 – Roofs</i> Pitch to compliment streetscape. Varied roof forms to be provided.  Eaves required.	Pitch in keeping with surrounding area. Varied roof forms provided.  Eaves provided.	YES
<i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc to be provide.	Large yard provides adequate area for site facilities.	YES
<i>D22 – Conservation of Energy and Water</i> Design for water and energy conservation.	BASIX Certificate provided.	YES



**Conclusion with respect to DCP Requirements**

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Pittwater LEP 2014.

**(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.**

**Siting and Design**

The proposed two storey dwelling will be compatible with surrounding development, with regards to overall form, height and scale. The siting of the dwelling will provide

adequate boundary setbacks. The generous setbacks provided to adjoining boundaries will contribute to the spatial separation and openness between built forms.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the existing area.

### **Sedimentation Control**

Ground disturbance will be minimal for the construction of the dwelling as it is to be sited generally within the same location as the existing dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance anticipated to be required as a condition of consent.

### **Noise and Vibration**

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours.

### **(c) The suitability of the site for the development**

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

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

### **(d) 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.

### **(e) Public interest**

As this proposal can 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.

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.

## **CONCLUSION**

The residential use of the site is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014 and can satisfy the objectives of the design provisions within the Development Control Plan. 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. The proposal is not expected to have an adverse impact on the natural or built environment.

***Mark Zeina***  
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