

Statement of Environmental Effects

For a

Proposed Two Storey Dwelling House

at

4 Bubalo Street

Warriewood

Prepared for Logico Homes

Planning Outcomes Pty Ltd

March 2021

0417 467 509

Statement of Environmental Effects
4 Bubalo Street Warriewood
Lot 22 DP 271139

1. Description of Proposal: Two storey dwelling house with attached double garage.

Ground Floor: Double garage, front porch, entry, foyer, home theatre, powder room, walk-in linen press, laundry, kitchen with walk-in-pantry, dining room, living room and outdoor alfresco.

First Floor: Master bedroom with his and hers walk-in-wardrobes and ensuite, upper lounge, linen press, bathroom with separate toilet, three bedrooms each with a built-in robe.

2. Site Analysis

The site is located on the north-western side of Bubalo Street. The site has a generally north-west to south-east orientation. The site has an irregular shape with a frontage to Bubalo Street of 14.4m an irregular south-western side boundary of 35.865m. The side boundary on the north-eastern side is 34.6m. The site widens slightly at the rear to a width of 14.735m. The site area is 456.8m².

The site has a diagonal crossfall from the front north-eastern corner to the rear south-western corner, a fall of 2.1m.

There is a sewer main that traverses diagonally along the middle rear half of the lot with a sewer manhole adjacent to the north-western side boundary. The site is in a new estate and the adjoining sites are currently vacant or with new dwellings under construction.

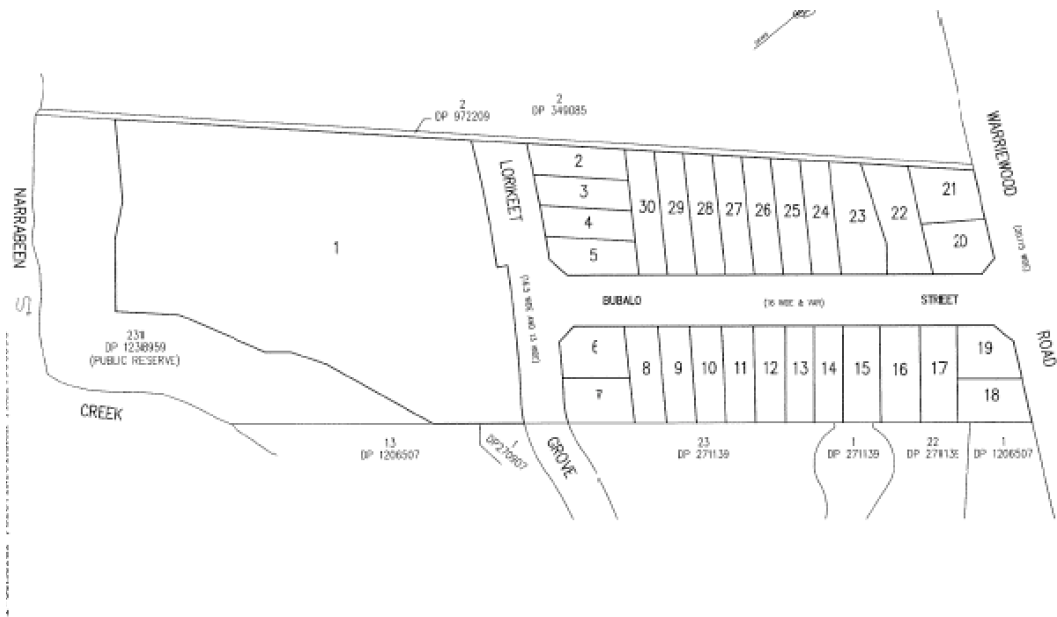
The site is not in a bushfire or flood prone area. There are two trees in the rear yard which are to be removed for the new dwelling to be constructed. The site is currently vacant.

The site is part of a Community Title Subdivision with Lot 1 community/residual lot (8,898m²) and 29 freehold lots.

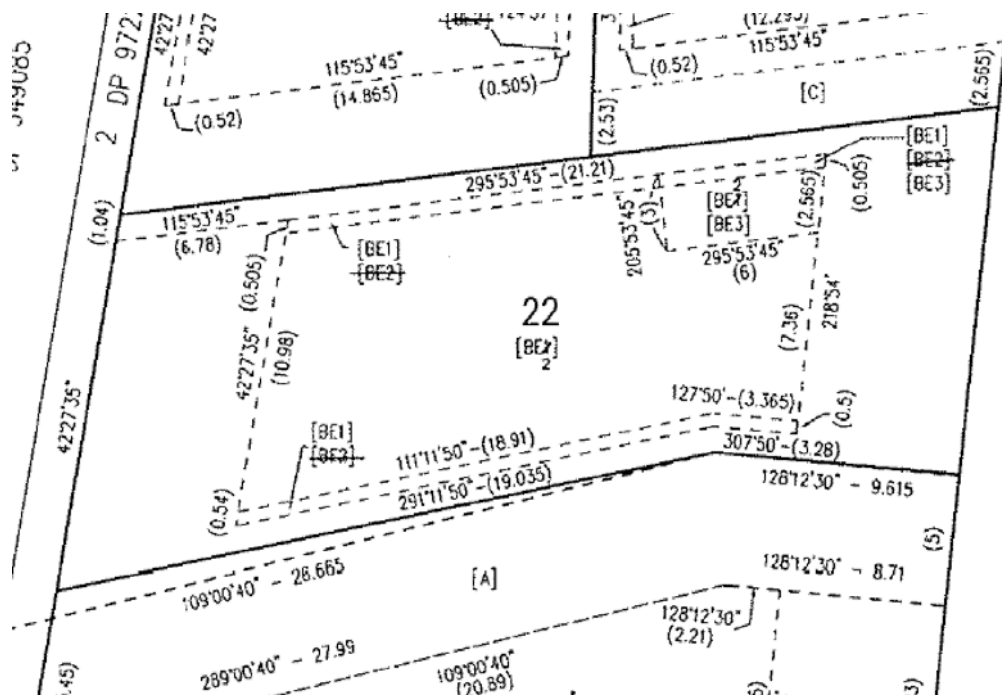
The lot is burdened by a restriction on the use of land for a building envelope:

- BE - dwelling and garage to be located within BE
- BE1 - single storey component of dwelling
- BE2- two storey component of dwelling
- BE3 - garage location

The location of the proposed dwelling house is generally consistent with the building envelope.



Subject Site - Lot 22



Building Envelopes on Lot 22.

3. State Environmental Planning Policies

3.1 SEPP 55 - Remediation of Land

As the site is located in a new residential release area and the issue of site contamination would have been addressed at the subdivision stage. For this reason, no further investigation is considered necessary.

3.2 BASIX SEPP

A BASIX Certificate has been submitted with the development application.



Location Plan - 4 Bubalo Street Warriewood

4. Pittwater Local Environmental Plan 2014

The site is zoned Residential R3 Medium Density Residential under the Pittwater LEP 2014.

Objectives of R3 Medium Density Zone

- *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.*

This document is property of Planning Outcomes P/L(© March 2021). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

The proposed development, being a detached dwelling house is considered to be consistent with the objectives of the R3 Medium Density Residential Zone.

Compliance Table

Standard	Compliance
Height of Building Maximum 10.5m	Actual height: 8.728m Complies.
R3 - Medium Density Residential	Dwelling houses are a permissible use.
Minimum Allotment Size N/A	Lot size is 456.8m ² .
Heritage	Not located in a heritage conservation area or adjoining any heritage items.
Acid Sulfate Soils	Class 5

5. Table of Compliance - Pittwater Development Control Plan 21 - Warriewood Valley Release Area

Design Element or Item	Minimum Standard or Control
Front Setback	<p>Minimum 3m to front boundary unless tandem carparking is proposed in which case the minimum front setback to the dwelling is to be 5.5m.</p> <p>Minimum 4m to garage/carport. Minimum 1.5m to articulation zone.</p> <p><i>Minimum front setback of 6.54m to the garage and 6.752m to the front porch.</i> <i>Complies</i></p>
Side Setback	<p>Detached dwelling greater than 14m wide and less than 16m wide: one side: 0.9m and 1.5m for upper level</p> <p><i>Minimum side setback of 1.17m to the ground floor and 1.702m to the first floor.</i> <i>Complies</i></p>

Rear Setback	<p>Rear Setbacks for Front loaded lots greater than or equal to 20m deep are to be a minimum of 4m for the ground floor and 6m for the first floor.</p> <p><i>Minimum rear setback to the ground floor is 6.505m; Minimum rear setback to the first floor is 9.337m. Complies.</i></p>
Landscape and Open Space Requirements	<p><u>Landscaping</u> Minimum 45% landscaped area with minimum dimensions of 4m.</p> <p><i>Proposed landscaping is 51.5% with minimum dimensions of 4m. Complies.</i></p> <p><u>Private Open Space</u> Development on lots greater than 14m wide: 24m² with minimum dimension of 4m. Private open space is to be directly accessible from internal living areas.</p> <p><i>24m² of private open space is provided for in the rear yard and accessible from the living room with a minimum dimension of 4m. Complies.</i></p>
Energy Efficiency	<i>BASIX Certification achieved.</i>
Overshadowing	<p>A reasonable amount of private open space of proposed dwelling and adjoining dwellings is to receive a minimum of 2 hours of sunlight between 9am and 3pm on June 21.</p> <p>Where the adjoining residential land is vacant, at least 50% of the rear yard area of the adjoining land is to receive sunshine - <i>Complies.</i></p> <p>Windows to the principal living area of proposed dwelling and adjoining dwellings must receive a minimum of 2 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>Shadows will fall towards the adjoining Lot 23 during the winter solstice. There is a 5m wide easement for sewerage services on Lot 23 adjacent to the southern boundary of Lot 22 which will reduce any future overshadowing impacts to this adjoining lot.</i></p>

	<i>The site has a generally north-west to south-east orientation. It is considered that the required private open space and principal living area windows of any future dwelling on Lot 23 will receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June.</i>
Stormwater	<p><i>The stormwater design includes a 3,000L rainwater tank for water retention and reuse. The site has a crossfall towards the south-eastern corner of the site and stormwater will be drained to the street under gravity flow.</i></p> <p><i>Complies</i></p>
Parking	<p>Double garage facing the street is permitted. Garage is to be a maximum 6m or not exceeding 40% of lot width (whichever is the lesser)</p> <p><i>A double garage is provided as part of the proposed development. The garage width is 5.28m at the front façade excluding the pier which is an architectural feature in front of the double garage. The garage width is less than 6m wide and 36.7% of the width of the lot. The double garage will not dominate the dwelling or adversely impact on the aesthetic design of the dwelling or the streetscape. It is considered that it will comply with the Character Objectives of the DCP.</i></p> <p><i>Complies</i></p>
Access	<p>Driveways to comply with AS 2890. Maximum width of an Access Driveway: 4m width at the boundary and 4.5m width at the kerb</p> <p><i>Driveway width is <4m at the boundary and <4.5m at the kerb.</i></p> <p><i>Complies.</i></p>
Privacy and Noise	<p>Ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.</p> <p>The primary orientation of balconies is to be to the street or rear boundary. Balconies are not to be fully recessed into the building form. Balconies should not form the dominant</p>

	<p>architectural expression of the building.</p> <p>Balconies adjacent to the rear boundary must be designed to limit overlooking and maintain privacy to adjoining residences.</p> <p><i>The proposed dwelling house has been designed to minimise overlooking to adjoining properties. There are no balconies on the first floor and only one living area on the first floor, an upper lounge room which has a window facing towards the northern side boundary. This window has a high sill height to maximise privacy and prevent overlooking.</i></p> <p><i>Regarding ground floor windows and door, the ground floor has a step down of 515mm to the rear living room, kitchen, dining room and alfresco which increases privacy to adjoining properties.</i></p> <p><i>Side facing windows and doors on the ground floor will be partially screened by boundary fences.</i></p> <p><i>It is considered that the proposed dwelling house will not unreasonably impact on the privacy of neighbouring properties nor any future dwellings on adjoining lots.</i></p> <p><i>-Complies</i></p>
Cut & Fill	<p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> • Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; • Any Excavation greater than 1.5 metres deep below the existing surface; • Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property; • Any landfill greater than 1.0 metres in height; and/or • Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with

	<p>the requirements of the Geotechnical Risk Management Policy for Pittwater as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</p> <p><i>The site has a diagonal crossfall of approximately 2.08m across the building platform.</i></p> <p><i>There is a 515mm stepdown from the front of the dwelling to the rear of the dwelling in order to minimise cut and fill.</i></p> <p><i>Maximum cut: 600mm at the side of the garage. There is a retaining wall 600mm high proposed on the northern side boundary.</i></p> <p><i>Maximum fill: 950mm at the southern side of dwelling. Fill is retained within drop edge beam.</i></p> <p><i>Complies.</i></p>
--	---

6. Matters for Consideration Pursuant to Section 4.15 (79C(1)) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- *any environmental planning instrument;*
- *any proposed instrument;*
- *any development control plan;*
- *any planning agreement*
- *any matters prescribed by the regulations that apply to the land to which the development application relates.*
- *Any coastal zone management plan*

The proposed development at 4 Bubalo Street Warriewood is a permissible use in the Residential R3 zone under the provisions of the *Pittwater Local Environmental Plan 2014*. The proposed dwelling house complies with the development standards contained in the *Pittwater LEP 2014* and the guidelines for development contained in the Pittwater DCP 21.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

- It is considered that the proposed development will not have an adverse impact on the environment;

- Stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- It is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- The social and economic impacts of the development are considered minor due to the size of the development proposal;

(c) The suitability of the site for the development

- The site is considered suitable for the construction of a single dwelling house and has no major environmental constraints to development.

(d) Any submissions made in accordance with this Act or the regulations

- The development will be subject to Council's Notification Policy

(e) The public interest

- The proposed development will make a positive contribution to the new estate and is recommended for approval.