

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany an application:

**Proposed construction of Double storey dwelling with
associated landscaping, fencing, & driveway.**

At

**Lot 20 Raven Circuit
Warriewood in DP 271326**

**Issue A
Issued: January 25**

FOREWORD

This statement of Environmental Effects has been prepared in support of a development application to The Northern Beaches Council for the Proposed Construction of a Double storey dwelling with associated landscaping, fencing, & driveway. The land is situated at Lot 20 Raven Circuit Warriewood.

The land is currently registered in DP 271326 and is a vacant lot.

The conclusions of this report are that there will be minimal adverse environmental impact as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

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1.0 INTRODUCTION

This application seeks the approval of Constructing a Double storey dwelling with associated landscaping, fencing, & driveway. Plans are prepared by The White Project Co.

The site is in Warriewood. For the purposes of this application The Northern Beaches Council is the consent authority.

The subject site is a corner land and is zoned **R3 Medium Density Residential** under LEP 2014.

The purpose of this report is to detail the particulars of the site, compliance of the application in relation to Council's policies and considers any impacts on the natural and built environment.

2.0 THE SITE

2.1 Location and Description

The subject allotment is part of an approved subdivision by The Northern Beaches Council, the land is known as Lot 20 Raven Circuit Warriewood. The existing site has an approximate total area of 259.3 m². The land is a standard lot and has a frontage to Raven Circuit of approx. 9.5m.

The site is a vacant lot.

All relevant services are available to the site.

2.2 Site Context

The Site is surrounded by residential Lots.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for Construction of a Double storey dwelling with associated landscaping, fencing, & driveway. Access to the site is via proposed Raven Circuit. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

4. ENVIRONMENTAL PLANNING CONTROLS

4.1 *Pittwater Local Environmental Plan 2014 (as amended)*

The site is zoned Residential R3 under the PLES 2014.

The objectives of this zone include;

- To provide for the housing needs of the community within a medium density residential environment
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed Dwelling Houses ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or externally. The proposed development is sympathetic to the streetscape of Raven Circuit and will not result in excess traffic generation to area. Further, visual privacy is preserved and adequate levels of open space are provided.

The proposal satisfies the above criteria.

The site has a maximum Site Coverage of 41.42% on Ground Floor and 40.92% on First floor.

Allotment size and site requirements

The site constitutes a total area of approximately 259.3 m². The proposed development complies with the objectives and requirements of council's DCP.

Setbacks

The provided setbacks comply with Pittwater 21 Development Control Plan 2014 provisions and achieves the objectives and requirements of this Clause. Please refer to table below for compliance check,

	Control	Provided
Front building Lines	3m to dwelling and 4 m to garage	Yes
Side setback	Zero lot Ground Floor Side A 0m & Side B 0.9m First Floor Side A 1.5m & Side B 0.9m	Yes
Rear setback	Ground Floor 4m First Floor 6m	Yes
Garage width	40% of lot width	Yes
Car space	2 spaces	Yes

Building Height

As per council's DCP requirement proposed max height of two storeys has been achieved.

Open Space

Overall, private open space is available for use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment and Minimum area of 20m² of principal private open space with minimum 4m width per unit is provided.

Landscape Area and Deep soil

Minimum Landscape Area Required 35% of

Site Area: 259.3 m²

Proposed Landscape Area: 94.01 m² (36.25%)

Solar Access and Energy Conservation

The East and West facing allotment enables optimal solar access to the subject site, with minimal impact on surrounding development. Internally, the development is capable of receiving at least 2 hours of sunlight to habitable rooms and courtyard areas. Further, due to the optimal orientation of the sites and siting of the units to the East and West of the development, optimal energy efficiency during all seasons throughout the year is achieved.

Visual Privacy

Adjoining the site to the South, East, and North are residential lots, all windows facing the neighbouring lots are designed to be highlight windows, therefore visual privacy impact along this elevation is not likely to occur, due to the location of proposed dwellings and window placements.

An adequate level of visual privacy is achieved and low traffic rooms are proposed along side

elevations. In addition to landscaping, this will further enhance the level of visual privacy. As such, a sufficient level of visual privacy is achieved.

Landscaping and Site Design

Landscaping of the proposed development will be carried out in accordance with the landscaping plans prepared by THE WHITE PROJECT CO

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans.

5.0 HERITAGE IMPACT

Existing site is not heritage listed.

6.0 CONCLUSION

This application proposes the Proposed Construction of a Double storey dwelling with associated landscaping, fencing, & driveway, located on land known as Lot 20 Raven Circuit Warriewood, based on the plans prepared by The White Project Co.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.