

Statement of Environmental Effects (SEE)

Date: June 18, 2024

Owners: Mr. Gibson & Ms. Wright

Subject Property: 41 Wilson Street Freshwater, NSW 2096
Lot 1 DP 124022

1. Site suitability

The subject site known as 41 Wilson Street; Freshwater is a fairly level site along the Northern side of the road. The current property is over two levels with the ground floor opening to the rear yard. The subject property sits centred on the site with a driveway towards the western side boundary. There is a gentle slope from the south-western corner of the site to the north-eastern corner of approximately 880mm in height. The site has a frontage of 10.06m facing south while the rear boundary is 10.06m facing north. The side boundaries face west and east and both sit at 45.72m in length. The adjoining property to the western side boundary is of single storey and known as 43 Wilson Street. The adjoining property to the eastern side boundary is a two-storey duplex known as 39 and 39a. Currently erected on the subject site is a two-storey family residence with a concrete driveway to the front boundary.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape and be in accordance with the aims and objectives of the WLEP2014 and the Warringah DCP.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located zoned R2 Low Density Residential under WLEP2014. Under this Category, the proposed use is permissible with consent.

The proposed works at ground level include a new front entry gate with Arbor over a new path, this path connects to the main entry porch. Over the front entry the applicant seeks approval for a new roof structure with open gable end and exposed timber beams. The proposed posts will be supported on masonry columns clad in selected stone to provide the home a Hamptons aesthetic.

To the rear yard a new terrace off the existing kitchen and dining room will provide access to a new pool and spa with a cabana off the pool area to the rear boundary. The pool is to be enclosed by glazed and metal pool fencing providing a safety barrier to the Australian standards.

At first floor the roofs over the existing laundry and store are to be removed to allow for a larger balcony off the existing main bedroom and sitting room. The proposed balcony includes privacy screens to both the west and east side boundaries providing optimal privacy to both the subject site and adjoining properties.

The existing roof tiles are to be removed and replaced with selected Colorbond roof sheeting to match the proposed roof structure, providing consistency throughout the development.

The proposed changes to the home have been designed to comply with most Councils WDCP2014 controls. The proposed first floor balcony and roof structure are only slightly outside the building envelope and will have no detrimental effect to its surrounding neighbour's or impact to their amenity. The rear cabana setback proposed is 960mm and the eastern side boundary setback is 900mm. The pool setback from the eastern boundary is 900mm to the waterline. All other setbacks remain as existing.

The proposal will result in 181m² or 39.4% landscape area. While this is under the required 40% minimum landscape area is it more than the existing 177.88m² or 38.75% and as such Council's favourable consideration is sought on this minor non-compliance. The site allows for 72.07m² of private open space and as such complies with the 60m² minimum DCP requirement.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

Existing access to and from the subject site is via a driveway off Wilson Street. This access will remain in the same location under the proposal. The existing driveway is to remain intact with no alterations proposed to the existing.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development. All these aspects comply with Part B6 of PDCP.

5. Privacy, views and overshadowing

Visual privacy:

The proposed works include a larger balcony at the first floor level, this will include a new privacy screen to both the west and east side boundary. These screens will provide privacy to both the subject site and adjoining properties. It is noted that while the balcony is elevated above the adjoining property to the rear it is set back over 12 metres from the rear boundary ensuring visual privacy is maintained.

The proposed pool cabana will have minimal impact on neighboring properties as the proposed sliding door face towards the main residence while the window to the western side boundary sits below the existing fence line.

Acoustic privacy:

The proposed alterations and additions will not affect acoustic privacy as the residence remains a private family dwelling.

Views:

While the proposed works include a larger balcony to the first floor with new privacy screens to both the west and east side boundary, views from the adjoining properties will not be significantly impacted as the property to the west sits in line with the subject dwelling and is single storey in nature. Ocean views from the subject site are towards the north-eastern side of the property and these will be maintained with the proposed design.

Overshadowing:

Shadow diagrams accompany this application and provide evidence of minimal overshadowing to adjoining properties, with the proposed addition to the first floor remaining within councils DCP building envelope.

6. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain residential dwelling.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

8. Energy efficiency

A BASIX Certificate accompanies this application.

9. Known Risks

We have studied the subject site and have determined the following potential risks to the site. The subject site is located in Warringah LEP2014- Land zoned R2 Low Density Residential and within the Landscaped Open Space and Bushland Setting 40% of Site. No known risks are associated with the subject site.

10. Waste management

Existing council waste collection will remain in place for the subject site.

11. Conclusion

Having regard for all the above mentioned, we believe that this development will not have any adverse effect on the built or natural environment, is in accordance with the aims and objectives of WLEP2014 and WDCP, and therefore Council's favorable consideration is sought.

Statement of Environmental Effects Checklist for Buildings Class 1 and 10

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	459m ²	Y	
Housing Density dwelling/m ²	1/450m ²	Y	
Max ceiling height above natural ground level	6.14m	Y	
Impervious area m ²	270.49m ²	Y	
Maximum building height m	8.33m	Y	
Front building setback m	12.08m	Y	
Rear building setback m	0.96m	N	Cabana
Minimum side boundary setback	0.90m	Y	
Building envelope	5m at 45°	N	See comments above
Private open space m ²	72.07m ²	Y	
% of landscape open space %	181m ² or 39.4%	N	See comments above
Maximum cut into ground m	300mm	Y	
Maximum depth of fill m	200mm	Y	
Number of car spaces provided	2	Y	

Site Photos



Subject property from the street located at 41 Wilson Street



Subject property from the rear located at 41 Wilson Street



View of Property to the western side boundary known as 43 Wilson Street



View of property to the eastern side boundary known as 39 and 39a Wilson Street