

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RESIDENCE

Lot 10, 17 Bubalo Street, Warriewood NSW 2102

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1.0 INTRODUCTION & HISTORY

This statement has been prepared to accompany a development application to Northern Beaches Council seeking development consent for the construction of a new double storey residential dwelling at Lot 10, 17 Bubalo Street, Warriewood NSW 2102.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot 10, 17 Bubalo Street, Warriewood NSW 2102.

2.2 Site Description

The site is a west facing rectangular shaped parcel of land, having a frontage of 10m to 17 Bubalo Street, a rear boundary of 9.3m, one side boundary of 30.3m and the other side boundary of 30.7m.

The site has an area of 289.5m² and has a legal description of Lot 10, 17 Bubalo Street, Warriewood NSW 2102.

The site has a fall of approximately 690mm from front to rear.

2.3 Existing Use

The site is currently vacant.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Ground Floor Plan
- Sheet 4 – First Floor Plan
- Sheet 5 – Elevations 1-2
- Sheet 6 – Elevations 3-4
- Sheet 7 – Sections
- Sheet 8 – Wet Area Details
- Sheet 9 – Slab Plan (not in set)
- Sheet 10 – Sediment & Analysis
- Sheet 11 – Shadow Diagrams
- KD – Kitchen Details
- KV – Kitchen Views

Development consent is being sought for the construction of a double storey residential dwelling.

The proposal is as follows:

The Ground Floor comprises of a Porch, Entry, Study, Storage, Kitchen, Living, Dining, Laundry and Powder Room. There is also an Alfresco and a Single Garage under the main roof.

The First Floor comprises of 3 Bedrooms, a Media Room, Bathroom and an Ensuite.

The front setback is 6.5m from 17 Bubalo Street and the Garage setback is 8m. The main wall incorporates a front porch which provides articulation. The rear setback is 6.8m, one side setback is 1.3m, and the other side setback is 0.9m.

A 4000L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to a stormwater pit to the rear of the property as shown on the Stormwater plan submitted with this application.

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

The front façade incorporates a mixture of colours and materials including Feature Brick and Cladding.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Northern Beaches Council DCP. The outcome of this is a well-designed building that satisfies all the criteria.

Vehicle access will be gained via 17 Bubalo Street.

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.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Northern Beaches Council DCP and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.