

# STATEMENT OF ENVIRONMENTAL EFFECTS



## PROPOSED NEW DWELLING, GARAGE & POOL, DEMOLITION OF EXISTING STRUCTURES

*Located at:*  
11 LOCH ST, FRESHWATER, NSW 2096  
LOT 2, DP 14040

*Submitted to:*  
NORTHERN BEACHES COUNCIL

*Revision:*  
REVISION – 2024.12.18

*Prepared for:*  
MR & MRS AITKEN



## **1.0 INTRODUCTION**

This Statement of Environmental Effects (SEE) has been prepared to support the drawings and supplementary information submitted as part of a Development Application to Northern Beaches Council for a proposed New Dwelling, Garage & Pool, fencing, associated site works and demolition of existing structures at the property Lot 2, DP 14040, 11 Loch St, Freshwater, NSW 2096.

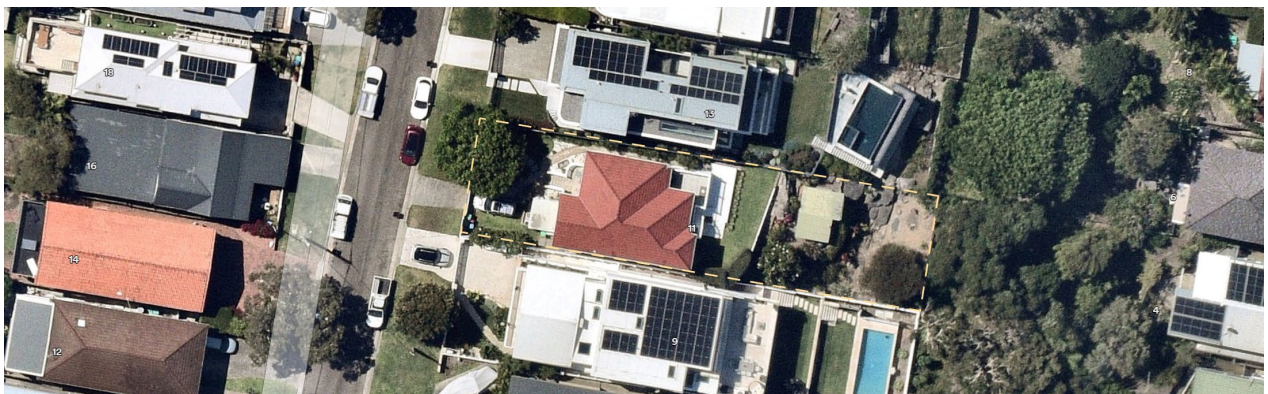
### **SUBJECT SITE**

The site area is 632.3m<sup>2</sup> (by survey). Regular in shape, the subject site has a short street boundary (frontage) of 12.575m to Loch St and a long side boundary of 50.29m. The block is accessed via a sealed driveway off Loch St.

The site falls considerably from the front to the rear, west to east, at an approximate average grade of 18.8%, some parts are flatter and others much steeper. The front portion of the site also has cross fall in the order of 7% grade, from north to south.



**Aerial view of subject site in local context at 11 Loch St, Freshwater, NSW 2096 (Source: NearMaps)**



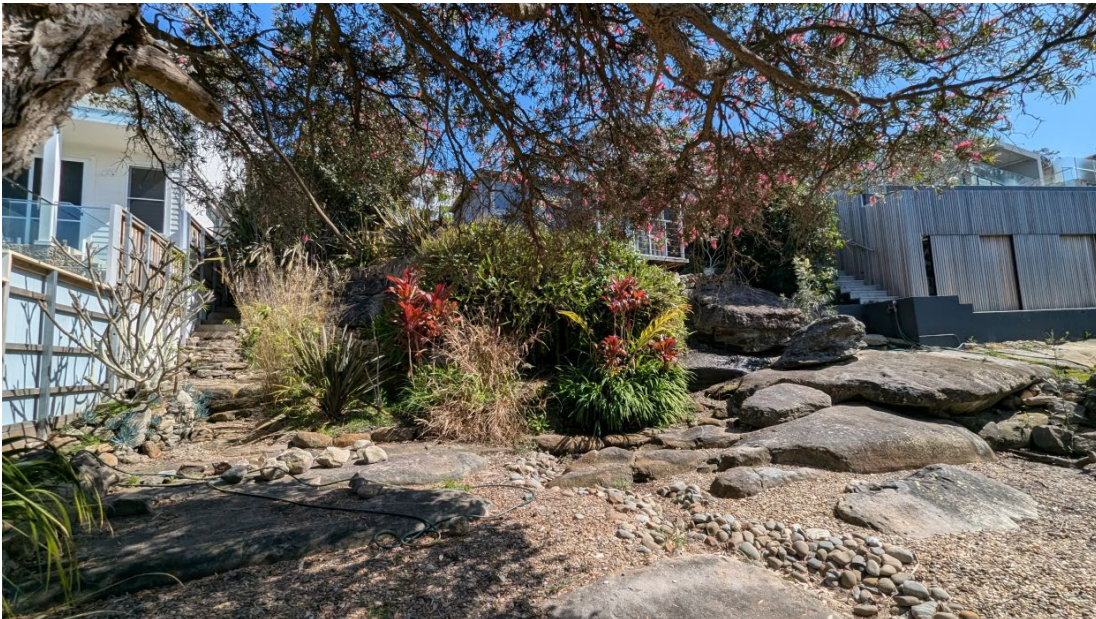
**Aerial view of subject site in immediate context at 11 Loch St, Freshwater, NSW 2096 (Source: NearMaps)**

## EXISTING DEVELOPMENT

The existing development of the site includes;  
Existing dwelling house along with associated structures; attached garage / shed / retaining walls / paths and some established planting.



Subject site, 11 Loch St (centre, behind tree), as viewed from middle of Loch street



Subject site, as viewed from lower back yard looking north-west



**Subject site, as viewed from lower back yard looking west**



**Subject site, 11 Loch St, as viewed from middle back yard looking west**

## SURROUNDING DEVELOPMENT



Neighbours to the west, opposite side of Loch St – no.14, 16, 18, 20 Loch St (from left to right)



Neighbours to the north and south – no.13, 11 (subject site) & 9 Loch St (from left to right)



**Neighbour to north – no.13, as viewed from Loch St. Subject site no.11 to the right**



**Neighbour to south – no.9, as viewed from Loch St. Subject site no.11 to the left**



**Neighbour to north – no.13, as viewed from middle yard of subject site – looking north**



**Neighbour to south – no.9, as viewed from middle yard of subject site – looking south**



**Neighbour to north – no.13, as viewed from lower yard of subject site – looking north**



**Neighbour to south – no.9, as viewed from lower yard of subject site – looking south west**



**Neighbour to east (rear) – no.4 Ellen, as viewed from lower yard of subject site – looking east**



## **2.0 THE PROPOSAL**

This proposal seeks the Local Authority Consent for:

In summary, not limited to (refer to drawings for full breakdown)

- Demolition of existing structures on site
- New two, part three storey home
- New integrated Garage, and associated driveway
- New Pool and Spa to the rear yard
- New hard and soft landscaping
- New fencing
- Associated Site Works

The proposed dwelling is articulated to step down the site, sympathetic to the terrain and in response to placement of neighbouring structures. The scale is in keeping with that of other dwellings in the area. The style is contemporary, well-articulated both horizontally and vertically, and well considered within the context of its surroundings.

### **MATERIALS AND FINISHES**

The external materials and finishes will successfully reflect the subject location in terms of aesthetics and as a direct response to the coastal suburban environment. The building is proposed to be constructed using a combination of materials consistent with the surrounding development in the area.

Please refer to External Materials Schedule and Elevation drawings A200 - A203 within the Architectural drawing set for more information.

### **3.0 PLANNING CONTROLS**

Northern Beaches Council is the consent authority for the proposed Development Application.

The following planning instruments / guidelines have been used as the basis for this assessment and Statement of Environmental Effects.

- The Warringah Local Environment Plan 2011 (WLEP 2011)
- Warringah Development Control Plan 2011 (WDCP 2011)

#### **WARRINGAH LOCAL ENVIRONMENT PLAN 2011 (WLEP 2011)**

The Warringah Local Environment Plan 2011 (WLEP 2011) outlines development which is permissible in each zoning, as well as any special provisions. The plan includes definitions to provide an understanding of uses, building types, and planning controls which apply to a site.

Below is a summary of the proposed development against the WLEP 2011.

Site Area; 632.3m<sup>2</sup>

#### **WARRINGAH LEP 2011 - COMPLIANCE TABLE**

| <b>LEP PROVISION</b> | <b>REQUIREMENT</b>           | <b>PROPOSAL / RESPONSE</b> | <b>COMPLY</b> |
|----------------------|------------------------------|----------------------------|---------------|
| Zoning               | R2 - Low Density Residential | Dwelling House             | YES           |
| Landslip Risk Land   | Area B, Area C               | Refer to Geotech report    | YES           |
| Height               | 8.5m                         | 8.5m                       | YES           |
| Floor Space Ratio    | N/A                          | No requirement             | N/A           |
| Bushfire Prone Land  | N/A                          | No requirement             | N/A           |
| Acid Sulphate Risk   | N/A                          | No requirement             | N/A           |
| Flooding             | N/A                          | No Requirement             | N/A           |
| Heritage Area        | N/A                          | No requirement             | N/A           |

#### Zoning

The subject site is zoned R2 - Low Density Residential under the WLEP 2011.

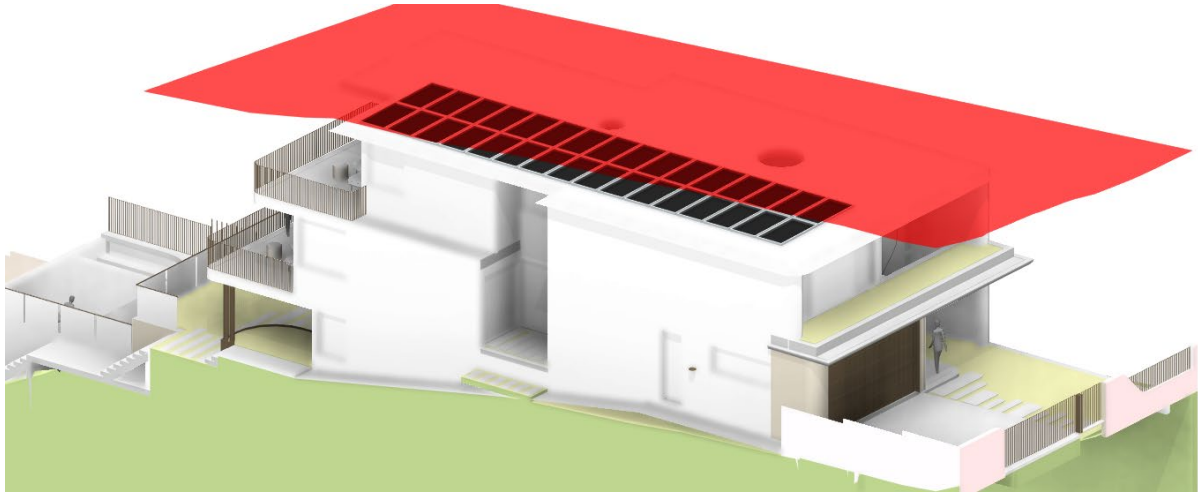
The property use is permissible within the R2 - Low Density Residential zone as a Dwelling House.

#### Landslip Risk Land

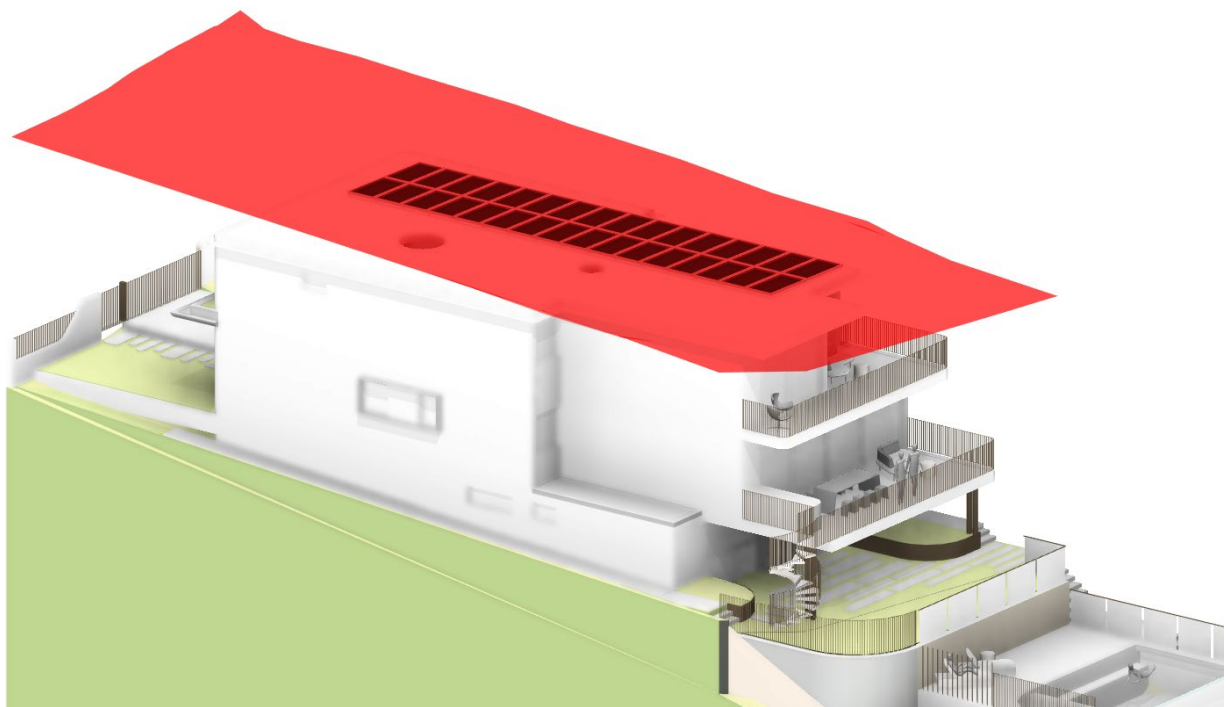
The subject site is mapped as Area B and Area C. An expert Geotechnical Assessment has been completed. The building works proposed are compatible with the parameters. The proposal satisfies this control.

## Height of Building

The subject site is located within area defined under the WLEP 2011 as 8.5m. The proposed development satisfies this control (Refer to Table 1 & Imagery below). As demonstrated in the below diagrams, no point of the proposed dwelling protrudes above the 8.5m height plane



**3D Diagram - 8.5m height plane (red) as viewed from north-west (site details hidden for clarity)**

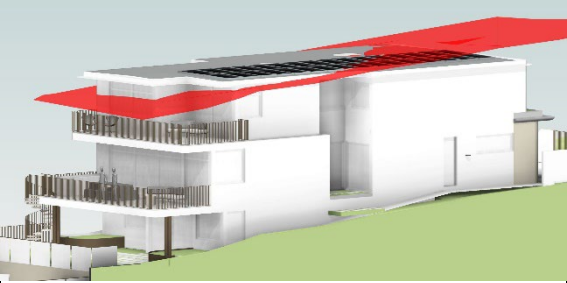
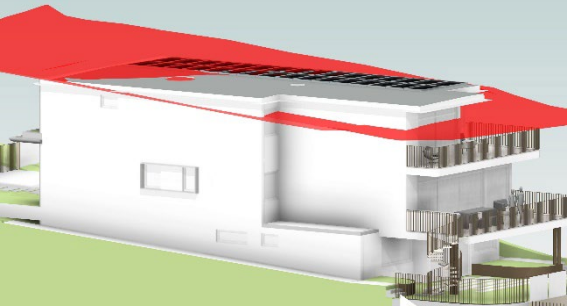


**3D Diagram - 8.5m height plane (red) as viewed from south-east (site details hidden for clarity)**

## WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)


The Warringah Development Control Plan 2011 (WDCP 2011) provides guidelines for the design of Residential development. Extracts and responses to relevant objectives are outlined below.

### WARRINGAH DCP 2011 – COMPLIANCE TABLE

| DCP PROVISION                       | REQUIREMENT | PROPOSAL / RESPONSE   | COMPLY                          |
|-------------------------------------|-------------|---|---------------------------------|
| <b>PART B - BUILT FORM CONTROLS</b> |             |   |                                 |
| B1 Wall Heights                     | 7.2m        | <p>A good portion of walling falls under the 7.2m, however due to the steep fall of the topography (in both length and width of site) some portions of upper walling exceeds this.</p> <p>The minor non-compliance is very similar to those of neighbouring properties no.9 &amp; no.13, approved in 2021 and now constructed.</p> <p>Dwelling viewed from North-West, with 7.2m blanket – 0mm – 570mm for a length of 2.1m</p>  <p>Dwelling viewed from South-East, with 7.2m blanket – 0mm – 930mm for a length of 15.4m</p>  <p>Notwithstanding the numerical variation, the proposal satisfies the objectives of the wall height controls:</p> <ul style="list-style-type: none"> <li>○ A well articulated building is proposed, minimising the visual impact.</li> <li>○ The proposal is commensurate in scale with adjoining and surrounding structures with proposed high quality landscaping.</li> <li>○ Reasonable view sharing is maintained.</li> <li>○ There is minimal impact on neighbouring properties in terms of privacy, views and overshadowing and the proposal complies comfortably with the relevant standards in regard to these issues.</li> </ul> | <b>ON MERIT WITH OBJECTIVES</b> |

|   |  |  |                                 |
|---|--|--|---------------------------------|
| B2-Number of Storeys                      | 1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys. | N/A  | N/A                             |
| B3-Side Boundary Envelope and SideSetback | Building envelope : 45degrees 5m above boundary  | <p>The northern side of the building is very nearly fully compliant, with some minor areas of eave and upper wall slightly outside the envelope.</p> <p>The southern side of the building has small portions of eave and upper wall outside the envelope, due to a sloping site falling front to rear (west to east) and also from side to side (north to south).</p> <p>Care has been taken to ensure where these minor non-compliances occur they do not adversely impact the amenity of neighbouring properties. The majority of the north side wall of the neighbour to the south, no.9, is free from openings or areas of private open space as are the lower two storeys of no. 13.</p> <p>The minor non-compliance is very similar to those of neighbouring properties no.9 &amp; no.13, approved in 2021 and now constructed.</p> <p>The proposal satisfies the objectives of the control:</p> <ul style="list-style-type: none"> <li>o The dwelling height and bulk are minimized, particularly from the streetscape/main vantage point. The dwelling is well articulated both vertically and horizontally, with quality landscaping proposed to soften bulk &amp; scale</li> <li>o Privacy and reasonable solar access is provided to adjacent properties.</li> <li>o The building is sympathetic to the existing topography of the land and setbacks/location of adjacent structures</li> </ul> | <b>ON MERIT WITH OBJECTIVES</b> |
| B4-Site Coverage                          | Site Coverage shall not exceed the maximum site coverage shown on the map.   | N/A  | <b>YES</b>                      |
| B5-Side Boundary Setbacks                 | 0.9m for R2 zone   | The proposed works have a side setback of 1.0m – 2.54m   | <b>YES</b>                      |
| B7-Front Boundary Setbacks                | 6.5m to front setback  | The proposed works have a front setback of 6.5m  | <b>YES</b>                      |
| B9-Rear setback                           | 6m   | The proposed works have a rear building setback of 22.6m+. The rear pool is setback 7.3m+.   | <b>YES</b>                      |

| <b>PART C – SITING FACTORS</b> |  |  |            |
|--------------------------------|--|--|------------|
| C2-Traffic, Access, and Safety | Refer to DCP   | A new vehicle access crossing / driveway is proposed, to be constructed in accordance with council standards. Civil Engineer design accompanies this application (under separate cover)  | <b>YES</b> |
| C3- Parking                    | Refer to DCP   | Integrated and not visually dominant garage. Provides for necessary off-street parking and is in accordance with AS2890.1<br>Bike parking/store made available in extra store space in the garage.   | <b>YES</b> |
| C4-Stormwater                  | Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.<br>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy. | A stormwater plan has been provided, prepared by a qualified Civil Engineer (under separate cover). Stormwater detention / retention tanks are proposed to mitigate stormwater issues and for onsite reuse.  | <b>YES</b> |
| C7-Excavation and Landfill     | Refer to DCP Landslip Area B & C.  | Refer to Geotechnical report (under separate cover). A cut and fill plan has been provided with the application, under separate cover.<br>Fill to be sorted and reviewed prior to relocation / disbursement. All clean fill to be re-used wherever possible. | <b>YES</b> |
| C8-Demolition and Construction | Development/demolition to comply with relevant sections of waste mgmt. guidelines  | Demolition to occur in accordance with AS2601-2001.<br>A waste management plan has been submitted as part of this application.   | <b>YES</b> |
| C9-Waste Management            | Development/demolition to comply with relevant sections of waste mgmt. guidelines  | Waste management plan has been submitted as part of this application. Bin storage is provided in an enclosure along the northern side of the site, adjacent to the Garage and close to the street for easy access for bin collection.                        | <b>YES</b> |

| <b>PART D - DESIGN</b>    |   |   |            |
|---------------------------|---|---|------------|
| D1- Landscaped Open Space | 40% of site area (40% x 632.3m <sup>2</sup> ), Minimum dimension of 2mx2m.  | Refer to professional landscape plans, completed by Lone Pine Landscape Architects  | <b>YES</b> |
| D2- Private OpenSpace     | 60m <sup>2</sup> per dwelling with 3 or more bedrooms accessible from a living area.  | Mutliple private open spaces are provided, accessible from a living area, well in excess of 60sqm.  | <b>YES</b> |
| D3 - Noise                | Noise from the combined operationof mechanical equipment not to generate noise levels that exceed the ambient background noise by more than 5dB(A) at the receiving boundary of residential and other noise sensitive uses.                 | Pool and A/C equipment will be located in appropriate sound proofing boxes if they exceed the required rating. They will be located as far as practical from adjoining properties. The Pool equipment is to be housed below the Pool Terrace slab, which is predominately enclosed by masonry side walls.   | <b>YES</b> |
| D6-Access toSunlight      | 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. | Shadow Diagrams accompany this application. All properties achieve the minimum 3hrs solar access.   | <b>YES</b> |
| D7-Views                  | Development shall provide for the reasonable sharing of views.  | <p>It is not anticipated that the existing views of neighbouring properties will be adversely impacted.</p> <p>With a rear building line commensurate to both immediate neighbours, no.9 &amp; 13, it is anticipated they will maintain easterly water views.</p> <p>With an overall proposed building ridge within ~300mm of the existing ridge, and existing established foliage to the front sides of the site it is not anticipated that across the road neighbours, no.16 or 18, will have any views adversely impacted.</p>  <p>View from across the street near no.14/16 Loch</p> <p>It is considered that view sharing principles have been upheld.</p> | <b>YES</b> |
| D8-Privacy                | Development not to cause unreasonable overlooking of habitable rooms and principal private open space.  | Privacy has been well considered, with screening and/or screen planting where deemed beneficial. Glazed openings to side boundaries have been minimised to only where necessary for access to natural natural light and ventilation. Some glazing is nominated to be hi-lite and / or opaque i.e wet areas.   | <b>YES</b> |

|  |   |   |            |
|--|---|---|------------|
| D9-Building Bulk                             | Refer to DCP.<br>Buildings to have visual bulk and architectural scale consistent with locality.  | The proposal is well articulated, sits within the max-building height limit and is well treated in terms of breakup of materials and vertical massing. It is commensurate in scale to neighbouring properties.  | <b>YES</b> |
| D10 –Building Colours and external finishes. | Compliment the existing environment.  | The scheme upholds a modern coastal / urban aesthetic – please refer to Elevations and Materials schedule on Architectural drawings A200 – A203.  | <b>YES</b> |
| D11-Roofs                                    | To encourage innovative design solutions to improve the urban environment; compliment the local skyline. Conceal plant and equipment.   | The scheme provides a practical and aesthetically pleasing roof form.   | <b>YES</b> |
| D12Glare and Reflection                      | Minimise glare and reflection   | Reflective materials have been minimised - a 'matt' not 'glossy' palette is proposed, refer to External Materials Schedule A200 on architectural drawings set.  | <b>YES</b> |
| D13-front Fences and Walls                   | Compatible with the existing streetscape character while creating visual interest in the public domain  | The front fence is of high quality and visually interesting. It's of a varied height, not to exceed 1.5m, and considered to enhance the current streetscape.  | <b>YES</b> |
| D14-Site Facilities                          | Facilities such as garbage and recycling enclosures, mailboxes, and other domestic facilities to be adequate for the development and convenient for users and with minimal visual impact. | The scheme provides all necessary site facilities for a family dwelling including location and accessibility for garbage storage, letterbox, clothes drying.  | <b>YES</b> |
| D15-Side and RearFences                      | Maximum 1.8m above natural ground level and in accordance with the Dividing Fences Act  | In general existing side/rear fencing is to be maintained, small new portions of 1.8m side and rear fencing are proposed, generally to make good or to infill between existing. A small height extension is proposed to the side fence near the bin enclosure to ensure it is fully concealed from view from the street & adjoining properties. | <b>YES</b> |
| D16 – Swimmingand Spa Pools                  | Located to preserve the natural environment, streetscape and residential amenity.<br>Pools are not located in the front building setback.   | The Pool/Spa is located in the rear yard, and not located near any significant trees, commensurate with surrounding dwellings.  | <b>YES</b> |
| D20-Safety andSecurity                       | Buildings are to overlook streets and public and communal spaces to allow surveillance.<br>Entrances to buildings are to be from public streets wherever possible                         | The proposed dwelling overlooks the street and public space to allow surveillance.<br>Entrances to buildings are to be from Loch St, a public street.   | <b>YES</b> |
| D21-Utility Services                         | Adequate utility services are provided  | The proposal makes adequate provision for utility services.   | <b>YES</b> |
| D22-Conservation of Energy and Water         | The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.   | The building is well oriented, to north and east wherever practical, capturing favourable sun and breezes.<br>A Basix Certificate and Landscape Plan accompany this application (under separate cover)  | <b>YES</b> |



| <b>PART E- NATURAL ENVIRONMENT</b>         |                                 |  |            |
|--|---------------------------------|--|------------|
| E6-Retaining Unique Environmental Features | Refer to DCP                    | Some portions of exposed rock within the lower yard area are to be maintained. 4 established trees are proposed to be maintained, 3 Magnolia trees at the front south-west of the site and 1 Melaleuca at the rear south-east of the site – refer to Landscape Architect plans for more details. | <b>YES</b> |
| E10-Landslip Risk                          | Landslip Risk Map – Area B & C. | Please refer to Geotechnical report (under separate cover). The site is compatible with the proposed works.  | <b>YES</b> |

## **4.0 CONCLUSION**

This proposal is compliant with the overwhelming majority of planning requirements, upholds the intent of the objectives and is in keeping with existing adjoining and surrounding development.

The existing character of the area has been respected and the development will blend in and increase the quality of the local built environment. The use of contemporary materials and shape, sympathetic roof forms and articulation will provide a well-balanced dwelling that sits well within the Freshwater community.

Every effort has been made to comply with Northern Beaches Council's specific requirements, balanced with the client's desire for a modernised family home, including a thoughtful regard for the amenity of neighbouring properties and environmental considerations.

For these reasons we are of the opinion that this proposal should be supported.

Kind regards,

FBC Architects