

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR PROPOSED
ALTERATIONS AND ADDITIONS,
AT No.22 LOCH STREET,
FRESHWATER
LOT 81 IN DP9517**

DECEMBER 2022

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR PROPOSED ALTERATIONS
AND ADDITIONS AT No.22 LOCH STREET, FRESHWATER:**

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PURPOSE AND FORM OF THIS DOCUMENT

This Statement of Environmental Effects ("SEE") has been prepared in support of a development application ("DA") made under Section 78A of the Environmental Planning and Assessment Act 1979 (NSW) ("EPAA") to be submitted to Northern Beaches Council ("the Council") on or about the date of this document.

The Warringah LEP (2011) and Warringah DCP (2011) have been consulted during the design process. In addition to the material prescribed in the DA Checklist, this SEE contains:

- a Site and Context Analysis Statement
- a summary of the proposed development;
- an analysis of compliance with those requirements of the Warringah LEP (2011) and Warringah DCP (2011).

This SEE must be read in conjunction with the following accompanying documents prepared by Castlepeake Consulting:

	Cover Sheet and BASIX Requirements	<i>dated Dec'22</i>	<i>issue DA</i>
DA00	Site Analysis Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA01	Site Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA02	Proposed Garage Floor Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA03	Proposed Ground Floor Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA04	Proposed Upper Floor Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA05	Proposed Roof Plan	<i>dated Dec'22</i>	<i>issue DA</i>
DA06	Proposed East & West Elevations	<i>dated Dec'22</i>	<i>issue DA</i>
DA07	Proposed North & South Elevations	<i>dated Dec'22</i>	<i>issue DA</i>
DA08	Proposed Street Elevation	<i>dated Dec'22</i>	<i>issue DA</i>
DA09	Proposed Long Sections A & B	<i>dated Dec'22</i>	<i>issue DA</i>
DA10	Proposed Cross Sections C & D	<i>dated Dec'22</i>	<i>issue DA</i>
DA11	Proposed Cross Section E	<i>dated Dec'22</i>	<i>issue DA</i>
DA12	Photomontage – Loch Street	<i>dated Dec'22</i>	<i>issue DA</i>
EF01	External Finishes Schedule	<i>dated Dec'22</i>	<i>issue DA</i>
L01	Landscape Concept Plan	<i>dated Dec'22</i>	<i>issue DA</i>
L02	Landscape Calculation Plan	<i>dated Dec'22</i>	<i>issue DA</i>
SW01	Stormwater Concept Plan	<i>dated Dec'22</i>	<i>issue DA</i>
SW02	Erosion & Sediment Control Plan	<i>dated Dec'22</i>	<i>issue DA</i>
CF01	Excavation & Fill Plan	<i>dated Dec'22</i>	<i>issue DA</i>
SD01	Shadow Diagrams - Winter Solstice: 9am	<i>dated Dec'22</i>	<i>issue DA</i>
SD02	Shadow Diagrams - Winter Solstice: 12pm	<i>dated Dec'22</i>	<i>issue DA</i>
SD03	Shadow Diagrams - Winter Solstice: 3pm	<i>dated Dec'22</i>	<i>issue DA</i>
EX01	Existing Ground Floor Plan	<i>dated Dec'22</i>	<i>issue DA</i>
EX02	Existing Upper Floor Plan	<i>dated Dec'22</i>	<i>issue DA</i>
EX03	Existing East & West Elevations	<i>dated Dec'22</i>	<i>issue DA</i>
EX04	Existing North & South Elevations	<i>dated Dec'22</i>	<i>issue DA</i>

D01	Ground Floor Demolition Plan	<i>dated Dec'22</i>	<i>issue DA</i>
D02	Upper Floor Demolition Plan	<i>dated Dec'22</i>	<i>issue DA</i>

Accompanying documentation prepared by Castlepeake Architects Pty Ltd:

BASIX Certificate No. A482288

Shadow Diagram Certification – 22 Loch Street, Freshwater

Waste Management Plan – Standard Forms

Cost Summary Report

Prepared by Richard & Loftus Pty Ltd:

Plan of Detail, Levels, Contours and Boundary Identification at 22 Loch Street, Freshwater

SITE ANALYSIS

The subject site is located at 22 Loch Street, Freshwater and is also identified as Lot 35 in Deposited Plan 5396. It is zoned R2 Low Density Residential as identified in WLEP 2011 Land Zoning Map LZN_010 and has a lot size (greater then the minimum requirement) of 404.67m².



Figure 1: Aerial view of 22 Loch Street, FRESHWATER from Nearmap.com.au

The site is located on the western, higher side of Loch Street towards the northern end of Loch street and its intersection with Wyadra Avenue and is not located within a Heritage Conservation Area. There is a steady, steepish slope from the front boundary to the front of the existing dwelling of around 1.8m, which results in a more consistent level through the rest of the site and a fall of less than half a metre to the rear boundary. The rectilinear site runs east – west across the slop of the hill and a street frontage (east) of 10.06m, a rear (west) boundary of 10.06m also and side (north and south) boundaries of 40.235m respectively.

There is an existing 2 storey dwelling on the site as well as a rear metal shed in the south-west corner of the site. The existing dwelling is of typical cavity brick and concrete construction with timber framed and tiled hipped roof. The existing dwelling is accessed from a steep sloping driveway and path in the front boundary which leads to a single garage door and raised front porch area housing a front door. Internally, the circulation is both unconventional, with a second set of steps bring you back to what would be the ground level externally, and difficult to orient. A central internal stair located on the southern side provides access to a more conventional upper-level arrangement housing 3 bedrooms, bathroom and open plan kitchen and living areas which access an east facing deck area with views across South Curl Curl and the Rockpools. At the rear of the house an attached Laundry and bathroom structure is accessed via an external deck and door, whilst the upper level enjoys expansive views to the west as far as Chatswood and St Leonards.



Figure 2: Streetview of 22 Loch Street taken on 16.12.22

To the north, at 24 Loch Street a single level weatherboard dwelling is located with similar siting and arrangement to the existing and proposed. The dwelling's setback to the street is consistent with the surrounding lots (22 and 26 Loch Street) and consists of a series of flat and pitched gable roof forms. The setback from the common boundary is less than permissible averaging just 0.4m along the closer, original portion of the dwelling, however this does increase to 0.85m towards the rear. A single level garage is located in the north-east corner of the site along the front boundary, which is accessed from a wide driveway and crossover with a secondary car hardstand adjacent the garage structure.



Figure 3: Streetview of 24 Loch Street taken on 16.12.22

To the south, at 20 Loch Street a renovated 1 and 2 storey dwelling is located which is of similar size and scale to the dwelling at 22 Loch Street. The dwelling's setback to the street is a little less than the consistent setback of the surrounding lots (18 and 22 Loch Street) with a single garage structure punching forward of the building line and consists of a series of pitched hipped and gable roof forms to the street. The setback from the common boundary is greater than normal at 1.5m, however this is reduced slightly at the location of the side entry to 1.3m. The site is accessed from a gently sloping driveway and path which leads a set of steps and side access path to the front entry, located some 13m from the front boundary.



Figure 4: Streetview of 20 Loch Street taken on 16.12.22

SUMMARY OF PROPOSED DEVELOPMENT

This DA proposes the following:

1. Demolition of the following existing structures:
 - a. Single car garage and associated brickwork arches and walls forward of the current front entry.
 - b. Raised front porch and entry area including surround brickwork arches and internal steps.
 - c. Ground floor and wall structure to make way for new northern courtyard.
 - d. Upper floor and wall structure to make for new northern courtyard.
 - e. Rear laundry pitched roof to make way for new flat roof structure.
2. New semi-submerged masonry double garage structure including integrated flush garage door, front fence and gate and off-form concrete awning and sloping garden roof over.
3. New concrete formed entry stair integrated into existing northern retaining walls to front setback to access single ground floor level and porch areas.
4. Reconfiguration of existing ground floor level including removal of internal floor area to create northern courtyard, infilling of existing garage area to provide 2 new bedrooms, new bathroom, internal laundry with external access and new rear rumpus area with access to new rear deck and external bedroom area.
5. Retention of existing internal stair to provide access to reconfigured upper floor including re-arranged kitchen and living areas with access to the existing eastern terrace and new northern deck areas, new Study, WC and rear Master Suite.
6. Removal of existing terracotta tiles to timber framed hipped roof to be replaced with new sheet metal roofing and guttering in selected light colour.
7. New northern timber framed pergola over deck area constructed from existing timbers in roof.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 REQUIREMENTS

Zoning: R2 Low Density Residential (WLEP 2011 Land Zoning Map – Sheet LZN_010)

Heritage: Site is not located within a Heritage Conservation Area

4.3 Building Height: 8.5m max. - Area 'I' (WLEP 2011 Height of Buildings Map – Sheet LZN_010)

Existing Building Height: 7.80m (maximum) from existing ground.

Proposed Building Height: 7.80m (maximum) from existing ground.

Therefore the proposal easily complies with the WLEP 2011 building height requirement.

4.4 Floor Space Ratio: 'Not Adopted'

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 REQUIREMENTS**Part B – Built Form Controls****B1 Wall Heights**

'Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within the roof space)'.

Existing Max. Wall Height: 6.23m (to underside of eave)

Proposed Max. Wall Height: 6.23m (existing to be retained)

Therefore the proposal easily complies with the WDCP 2011 maximum wall height requirement.

B2 Number of Storeys

'Not adopted' on the subject site.

B3 Side Boundary Envelope

'Buildings 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 5 metres'.

Northern Side Boundary: Generally the proposal complies with this requirement of the DCP. However, there is an existing very minor existing non-compliance of less than 50mm. at the very rear, lower section of the site.

Southern Side Boundary: Generally the proposal complies with this requirement of the DCP. However, there is an existing very minor existing non-compliance of approximately 200mm. at the very rear, lower section of the site.

Therefore the proposal complies with the objectives of the WDCP 2011 side boundary envelope requirements.

B4 Site Coverage

'Not adopted' on the subject site.

B5 Side Boundary Setbacks

'Development on the land is to maintain a minimum setback from side boundaries of 0.9m. 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.'

Dwelling

Ex. Northern Side Boundary = 1.17m – *complies.*

Prop. Northern Side Boundary = 1.17m (existing retained) – *complies.*

Ex. Southern Side Boundary = 1.12m – *complies*

Prop. Southern Side Boundary = 1.12m (existing retained) – *complies.*

The proposal looks to retain the bulk of the existing form and as a result maintains the existing side boundary setbacks which comply with the WDCP 2011.

B7 Front Boundary Setbacks

'Development to maintain a minimum setback to road frontages. The front boundary setback area is to be landscaped and generally free of any structures, basements, car parking or site facilities other than driveways, letter boxes, garbage storage areas and fences.'

Min. Allowable Front Setback = 6.5m (DCP Setbacks Front Map)

Ex. Predominate Front Setback to dwelling = 6.69m – (north = 6.65m, south = 6.73m)

Ex. Predominate Front Setback to Car Parking = 1.12m – (north = 0m, south = 2.24m)

Ex. Front Setback to Dwelling = 9.39m – *complies with predominate setback*

Ex. Front Setback to Garage = 6.84m – *complies with predominate setback*

Prop. Front Setback to Dwelling = 9.39m – *existing compliance with predominate setback.*

Prop. Front Setback to Garage = 0.93m – *does not comply with predominate setback*

Whilst there is a numerical non-compliance of 0.19m, the proposal complies with the objectives of the code by removing an aesthetically unappealing existing concrete driveway and garage front which dominated the front facade of the dwelling and replacing this with an integrated garage structure, cut into the site to reduce its bulk and scale with a garden roof over. The garden roof provides the necessary softening, which is currently not present, whilst the structure also formalises a pedestrian entry to the dwellings front porch through a partially covered side access stair. Further, the location of the garage structure has been deliberately placed to avoid expensive underpinning of the existing house, which results in a minor non-compliance of 0.19m, however remains well behind the front boundary and sits harmoniously in a streetscape which is well dominated by parking structures forward of the building line.

Therefore the proposal complies with the objectives of the WDCP 2011 for front boundary setbacks.

B9 Rear Boundary Setbacks

'Development is to maintain a minimum setback to rear boundaries. The rear setback area is to be landscaped and free of any above or below ground structures.'

Dwelling

Min. Allowable Rear Setback = 6.00m (DCP Setback Rear Map)

Ex. Rear Setback = 7.75m – *complies by 1.75m*

Prop. Rear Setback = 7.75m – *existing compliance retained.*

Therefore the proposal easily complies with the WDCP 2011 rear setback requirements.

Part C – Siting Factors

C2 Traffic, Access & Safety

The existing vehicular crossover, driveway and single width garage are all proposed to be removed or altered to integrate into the works proposed in the application. The proposal includes a minor adjustment to the north (towards to the centre of the site's front boundary) of the existing layback and crossover to better align with the location of a new double garage structure located in front of the existing 2 storey dwelling. The double garage replaces an existing, inefficient single width tandem garage located in the south-east corner of the dwelling. The garage structure is then fully covered with a sloping garden roof and includes a flush, concealed garage, to ensure the built form does not dominate the front set-back.

The existing pedestrian access to the dwelling is via the concrete formed driveway and a tiled path with uneven and uneven steps. The proposal includes a new, integrated front fence and gate beyond the front boundary in the same alignment as the garage door, which leads a new concrete formed set of access steps and revised front porch area.

The proposal both rationalises the pedestrian and car access into the dwelling, providing safe and separate access routes into the dwelling, whilst also increases the appearance of soft landscaping and gardens to the front setback and therefore complies with the objectives of the WDCP 2011.

C3 Parking Facilities

As stated above the proposal includes a new double garage structure as shown on the architectural drawings. This new structure will continue to service the renovated 5 bedroom dwelling. The proposed garage is located at a lower level to the existing dwelling to ensure views to the street and across South Curl Curl beach are maintained, whilst the integration of the garage door, front fence, gate and new pedestrian access into the design of the dwelling ensure the proposal sits comfortably on the site

Min. Required Car Spaces:	2 (appendix 1 – WDCP 2011)
Proposed Car Space:	2 – <i>complies</i>
Existing Building Width:	10.06m
Max. Garage Door Opening:	5.03m
Proposed Garage Opening:	6m – integrated into façade – <i>does not comply</i>

Whilst there is a numerical non-compliance with the width of the garage door, the proposal provides an integrated door, which conceals this from view when in the closed position and ensuring the door does not dominate the streetscape. Further, the siting and location of the garage do not negatively impact the pedestrian access into the dwelling, which is integrated into existing garden retaining walls along the northern side boundary.

Therefore the proposed parking facilities complies with the WDCP 2011.

C4 Stormwater

The alterations and additions to the existing dwelling largely retain the existing roof form and shape, with a minor alteration at the front of the roof to rationalise the rectilinear hipped roof form and second alteration along the northern side being the removal of roof sheeting to provide northern sunlight into the dwelling, however the structure is proposed to be retained.

Please refer to SW01_Stormwater Concept Plan (DA issue) prepared by Castlepeake Architects for further information.

Part D – Design

The proposal aims to retain and enhance the existing features, views and characteristics of the existing dwelling's unique rectilinear form. The alterations and additions to the existing structure including new window / door openings, materials, fenestrations and landscaping have all been considered to provide and appropriate aesthetic when viewed in context with it's locality and Freshwater generally.

The proposal largely retains the external form of the building, particularly when viewed from the street, with changes to the dwelling's internal floorspace largely concentrated along the northern half, behind the front building line and concealed from general public view. In addition to this, the rationalisation of the front facade to remove the busy stepped balcony, garage door, raised entry and double hipped roof allow the external aesthetic to better reflect to dwelling's simple rectilinear form.

At the street level, a new semi-submerged double garage structure is proposed with an off-form concrete garden roof over ensuring the build form does not dominate the front setback. Access to the dwelling is formalised with a new concrete formed stair located along the northern edge of the garage structure, with a cantilevered off-form concrete awning providing cover to the garage and front gate area at the boundary. A new 1.2m high open style timber batten picket fence and gate is proposed and integrated with a flush garage door opening directly adjacent.

The existing ground floor level is retained, with the raised entry demolished and replaced to match this level. The major alteration at this level is located along the northern edge, with the removal of approximately 17m² of internal floor space to make way for a new courtyard light-well. Internally the arrangement is fully re-worked, with new bedrooms along the southern edge replacing the existing tandem garage, a new laundry with external access and family bath all located on the eastern side of the courtyard, whilst a new rumpus and converted bedroom flank to western side of the courtyard. The existing internal stair is proposed to be retained to access the upper floor.

The existing upper floor follows the same footprint as the reconfigured ground floor, with the new northern void continuing through to provide an opportunity for a protected north facing external deck. Internally, the arrangement is once again fully remodelled to provide a more efficient living area arrangement and provide greater opportunities for access to northern light. The existing Kitchen area is moved to the southern side of dwelling, which provides a northern living/dining space with links to external decks at each end. A new master suite is located at the rear western end, linked via a new hallway accessing a study and powder room.

The roof structure is proposed to be retained; however, the existing terracotta tiles are to be replaced with salt resistant sheet metal roofing, guttering and external stormwater elements. The new northern courtyard and deck areas are reflected in the roof via a open timber pergola type structure,

D1 Landscaped Open Space and Bushland Setting

'The required minimum area of landscaped open space is shown on the DCP Map Landscaped Open Space and Bushland Setting'

Min. Landscaped Area	= 40% Site Area (<i>DCP Map Landscaped Open Space and Bushland Setting</i>)
Min. Req. Landscaped Area	= 40% x Proposed Site Area
	= 0.40 x 404.67m ²
	= 161.87m²

<u>Existing</u> Landscaped Area	= Existing Landscaped Areas / Existing Site Area x (100)
	= 64.19m ² / 404.67m ² x 100
	= 15.86% (<i>24.14% under minimum requirement</i>)

Proposed Landscaped Area = $91.83\text{m}^2 / 404.67\text{m}^2 \times 100$
 = 22.69% (17.31% under minimum requirement)

Whilst there is a numerical non-compliance of 70.04m^2 or 17.31% the proposal does increase the total landscaped area by 26.93m^2 or 6.65% overall, and when the garden roof is included this would further increase to 66.93m^2 or 16.54% on the existing landscaped area. *Therefore, the proposal complies with the objectives of the WDCP 2011 for Landscaped Area.*

D2 Private Open Space

'Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms are required to have a total of 60m^2 of Private Open Space with a minimum dimension of 5 metres'.

Prop. Private Open Space > 68m^2 – refer to L02_Landscape Calculation Plans

The proposal includes retaining and modifying the existing rear (north-west) facing private open space area which has direct access from a new rear Living area to the ground floor. In addition to this, a new north facing courtyard is proposed at the ground level, which extends through the existing dwelling to provide a secondary, private external deck area to the upper floor, which has direct access to the dwelling's main internal living area. An existing eastern deck, which has expansive views across South Curl Curl and beyond is also retained.

Therefore the proposal easily complies with the Private Open Space requirement of the WDCP 2011.

D6 Access to Sunlight

Access to Sunlight for Proposed Dwelling

A primary aim of the proposal was to improve and control the natural sunlight penetrating the existing 2 storey dwelling. The reconfiguration of the existing internal areas to each level and the introduction of a large northern courtyard and external timber deck provides new opportunities for additional solar access for the renovated single dwelling.

The reconfigured ground floor removes a large section of internal floor area along the northern half of the dwelling and replaces this with new external garden area, providing much needed solar access to this level. The proposed new ground level Laundry, Bathroom, Hall and Rumpus now have direct access to northern sunlight which can be controlled and filtered upon requirement.

The proposed reconfiguration to the upper floor also removes a large section of internal floor area along the northern half of the existing dwelling. In addition, new external windows and doors are proposed which provide access to northern sunlight to the dwelling's main living space and master bedroom.

Overshadowing

The proposal does not seek to add to the existing footprint of the dwelling, and any increase in internal habitable floor area is located within the existing external walls of the dwelling. Further, any reduction in floor area is focused on the northern side to increase sun penetration into the southern side of the existing dwelling.

As a result of the retained external footprint, particularly the southern edge of the dwelling, the proposal will result in now new overshadowing issues being generated. *Please refer to SD01 – SD03_Shadow Diagrams (Plan) June 21 demonstrating this.*

Therefore the proposal complies with the WDCP 2011 Access to Sunlight objectives.

D7 Views

The proposed alterations and additions to the existing 2 storey dwelling do have a significant impact on the views from the neighbouring dwellings, in particular the views enjoyed by each side neighbours at 20 and 24 Loch Street across South Curl Curl and beyond.

The proposal does not include any additions to the existing external form including the 7.92m maximum height limit and largely retains the mass and form of the existing hipped roofed structure, continuing to allow the dwellings surrounding the property to continue to enjoy the views currently afforded.

D8 Privacy

Privacy has been considered in the siting and location of all new (and existing to be retained) glazed openings for the renovated 2 storey dwelling. In addition to providing a greater amount of natural light into the dwelling's habitable spaces, maintaining or increasing the level of privacy was also a key focus of the design approach, particularly along the northern and eastern facades when balancing natural light and views against privacy.

To the south (side boundary) the proposal continues to maintain a high level of privacy currently afforded by the occupants of both dwellings through the retention of extensive 2-3m high privacy hedging along large portions of the boundary. At the ground floor all existing window openings are retained, with minor adjustments only required to W10 (Rumpus Room) to provide opportunities for natural ventilation, whilst additional privacy screening is proposed at the southern edge of the new porch to ensure privacy is maintained along the neighbouring entry path. At the upper floor, a large window at the front of the house is removed, with new smaller openings largely concentrated to the rear of this level and providing natural ventilation to service areas and a Study.

To the north (side boundary) the proposed aims to improve the privacy for the occupants of each dwelling, whilst the retention of established screen planting will be further embellished. At the ground level, privacy is maintained through the limited use of glazed openings along the outermost external walls, used only for ventilation in service areas. The new northern courtyard area provides a greater setback of over 4m to a north facing glazed hallway, which includes privacy screen planting and garden areas to the boundary. At the upper floor, the privacy screen planting is proposed to continue along the northern edge of the deck, whilst internal glazed openings are limited to the front living section of the dwelling to access natural sunlight.

To the west (rear) boundary the use of strategic planting, internal window furnishings, oversized adjoining rear setbacks and window selection to ensure privacy is maintained for both the occupants main bedroom and ground floor living space and the adjoining neighbours.

The proposal is therefore seen to provide a high level of privacy to and from its surrounding neighbours and comply with the WDCP 2011 requirements for privacy.

D9 Building Bulk

The proposal largely retains the existing bulk and form of the 2 storey dwelling with and alterations and additions predominantly confined to within the external footprint of the rectangular shaped dwelling.

The proposal includes a new semi-submerged garage structure which diminishes the dwelling's appearance when viewed from the street, although there is no physical change in the size. Alterations to the existing dwelling's ground take place behind the front façade and largely concealed from public view and include the removal of internal floor area along the northern edge to provide a new courtyard garden, whilst an existing external terrace area to the rear is infilled, providing no additional bulk. At the upper

floor, the removal of internal floor space is repeated, however a new lightweight framed upper floor deck is located across a section of the garden below, providing no new bulk or mass to the dwelling.

The building is well delineated in terms of materiality, built form and fenestrations which aid to reduce the overall bulk and mass of the building through finely scaled detailing. The proposed dwelling and new semi-submerged garage have been sited and scale similarly to the adjacent residences and parking structures and as such sits appropriately in the streetscape of Loch Street.

D10 Building Colours

The proposal includes alterations to the existing colours and finishes to the 2 storey brick dwelling, particularly when viewed from the street.

The existing external brickwork walls to the dwelling are proposed to be retained and painted a light colour to modernise the exterior and better suite the beach aesthetic. To the front, new light coloured vertical batten balustrading is proposed to replace the existing glazed sections, whilst new timber windows and doors will further enhance the coastal aesthetic. The existing terracotta tiled roofs are to be replaced with coastal grade sheet metal roofing and metalwork including external downpipes, guttering and fencing.

At the front of the property the new semi-submerged garage structure will larger be concealed from view, with a new off-form concrete garden roof and awning over providing cover at the new pedestrian entry. New light coloured linear cladding with be used to clad the flush garage door and tie in with the external finishes of the dwelling.

All new external finishes are complimentary to the beach locality whilst also providing hard wearing, durable finishes given the close proximity to breaking waves (salt exposure) and harsh coastal weather.

Please refer to EF01_External Finishes Schedule for more information.

D11 Roofs

The existing timber framed hipped roof structure is proposed to be largely retained, with a minor alteration to the eastern (front) end of the roof to remove the smaller hipped section and replace with a single large hip extending to the edge of the rectilinear terrace below. In addition, the terracotta tiles are to be replaced with new matt light coloured sheet metal roofing which will provide greater resistance to the harsh coastal weather.

To the rear, the existing timber framed pitched roof over the rear single level section is proposed to be removed and replaced with a timber framed flat roof structure with matt light coloured sheet metal roofing to match the dwelling's new roof finish.

To the front, a new sloping garden roof is proposed over the garage below, to provide much needed softening to a roof which is heavily overlooking at both levels of the dwelling.

D12 Glare and Reflection

The existing terracotta tiled roof is proposed to be replaced with light coloured matt colorbond steel roof sheeting, which will minimise any issues with glare and reflection. The new, lower roof to the garage is proposed to be a garden roof which will pose no new glare and reflection issues. The majority of the glazed windows and doors are positioned on the north and south elevations of the building and therefore aren't expected to reflect sunlight in the direction of the neighbours.

D13 Front Fences and Walls

The existing site does not have a front fence, however there are some low height, terraced walls and gardens within the front setback which are predominantly being retained and integrated into the proposal.

The proposal includes a new 1.2m high open picket style fence and gate section to the northern edge of the new garage, which is integrated into the flush garage door design and existing masonry retaining wall to the northern (side) and eastern (front) boundaries.

Please refer to Architectural Plans and Elevations for more information.

D14 Site Facilities

Waste & Recycling

The Northern Beaches Council supplied bins are to be stored internally in the garage and are generally concealed. The garage provides an ideal location for the bins to provide simple level access to the street for waste retrieval by Northern Beaches Council waste services.

Open Air-Drying Facilities

A new retractable clothesline is located on the northern external wall opposite the new external Laundry door access. This position is ideally located as it is in close proximity to the Laundry, has long periods of time exposed to sunlight and is concealed from view.

Mail Facilities

A new, integrated mail box and street number is to be located on the RHS of the new entry within the existing masonry wall.

D15 Side and Rear Fences

Front Fencing

This application proposes a new garage structure with flush garage door and integrated 1.2m high front fence and pedestrian access gate. The proposed fence is in-keeping with the current streetscape which is made up of parking structures, solid retaining walls and front boundary fencing ranging from 1m to 1.8m in height. In addition, the open vertical pickets allow passive surveillance of the streetscape from within the property and the 1m. setback from the front boundary ensures the gate sits wholly within the property when open and closed. Refer to elevations and sections for details.

Side Fencing

The proposal seeks to retain all 1.8m high timber paling boundary fencing in place as part of this application.

All new side and rear boundary fencing required will comply with North Beaches Council's codes for height and materiality.

D21 Provision & Location of Utility Services

Water

Mains water is connected to the property in the south-west corner of the site. This position is to be retained and mains water connected to the new works as required.

Gas

Gas is currently connected to the property in the south-east corner of the site, adjacent the water meter and on the LHS of the proposed Garage structure. This position is to be retained and gas is to be connected to the new works as required.

Solar Panels

Solar panels are proposed for future install and to be located on the northern and western sections of the hipped roof. Provision for future battery storage will also be located in the new Garage.

D22 Conservation of Energy & Water

A photovoltaic system is proposed (for future install) as part of this application and will reduce the reliance on power from the grid. Further, the alterations and additions to the existing dwelling have allowed the habitable spaces to be redesigned in accordance with solar passive design principles. These include large eave overhangs to northern windows, protective screening and cross ventilation to habitable spaces. These principles will reduce the need for mechanical air conditioning in both winter and summer and reduce the overall energy consumption of the new single dwelling.

Plant equipment (where possible) will be set to operate during the day to maximise efficient use of energy captured by the sun. Provision for onsite battery storage will be allowed for, with the intention of using batteries to reduce the need for power from the grid in the future when they are more financially viable.

Part E – The Natural Environment**E1 Private Property Tree Management**

The proposal does not seek to remove any established trees as part of this application. Significant landscape works are proposed to increase the deep soil planting opportunities on the site, including a tree in the proposed northern courtyard area.

Please refer to *L01_Landscape Concept Plan* for further details.

E10 Landslip Risk

Please refer to *Appendix A – Preliminary Assessment of Site Conditions for 22 Loch Street, FRESHWATER* confirming a *Geotechnical Report* is not required.

Construction Noise

Construction will take place only during the hours permitted by Council.

Erosion & Sediment Control Strategy

Generally the Erosion and Sediment Control Strategy will be in accordance with the relevant specifications and standards contained in *Managing Urban Stormwater – Soils & Construction, NSW Department of Housing, 1998 manual*.

CONCLUSION

The proposal aims to improve the amenity and needs of the occupants of the dwelling, whilst continuing to maintain the character and suitability for its R2 Low Density Residential zoning. The proposed alterations and additions to the structure of the existing dwelling do not result any new non-compliances with Northern Beaches Council codes, and provide great access to solar ingress, views, and natural cross ventilation.

The proposed new garage structure provides the necessary practical parking for the occupants of the dwelling, whilst also improving the existing dwelling's bulk and scale appearance from a streetscape which was previously dominated by a concrete driveway. The addition of the off-form concrete garden roof and formal pedestrian access further solidify the aesthetic of this project.

The proposal generally complies with the major objectives of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011 and improves any existing non-compliances that are present. The alterations and additions have been deliberately sited to take advantage of the sites expansive views to the east across South Curl Curl, Freshwater and Pacific Ocean and to the west across the district to Chatswood and St Leonards, whilst also continuing to maintain an acceptable level of privacy for both the occupants and their neighbours.

Given the above, the proposed development will have minimal effect on either the directly adjacent or wider ranging local environment. We therefore seek approval for this proposal in its current form.

APPENDIX A

**CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE
CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN
GEOTECHNICAL CLASS B AND D**

DATE: 12-12-2022

ADDRESS: 22 LOCH STREET,
FRESHWATER

ASSESSED BY: CASTLEPEAKE
CONSULTANTS

