

**Statement of Environmental Effects**

**For a**

**Proposed Two Storey Dwelling House**

**at**

**43 Warriewood Road**

**Warriewood**

**Prepared for Wisdom Homes**

**Planning Outcomes Pty Ltd**

**February 2020**

**0417 467 509**

**Statement of Environmental Effects**  
**43 Warriewood Road Warriewood**  
**Lot 8 DP 1206507**

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

**Ground Floor:** Double garage, front porch, entry, foyer, home office, home theatre, powder room, laundry, kitchen with walk-in-pantry, dining room and leisure room.

**First Floor:** Master bedroom with front balcony, walk-in-wardrobe and ensuite, gallery, one bedroom with walk-in-wardrobe and studio, three bedrooms with built-in wardrobes, three bathrooms.

**2. Site Analysis**

The site is located on the western side of Warriewood Road and has a generally east-west orientation. The site has a rectangular shape with a frontage to Warriewood Road of 16.8m and a maximum depth of 24.295m. The site area is 406.3m<sup>2</sup>.

The site falls from the front to the rear boundary, a fall of approximately 2m. The site is not bushfire prone. The site is currently vacant. The site is located in a new estate. There is an easement for stormwater 2m wide located at the rear of the site. The site is in a new estate and the adjoining sites are currently vacant.

**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 - 43 Warriewood Road Warriewood

#### 4. Pittwater Local Environmental Plan 2014

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

The controls contained in the LEP maps, which accompany the written instrument, are outlined below:

Standard	Compliance
Height of Building Maximum 10.5m	Actual height: 8.498m Complies.
R3 - Medium Density Residential	Dwelling houses are a permissible use.
Minimum Allotment Size N/A	Lot size is 406.3m <sup>2</sup> . -
Heritage	Not located in a heritage conservation area or adjoining any heritage items.

#### 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.*

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- 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 development, being a low intensity residential land use is considered to be consistent with the objectives of the R3 Medium Density Residential Zone.

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

Design Element or Item	Minimum Standard or Control
Front Setback	Minimum 6.5m to dwelling/carport Minimum 5m to articulation zone.  <i>Complies - front setback - 6.5m to dwelling and 5.3m to front porch.</i>
Side Setback	Minimum 900mm on one side a minimum 2.5m on the other side.  <i>Complies minimum side setbacks of 1m and 2.612m.</i>
Rear Setback	Rear Setbacks are to be a minimum of 4m for the ground floor and 6m for the first floor.  <i>Complies - rear setback at ground floor of 4.039m; first floor setback of 6.163m.</i>
Height Limit	Maximum overall height 8.5m. Maximum wall height 7.2m.  <i>Maximum wall height is approximately 6.2m. Maximum overall building height is 8.5m</i>  <i>Complies</i>
Number of Storeys	<i>Two storeys. Complies.</i>
Landscape and Open Space Requirements	<u>Landscaping</u> Minimum 45% landscaped area with minimum dimensions of 4m.  <i>Non-compliance: approximately 43.8% but dimensions less</i>

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	<p><i>than 4m.</i></p> <p><b><u>D16.5 Desired Outcomes of Control</u></b></p> <ul style="list-style-type: none"> <li>• Conservation of significant natural features of the site and contribution to the effective management of biodiversity.</li> <li>• Warriewood Valley achieves a unified and high quality landscape character that contributes to the sense of place.</li> <li>• Landscaping promotes ecologically sustainable outcomes, maintaining and enhancing biological diversity and ecological processes.</li> <li>• The area of site disturbance is minimised.</li> <li>• Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.</li> <li>• Landscaped areas should be predominately areas of deep soil.</li> <li>• New development is blended into the streetscape and neighbourhood through the retention and enhancement of vegetation.</li> <li>• To ensure a reasonable level of privacy and amenity is provided within the development site and maintained to neighbouring properties.</li> </ul> <p><i>The proposal has a minor non-compliance with the required minimum landscaped area of 45% of the site area although the landscaped area dimensions are less than 4m within the northern side setback. This is because the site has a length of only 24.295m so that some component of the landscaped area requirement has to come from the side setbacks. Side setbacks of 4m cannot be achieved on a site of only 406.3m<sup>2</sup> and the DCP stipulates that 2.5m is the minimum required on one side boundary. Therefore, the landscaped area includes a minimum dimension of 2.32m and 2.612m which is sufficient for deep soil planting, to provide for stormwater infiltration and to protect the amenity of neighbouring properties. It is considered therefore that the proposal meets the desired outcomes of the control which are to:</i></p> <ul style="list-style-type: none"> <li><i>-allow for deep soil zones</i></li> <li><i>-provide sufficient area for stormwater infiltration</i></li> <li><i>-protect the amenity of adjoining properties</i></li> <li><i>-achieve a high quality of landscape character .</i></li> </ul>
Energy Efficiency	BASIX Certification achieved.

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Overshadowing	<p>At least 50% of the required private open space of proposed dwelling and adjoining dwellings is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. - <i>Complies.</i></p> <p>At least 50% of glazed area of windows to the principal living area of proposed dwelling and adjoining dwellings must receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>The site has a generally east-west orientation. The adjoining site on the southern side of the subject site is currently vacant. At least 50% of the required private open space of any future dwelling on this adjoining lot should receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June.</i></p>
Stormwater	<p><i>The stormwater design includes a 3,000L rainwater tank for water retention and reuse. The site slopes to the rear and there is an easement for drainage located at the rear of the site</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) <i>Complies.</i></p> <p><i>A double garage is provided as part of the proposed development. The garage width is 5.52m at the front facade which is less than 6m wide and 44% of the building width. - Complies</i></p>
Access	<p>Driveways to comply with AS 2890. Driveways are to be narrowed to 3.5m width at the property boundary</p> <p><i>Refer to driveway long section - complies.</i></p>
Privacy and Noise	<p>In particular, the windows of one dwelling are to be located so they do not provide direct and close views (i.e. from less than 9m away) into the windows of other dwellings.</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p>

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	<p>Building layout to be designed to optimise privacy.</p> <p>Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking.</p> <p><i>The proposed dwelling house has been designed to minimise overlooking to adjoining properties as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>There are no living areas on the first floor other than a small studio which has its windows facing towards the street.</i></li> <li>• <i>The first floor master bedroom balcony faces towards the street</i></li> </ul> <p><i>It is considered that the proposed dwelling house will not unreasonably impact on the privacy of neighbouring properties.</i></p> <p><i>-Complies</i></p>
Cut & Fill	<p>On sloping land, the height and bulk of development, particularly on the downhill side, is to be minimised and the need for cut and fill reduced by designs that minimise the building footprint and allow the building mass to step down the slope.</p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• The amount of fill is not to exceed more than one metre in depth; and</li> <li>• Fill is not to spread beyond the footprint of the building.</li> <li>• Excavation of the landform is to be minimised</li> </ul> <p>The site has a diagonal crossfall of approximately 1.07m across the building platform.</p> <p><i>Maximum excavation of approximately 550mm at the front south-eastern corner of the house (underneath the garage). Maximum fill of 520mm at the rear north-western corner of the house retained within drop edge beams. 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**

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- ***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 43 Warriewood Road 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. Any departure from the controls contained in the Pittwater Development Control Plan 21 is considered to be minor and justified in the table above.

***(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 existing housing stock and is recommended for approval.