

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION  
OF A SECONDARY DWELLING**

**PROPERTY**  
**90 LAWRENCE STREET,  
FRESHWATER**

**CLIENT**  
**ANGUS PRAGNELL**

**JOB NO**  
**21-06**

**DATED 28 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.

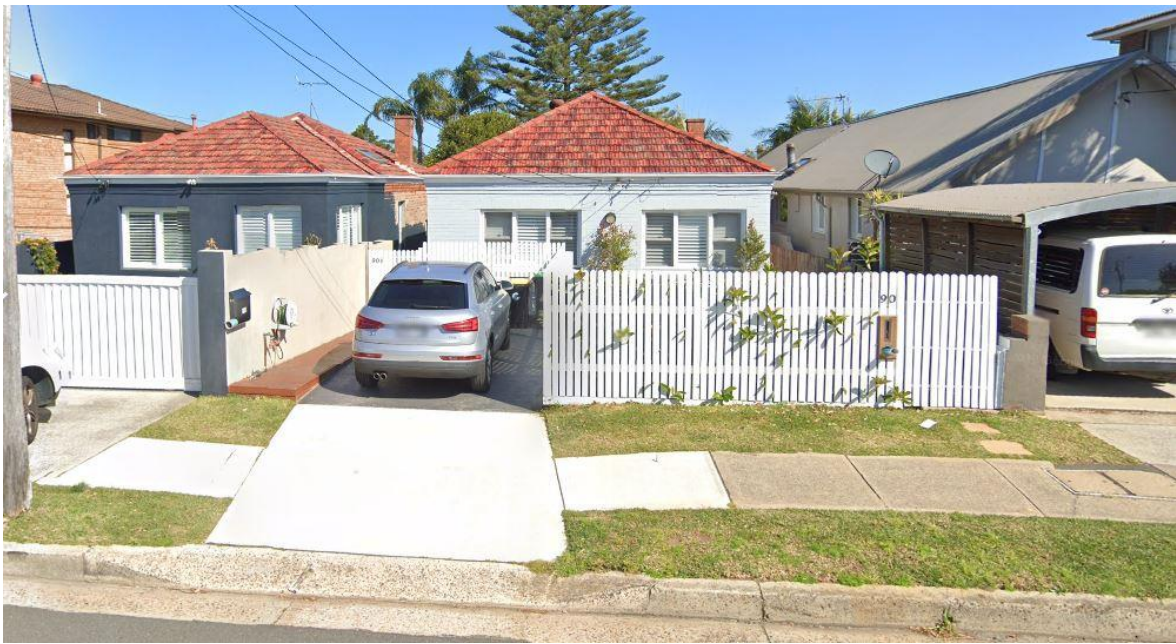


Image 1. 90 Lawrence Street, Freshwater

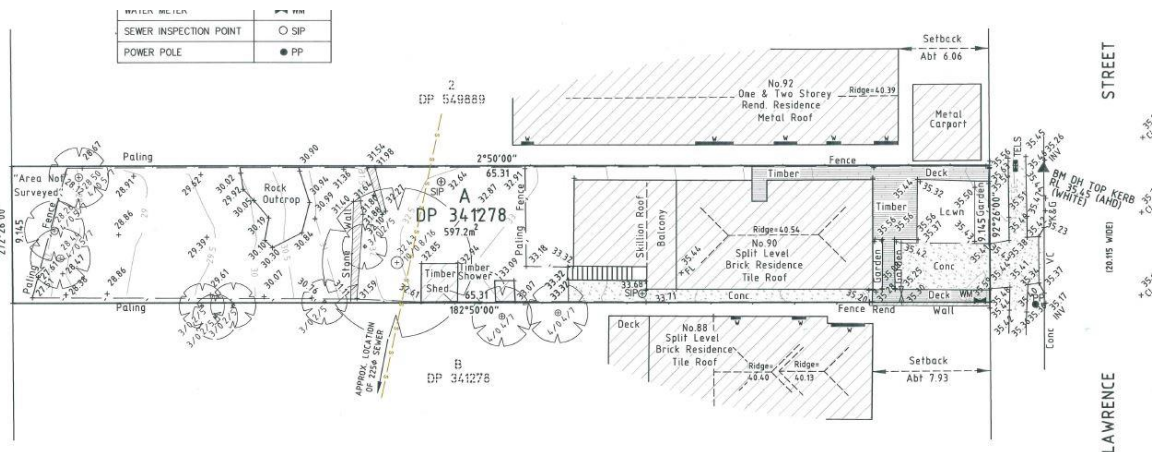


Image 2. Survey



### **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.

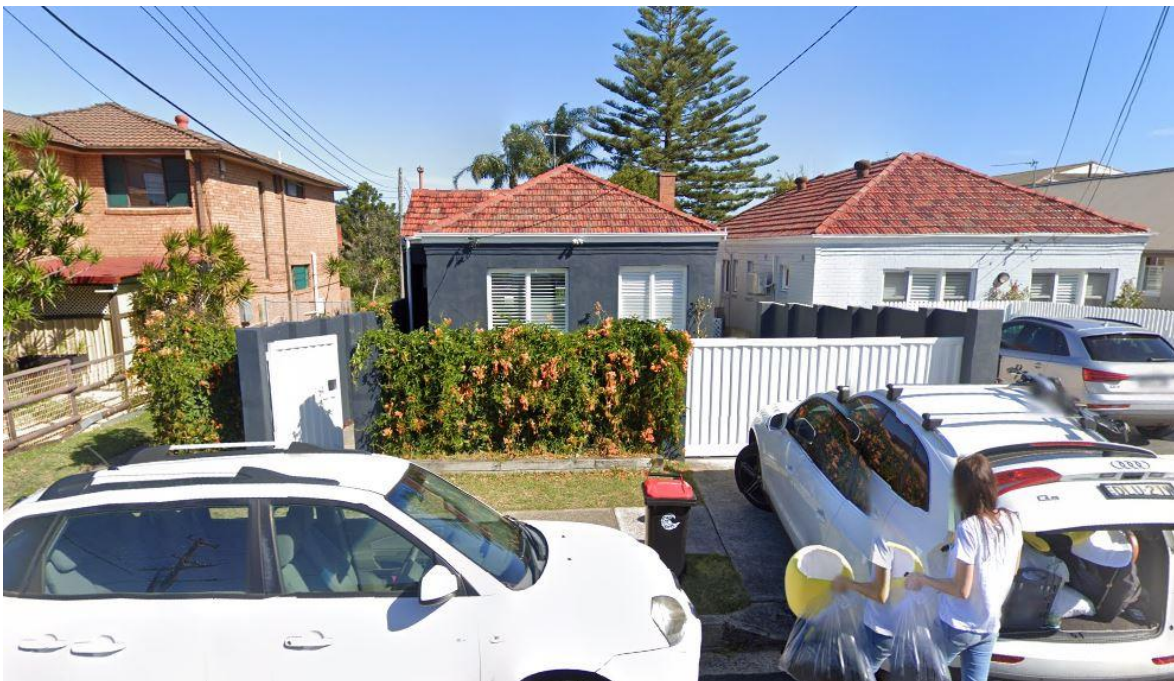


Image 4. 88 Lawrence Street, Freshwater

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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 = 273sqm

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	-	48
Side	-	0.94 metres
Rear	-	8.0 metres and 6.0 metres from the alfresco.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the variation of rear setback.

## **5.6 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.



## **5.7 PRIVACY**

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

## **5.8 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.

Lena Strakian  
RK Designs