



STATEMENT OF ENVIRONMENTAL EFFECTS

INSTALLATION OF EUROLA PERGOLA

110/11 LAWRENCE STREET,
FRESHWATER NSW 2069

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for the installation of a Eurola Pty Ltd Pergola located at 110/11 Lawrence Street, Freshwater. The subject site is a Unit located within the new Ocean Luxury Coastal Residences.

The Development Application is submitted to Northern Beaches Council in accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and has been prepared under the relevant objectives and controls of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and the surrounding locality.
- **SECTION 3** provides a description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979.
- **SECTION 5** provides a summary and conclusion.

2 SITE ANALYSIS

The subject site is located at 110/11 Lawrence Street, Freshwater within the new Oceans Luxury Coastal Residences. The site is within the Freshwater Town Centre which consists of a variety of small-scale retail premises, providing goods and services for the surrounding communities of Freshwater and Queenscliff. These areas comprise primarily of detached dwellings and residential flat buildings.

The site's total area is approximately 2,600m² and it is generally rectangular, with a notch in the north-east corner of site. The site has a frontage to Lawrence Street of 27.43m, which provides vehicular and pedestrian access to the site. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



Source: Six Maps (subject site shown in yellow)

3 PROPOSED DEVELOPMENT

This Development Application is made for the installation of a Eurola Pergola in the courtyard area of Unit 110/11 Lawrence Street, Freshwater. The proposed location and dimensions of the pergola are shown on the Architectural Plans and below. The intention of the proposed works is to enhance the private open space area in the eastern portion of the unit for the future residents of the site.

Eurola Pergolas are engineered as well as designed in Europe (Certified ISO 9001:2000 & CE Labelled) with a strong focus on the Australasian environment. They are Australian manufacturers and distributors who use the latest design technology equipment and materials that allow customisation according to the unique needs of every individual project.



2. EXISTING FLOOR PLAN 1:100



2. PROPOSED FLOOR PLAN 1:100

4 PLANNING ASSESSMENT

4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The Warringah Local Environmental Plan 2011 is the principal planning instrument that governs all development within the Warringah Local Government Area (LGA). The objectives and provisions of the Plan that relate to the proposed development are discussed below.

4.2.1 LAND USE ZONING

The subject site is zoned B2 – Local Centre under the Warringah Local Environmental Plan 2011. The existing development of the site is defined as Shop Top Housing which is permissible within the B2 zone. The proposed pergola to be located in the courtyard area of Unit 110/11 Lawrence Street, Freshwater is ancillary to the existing use of the site and is therefore permissible with consent from Council in the B2 zone.

The development site is not heritage listed and is not located within a bushfire risk precinct or a flood risk precinct under the Warringah Local Environmental Plan 2011.

4.3 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The Warringah Development Control Plan 2011 provides a set of policies to guide the design of developments within the Warringah LGA. Part D – Design of the Plan provides specific details for the design of developments including private open space areas. The objectives for private open space are as follows:

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

The proposal achieves the above objectives by enhancing the functionality of the private open space and further integrating the outdoor alfresco area with the internal living, kitchen and dining area. The pergola will reduce any adverse impacts from adjoining buildings including overshadowing. Further, the proposal will increase the level of privacy on the site.

The specific provisions for private open space are as follows:

1. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
2. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.
3. Private open space shall not be located in the primary front building setback.
4. Private open space is to be located to maximise solar access.

The proposal achieves the above provisions as it does not impact on the location of the existing private open space which is accessed directly from the living area of the unit. The pergola will assist in maintaining a high level of privacy on the site and for adjoining properties. The pergola will not impact on solar access to the unit.

4 CONCLUSION

The proposed development at 110/11 Lawrence Street, Freshwater, involves the installation of a Eurola Pergola within the private open space area.

The proposal has been assessed against the relevant provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011 and is considered to be appropriate for the subject site for the following reasons:

- The proposal enhances the existing private open space area.
- The proposal complies with the land use provisions under the Warringah Local Environmental Plan 2011.
- The proposal generally achieves with the relevant guiding objectives and provisions for private open space of the Warringah Development Control Plan 2011.

For the above reasons, the proposed development is considered worthy of support from Northern Beaches Council and subsequent approval.