

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED ALTERATION & ADDITION
TO EXISTING TWO & THREE STOREY DWELLING**

AT

**No.25 MARLBOROUGH AVENUE
FRESHWATER**

FOR

Northern Beaches Council

Prepared by

Y2 DESIGN VISTA P/L

Date: April 2025

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a development application to Northern Beaches Council for alteration & addition to the existing two & three storey dwelling at No.25 Marlborough Avenue, Freshwater.

The SEE addresses several key aspects of the proposal, including a description of the subject site, the surrounding area, and the proposed development. It outlines the statutory and policy requirements relevant to the proposal and provides an assessment of its environmental impact, undertaken in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

2.0 DESCRIPTION OF SITE & SURROUNDS

The site is located at No. 25 Marlborough Avenue, Freshwater. Topographically, the land exhibits a steep fall from the front boundary to the rear boundary. Currently, the site is occupied by a two-storey brick residence featuring a lower ground storage area and a tiled roof. **Figure 1** illustrates the location of the subject site.

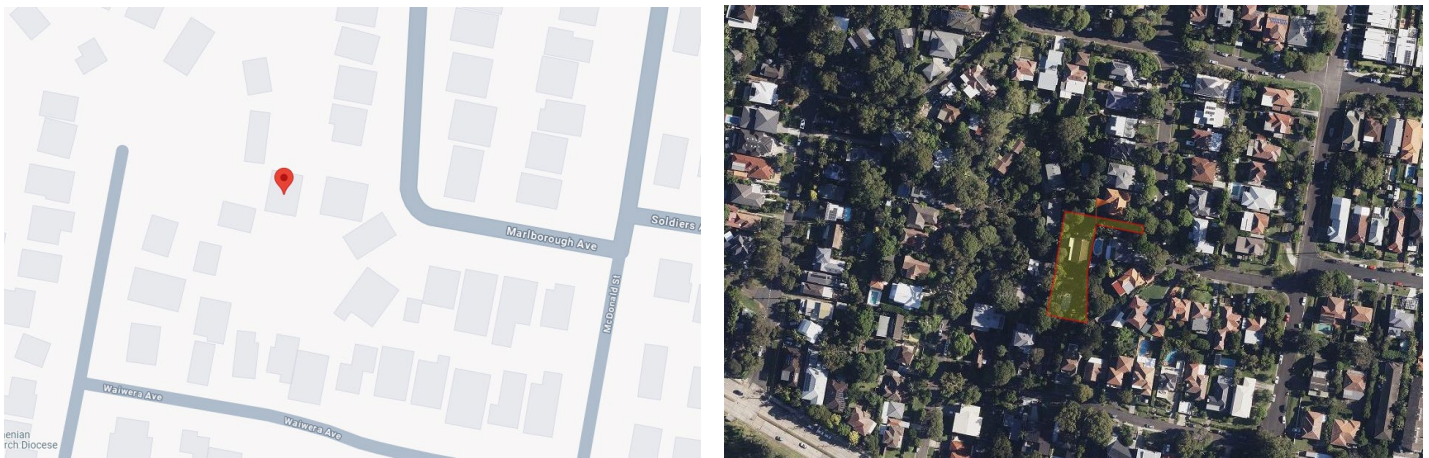


Figure 1: Location of Subject Site “25 Marlborough Ave Freshwater”

The site is a battle-axe lot with a frontage width of 4.545 meters to Marlborough Avenue, extending 23.81 meters along the southern boundary. The western and eastern side boundaries each measure 60.62 meters, resulting in an overall site area of 1,357.1 square meters.

The immediate locality is characterized by predominantly one- and two-storey dwelling houses. Adjoining the site to the north along the side boundary are two-storey cottages.



View from Marlborough Ave to No.25 Marlborough Ave.



Adjoining No.23 Marlborough Ave dwelling



Adjoining No.27 Marlborough Ave dwelling.

3.0 THE PROPOSAL

The proposal involves alterations and additions to the existing two- and three-storey brick veneer dwelling and it will match the existing brick veneer construction to ensure consistency in materials and aesthetics. The details of the proposed works are as follows:

- Lower Ground Floor
 - Front porch leading to the lounge area.
 - Lounge area.
 - Staircase.
 - Bathroom.
 - Entertainment area.

- Ground Floor
 - Study room.
 - Upper sitting Area.
 - Bathroom.
 - Two bedrooms, including one Master bedroom.
 - Walk-in-wardrobes to Master bedrooms.
 - Ensuite to Master bedroom and one common bathroom
 - Staircase.

The proposed alterations and additions aim to facilitate a multi-generational living arrangement, enabling the elderly homeowner to be supported by younger family members. To accommodate this, the design includes a lift for improved accessibility. The dwelling will feature dedicated areas for communal activities, such as a lounge and entertainment spaces, fostering family interaction and cohesion. Additionally, the layout incorporates sufficient bedrooms to comfortably house the extended family, promoting a harmonious and supportive living environment.

4.0 PLANNING CONTROLS

The Statement has been assessed in relation to compliance with the following relevant planning instruments:

- Warringah Local Environmental Plan 2011;
- Warringah Development Control Plan 2011;
- State Environmental Planning Policy (Building Sustainability Index: BASIX)

5.0 SECTION 4.15 (1) ASSESSMENT

The following headings provide an assessment of the development application having regard to the relevant matters for consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979.

5.1 Section 4.15 (1) (A) - Statutory Considerations

5.1.1 Warringah Local Environmental Plan (LEP) 2011

The site is situated within an area zoned **R2 – Low Density Residential** under the applicable Local Environmental Plan (LEP). The relevant clauses of the LEP are outlined in the table below:


Clause	Requirement	Proposed	Compliance
Zone	<p>Objectives of zone</p> <ul style="list-style-type: none"> • 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 proposal is consistent with the relevant objectives of the Local Environmental Plan (LEP). It aims to maintain the character of the existing residential area and will not result in significant adverse impacts on the amenity of surrounding residential developments or the streetscape.	YES
4.3 Building Height	8.5m	The proposal involves alterations and additions to the existing two- and three-storey dwelling. The proposed building ridge height is RL 33.418, with the lowest point being RL 25.8. Consequently, the building height is calculated as 7.618 meters (RL 33.418 – RL 25.8), which COMPLIES with the council's maximum building height requirement.	YES
4.4 Floor Space Ratio	N/A	N/A	N/A
5.10 Heritage	<p>(a) to conserve the environmental heritage of Warringah</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views</p>	The property is NEITHER located within a conservation area NOR listed as a heritage item.	YES
6.1 Acid Sulfate Soils	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and	All work will be carried out in accordance with the council's requirement.	YES

	cause environmental damage.		
6.2 Earthworks	Development consent is required for earthworks unless— (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or (b) the work is ancillary to other development for which development consent has been given.	The proposal will follow the natural contours of the subject site, ensuring that excavation works do not disrupt local drainage patterns or compromise soil stability. All excavation activities will be carried out in strict accordance with the relevant council's requirements.	YES

5.1.2 Warringah Development Control Plan (DCP) 2011

The Warringah Development Control Plan (DCP) provides detailed design guidelines and controls for development within the Warringah Local Government Area, as established under the Warringah Local Environmental Plan (LEP). The proposal's compliance and non-compliance with the relevant development controls are summarized in the table below:

	Objective/Control	Proposed	Compliance
B1 Wall Height	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building	The proposal involves alterations and additions to the existing dwelling. The existing building walls will REMAIN unchanged, and the proposed building walls will NOT exceed the prescribed height requirements.	YES
B3 Side Boundary Envelope	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: • 4 metres, or 5 metres	The proposal complies with the side boundary envelope controls, maintaining a 4-meter setback and adhering to a 45-degree plane from the side boundaries, as specified in the Warringah Development Control Plan.	YES
B4 Site Coverage	N/A	The Site Coverage requirement is NOT APPLICABLE at the subject site.	N/A
B5 Side	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to	The site is a battle axe site, so the northern boundary,	YES

Boundary Setbacks	<p>maintain a minimum setback from side boundaries as shown on the map.</p> <p>Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p>Side Boundary Setbacks: 0.9m</p> 	<p>southern boundary and eastern boundary are regarded as the side boundary.</p> <p>The northern boundary setback: 17.6m</p> <p>The southern boundary setback: 18.4m</p> <p>The eastern boundary setback: 3.2m</p>	
B7 Front Boundary setback	<p>Development is to maintain a minimum setback to road frontages.</p> <p>The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p>	<p>The front boundary setback is <i>NOT APPLICABLE</i> as the site is a battle axe site.</p>	N/A
B9 Rear Boundary setback	<p>On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.</p>	<p>As the site is a battle-axe lot, the western boundary facing the access driveway is considered the rear boundary. The proposed development has a rear boundary setback of 6.788 meters, which complies with the relevant setback requirements.</p>	YES
C2 Traffic, Access and Safety	<p>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>Vehicle access is to be obtained from minor streets and lanes where available and practical.</p>	<p>The existing garage will be retained, and the current street driveway crossing will remain unchanged to accommodate the new car space and carport. Given the minimal increase in vehicular activity and the site's location within a low-density residential area, the proposed development is not expected to adversely impact local traffic conditions.</p>	YES
D1 Landscaped	<p>There is minimum of 40% landscape open space for a typical residential allotment.</p>	<p>The proposed landscaped area is 661.76 m², representing</p>	YES

Open Space and Bushland Setting		48.8% of the total site area of 1,357.1 m ² , which is COMPLY with the council requirement.	
D2 Private Open Space	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms, A total of 60m ² with minimum dimensions of 5 metres.	Adequate private open space is provided adjacent to the western and southern boundary. The proposed private open space area is approximately 660.4 m ² , offering sufficient width to ensure usability and compliance with the relevant planning controls.	YES
D3 Noise	To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	The proposed development is a residential alteration and addition to an existing dwelling. It does not involve any commercial activities. Consequently, the development is not expected to adversely impact local air quality or noise levels.	YES
D6 Access to Sunlight	Development should avoid unreasonable overshadowing any public open space. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The proposed development is designed to minimize shadow impact on adjoining properties. The development does not adversely affect the solar access of neighboring properties.	YES
D8 Privacy	To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.	The proposed development has been designed to ensure reasonable privacy is maintained for adjoining residences and their outdoor areas. Consideration has been given to the placement of windows, balconies, and outdoor living spaces to minimize direct overlooking and to comply with the privacy requirements set forth in the Warringah Development Control Plan (DCP).	YES
D10	The colours and materials used for alterations	The proposed development	YES

Building Colours and Materials	and additions to an existing structure shall complement the existing external building façade.	will incorporate materials and finishes that match the existing dwelling to ensure visual cohesion. For detailed specifications, please refer to the Schedule of Finishes submitted as part of the development application. The design of the proposed development has been carefully considered to complement the existing streetscape and surrounding built environment.	
D11 Roofs	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Roofs shall incorporate eaves for shading. Roofing materials should not cause excessive glare and reflection.	The proposed development will incorporate a roof design that matches the existing dwelling, ensuring visual cohesion and compliance with local planning guidelines.	YES
D13 Front Fences and Front Walls	Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. Fences located within the front building setback area are to complement the existing streetscape character.	The existing front fences will <i>REMAIN</i> .	N/A

5.2 Section 4.15 (1) (B) – Impact of the Development

The proposal will not result in any significant adverse impact upon the amenity of the adjoining development and character of the streetscape.

5.3 Section 4.15 (1) (C) – Suitability of the Site

The development is permissible in the R2 - Low Density Residential zone and will not detract from the setting of the existing development and character of the streetscape. There are no environmental constraints on the site or render it unsuitable for the site.

5.4 Section 4.15(1) (D) – Any Submission Made

Nil at this stage.

5.5 Section 4.15 (1)(E) – The public interest

The proposal will not result in any significant environmental impacts on adjoining properties, such as overshadowing or loss of visual and acoustic privacy. Additionally, the development will not adversely affect the visual amenity or character of the streetscape. It is therefore considered to be in the public interest.

6.0 BASIX

The Basix certificate is prepared as part of the development application. This certificate outlines the applicant's commitments to meet the government's sustainability objectives. It ensures compliance with the current targets for thermal comfort, energy efficiency, and water conservation, and these commitments will be maintained throughout the construction phase.

7.0 SOIL AND STORMWATER

Stormwater generated from the proposed roof and hard surfaces will be directed through a 100mm UPVC stormwater system, connecting to the existing stormwater easement. Proposed sediment fences will be installed on the lower side of the site to control sediment during construction. A Soil and Water Management Plan is attached as part of the development application.

8.0 CONCLUSION

The proposed development offers an enhanced standard of housing for future occupants and is not anticipated to result in significant adverse impacts on neighbouring residential properties, including overshadowing, loss of privacy and views, or excessive visual bulk and scale. The design complies with the Council's planning regulations, and the site has not been overdeveloped.

Considering the merits of the proposal and the absence of any adverse environmental impacts on the amenity of adjacent developments and the character of the locality, the application is recommended for favourable consideration by the Council.