

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED CONSTRUCTION
OF A SECONDARY DWELLING

PROPERTY
90 LAWRENCE STREET,
FRESHWATER

CLIENT
ANGUS PRAGNELL

JOB NO
21-06

DATED 18 May 2021

1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed secondary dwelling the Proprietors wish to construct on the property at 90 Lawrence Street, Freshwater.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

2.0 THE SITE AND EXISTING BUILDING

The property is located at 90 Lawrence Street, Freshwater. The block of land is approximately 597.2sqm in site area, faces north on Lawrence Street. The site slopes down towards the southern (rear) boundary.

A single storey dwelling and a deck exist on the property. There is a vehicle crossing on Lawrence Street and a driveway which runs along the eastern boundary that leads into the concrete parking area. Refer to image 1 and 2.

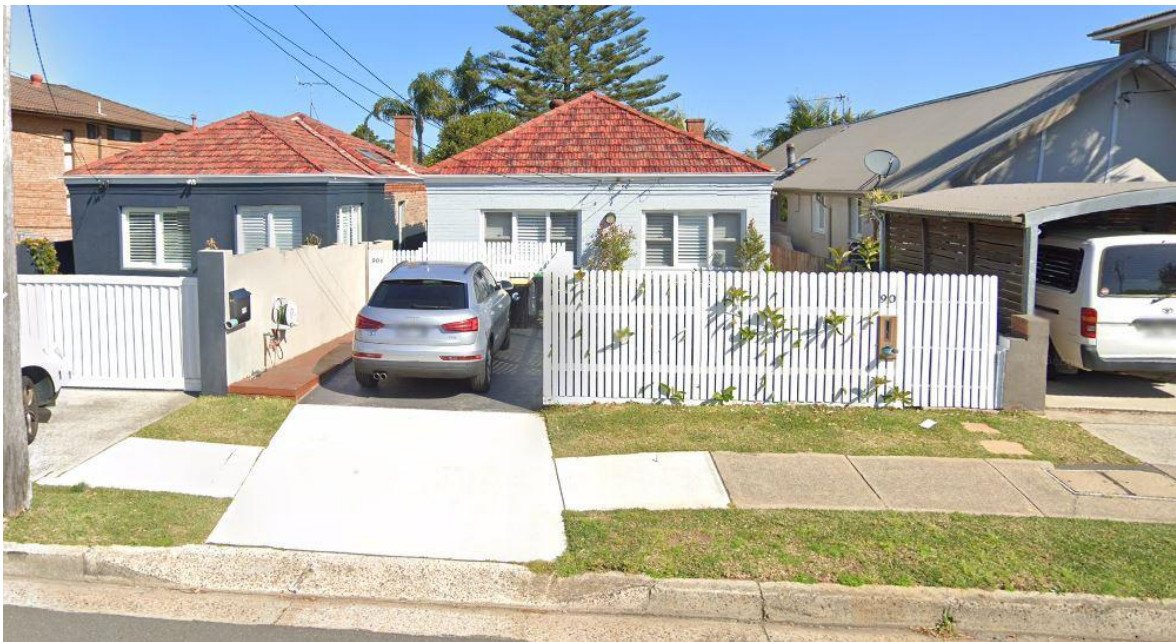


Image 1. 90 Lawrence Street, Freshwater

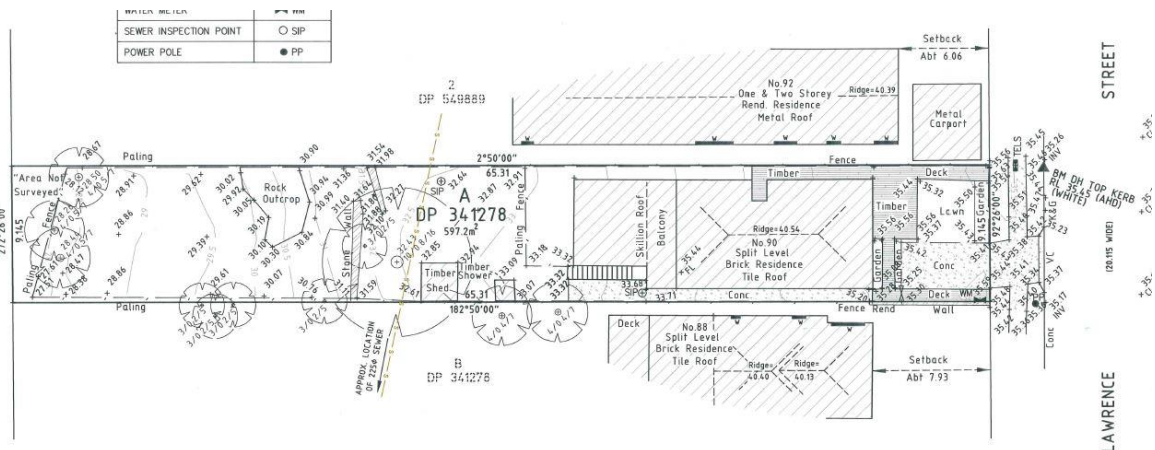


Image 2. Survey

3.0 EXISTING STREETScape

To the immediate west of the subject property, at 92 Lawrence Street, Freshwater, a single storey dwelling exists. Refer to image 3.



Image 3. 92 Lawrence Street, Freshwater

To the immediate east of the subject property, at 88 Lawrence Street, Freshwater, a single storey dwelling exists. Refer to image 4.

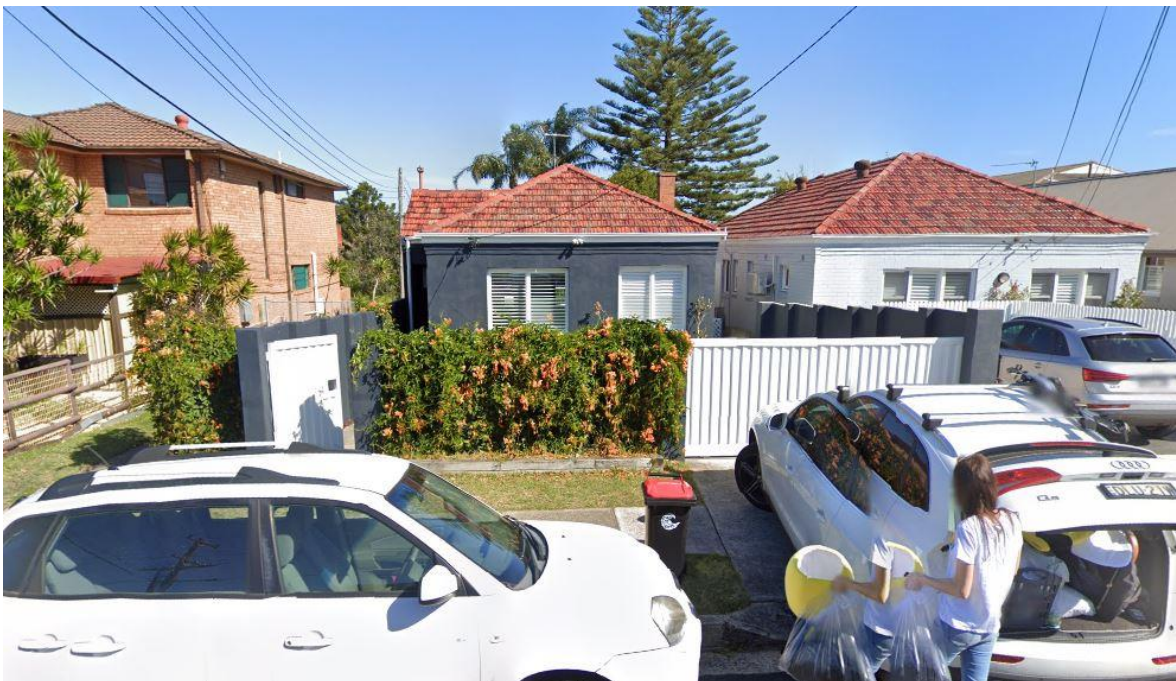


Image 4. 88 Lawrence Street, Freshwater

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Across the road of the subject property, at 77 Lawrence Street, Freshwater, a single storey dwelling exists. Refer to image 5.



Image 5. 77 Lawrence Street, Freshwater

The remainder of Lawrence Street is an amalgamation of single to multi storey dwellings and multi residential dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale. Refer to image 6 and 7.



Image 6. Streetscape of Lawrence Street



Image 7. Streetscape of Lawrence Street

4.0 THE PROPOSAL

Object

The Proprietors of 90 Lawrence Street, Freshwater, requested RK Design to design a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

Privacy

An alfresco area/ entry had been created towards rear to give a sense of privacy to the secondary dwelling. There is a shared open space between primary and secondary dwelling where they could enjoy outdoor activities between two families. Further, privacy issue can be resolved through positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings (88 and 92 Lawrence Street and primary dwelling). In addition, the secondary dwelling is placed with reasonable setbacks to achieve high privacy and tranquility of residents.

Amenity

To increase the amenity of the residents, habitable areas including living, kitchen and dining are placed towards rear. This allows the space to achieve sufficient penetration of daylight and cross ventilation into the building through openings from East and West. Simple open plan of the secondary dwelling generates a compact yet a pleasant space for users. The installation of covered alfresco will increase the quality of lifestyle acting as an extension of living area towards green for outdoor living and family entertainments.

Context consideration

The form and finishes of the proposed secondary dwelling also reflects the surrounding characteristics of the existing streetscape. It had adapted the architectural form of a gable end roof with similar colour tone of the surrounding. Furthermore, the addition of a secondary dwelling will also satisfy the need of affordable rental housing demand of the area with high amenity of residents.

5.0 COMPLIANCE WITH THE WARRINGAH DCP 2011 AND WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Warringah Local Environmental Plan 2011

Zone R2 Low Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Therefore, the development is permissible with consent.

5.1 BUILDING COLOURS AND MATERIALS

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Requirements

1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.
2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.
3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the external finishes schedule.

5.2 FLOOR SPACE

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—

- (a) 60 square metres,
- (b) 11% of the total floor area of the principal dwelling.

Proposed floor area = 60sqm

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

5.3 BUILDING HEIGHT

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 8.5 metres to the highest point of the roof.

Proposed height - 4.8 metres maximum to the highest point of the roof.

The proposed building is one storey in height with a 15 degree gable end roof.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

5.4 LANDSCAPED AREA

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

SITE AREA = 597.2sqm

LANDSCAPED AREA

Required Landscaping = 40 % of Site Area = 238.88sqm
(Minimum landscape dimension not less than 1m)

Proposed Landscaped area = 273.2sqm
Proposed Landscaped area as % of Site Area = 46%.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

5.5 BUILDING SETBACKS

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Required setbacks

Primary Front	-	6.5 metres
Side	-	0.9 metres
Rear	-	6.0 metres

Proposed setbacks

Primary Front	-	50.4
Side	-	0.94 metres
Rear	-	6.00 metres and 4.00 m from the alfresco.

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to the variation of rear setback.

5.6 VARIATION OF REAR SETBACK

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

The varied proposal ensures opportunities for deep soil landscape to be maintained. The varied proposal creates a sense of openness in rear yards. The varied proposal also preserves the amenity of adjacent land and privacy between buildings. The varied proposal is towards the rear of the property and a small scaled secondary dwelling. Therefore, the varied proposal does not affect visual continuity and pattern of buildings, rear gardens and landscape elements. The privacy between buildings is maintained by positioning of openings.

The majority of the building conforms to the council requirements. However, there is a non-compliance to the northeast rear setback. We have proposed 6 metres rear setback from the secondary dwelling which complies with Warringah DCP minimum requirement and 4 metres from the alfresco. Since the alfresco is an open space, therefore, this variation does not increase the bulk and scale of the building nor does it contribute to an adverse impact on the creation of shadows on the adjoining properties. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we ask that the Council takes into consideration the existing site surroundings. The subject site adjoins to 88 and 92 of Lawrence Street to east and west. Further the property adjoins to 26 Palomar Parade, Freshwater to the rear. Refer to image 8.



Image 8. Aerial view of 90 Lawrence Street, Freshwater

There are no existing residential structures in 88, 92 Lawrence Street, Freshwater nor in the rear garden of 26 Palomar Parade, Freshwater. The proposed alfresco will not affect the privacy of the adjoining buildings. The proposal still achieves significant amount of soft and deep landscape area with a complying percentage to the DCP.

Further, the proposal has a complying side setback towards to 88 and 92 Lawrence Street, Freshwater.

Establishing a complying rear setback is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling situated being too close to the principal dwelling. The rear garden will be split into two smaller areas with less solar access. The relevant objectives of the standards would not be achieved or would be thwarted by a complying development. Refer to image 9.

Besides, in the context of the topography, since the site slopes towards the rear, there are no adverse amenity impacts such as overshadowing or view loss associated with the proposed variation to the rear setback, when considering the site context.

Besides, the location of the secondary dwelling and the current rear setback to the alfresco is the most appropriate area within the site as it would require more amount of excavation if it is moved just to comply with the rear setback especially there is a rock in the middle of the site.



Image 9. Rear garden of 90 Lawrence Street, Freshwater

Also, as per the arborist report, there is a big tree that is located on the adjoining property, 8 m high extended over the fence. This will create more privacy towards the alfresco area even some of the trees on the subject site will be removed.

To sum up, the rear setback variation of the development will greatly improve the residential amenity of the property while and is considered consistent and complimentary to the existing built form in the street. The overall scale of the building will remain as the single storey development.

The proposed setback variations and building orientation results in a satisfactory balance of amenable private open space, no loss of privacy upon adjoining development, as well as retention of the existing Landform, with minimum requirement for excavation or fill in the location of the proposal. There are no effects of shadowing, bulk or scale or adverse effects on the local environment.

It is considered that compliance with the development standard is 'unreasonable and unnecessary'. We therefore request that Council support the variation to the rear setback controls on the basis that there are sufficient environmental planning grounds to justify the variation.

5.7 VEHICLE ACCESS AND PARKING

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Provide 2 car spaces per dwelling

The parking space is as per the existing condition. The proposal presently before Council has addressed the requirements for the vehicle access and parking.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

5.8 PRIVACY

Refer the privacy issues addressed in Section 4.0 The Proposal of this Statement of Environmental Effects.

5.9 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as privacy and car parking. Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like have also been addressed in detail in this development application. As a result, the proposal complies with the Development Control Plan requirements for all of these items.

6.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our Client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the Proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the Proprietors for your efforts.

Should you require any further information, however, please do not hesitate to contact our office.

Rammi Kanj
RK Designs