

Statement of Environmental Effects (SEE)

Date: JUL 20, 2025

Owners: Mr. Quentin Dejean & Mrs. Beijia Fang-Dejean

Subject Property: 11 Birrong Avenue, Belrose 2085 NSW

Lot 34 DP 226095

1. Site Suitability

The subject site is known as **11 Birrong Avenue** with surveyed area totalling **696.8m²**. The existing property is a detached dwelling of single-storey constructed of brick veneer and weatherboard with a tile roof, centrally located on the site. The driveway leads to a single-car garage.

- **Slope:** The site has minimal slope, from the south side boundary to the northern side boundary, with a maximum difference of **1.69m over 38.10m**.
- **Boundaries:**
 - Front boundary (northwest, facing Birrong Avenue): **18.29m**
 - Side boundary (northeast): **38.10m**
 - Side boundary (southwest): **38.10m**
 - Rear boundary (southeast): **18.29m**

The adjoining property 13 Birrong Avenue to the northeast is a single-storey residence, lower than the subject property, while the property, 9 Birrong Avenue, to the southwest is two-storey, sitting at higher than the subject site.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape and comply with the aims and objectives of the **WLEP2011** and the **Warringah DCP**.

2. Existing and Proposed Uses

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

The subject site is currently occupied by a single-storey dwelling comprising three bedrooms, a metal-roofed terrace, and associated landscaping. Vehicular access is provided via a private driveway at the western end of the site, which leads to a single garage and an on-grade parking space. Additional structures on the site include a swimming pool and a detached studio located at the rear.

The proposed development involves the retention of the existing ground floor structure and the addition of a new upper storey. The extended dwelling will include four bedrooms, an open-plan living area, a lounge, dining and kitchen spaces that open to the terraces, as well as a study, games room, ensuite, bathroom, powder room, and laundry. The existing landscaped open space and rear yard area will be retained with no changes proposed to the swimming pool or detached studio.

3. Development Compliance

The subject site is zoned **R2 Low Density Residential** under the **WLEP2011**, and the proposed use is permissible with consent.

Provision	Requirement	Existing	Proposed	Complies
Wall Height (m)	7.2m	3.27m	6.65m	Yes
Number of Storeys	Not Specified	1	2	Yes
Side Boundary Envelope (m)	Projecting planes 45 degrees from 5m above existing ground at the side boundary	Complies with the southwest side boundary envelope; Existing Roof has minor encroachment into the northeast side boundary envelope	Complies with the southwest side boundary envelope; Proposed roof encroaches into the northeast side boundary envelope and minimal impact 13 Birrong Avenue	Appropriate on merit
Side Setback (m)	0.9m	northeast side boundary: 0.92 - 0.94 southwest side boundary: 0.94 for main dwelling and	northeast side boundary: 0.92 - 0.94 southwest side boundary: 0.94 for main dwelling and 0.48 for studio	Yes for main dwelling; existing; Outbuilding encroaches into southwest side boundary

		0.48 for outbuilding		
Front Setback (m)	6.5m	9.71m	9.71m	Yes
Rear Setback (m)	6m	10.52m for main dwelling; 0.55m for outbuilding	10.52m for main dwelling; 0.55m for outbuilding	Yes
Building Height (m)	8.5m	5.08m	8.22m	Yes
Traffic, Access and Safety		1 driveway entrance	1 driveway entrance	Yes
Parking	2 spaces per dwelling	1 space provided at the garage and 1 off-street parking on grade	1 space provided at the garage and 1 off-street parking on grade	Yes
Landscaped Open Space	40% of site	30.20%	30.20%	Proposed landscape open space is maintained as existing.
Provision	Requirements	Existing	Proposed	Complies
Private Open Space	60m2 for dwelling with 3 bed or more	381.47 m2	378.6m2	Yes
Privacy		Main living areas oriented to the street and terrace is at the rear	Proposed main living areas and private open space are located at the rear without overlooking	Yes

Access to Sunlight	at least 50% of required POS receive a min. 3 hours of sunlight. Between 9 am and 3pm on Jun 21	more than 30m2 (50%) received 3 hours sunlight	more than 30m2 (50%) received 3 hours sunlight	Yes
Building Bulk		The horizontal facade is stepped and the varandah is designed to reduce horizontal banding. A few trees before the front setback reduces visual bulk.	The proposed building is split into 2 main volumes at upper level visible from the street to reduce the bulk. Articulated with projecting walls and eaves	Yes
Building Colours and Materials		Neutral light grey colour is sympathetic to surrounding natural and built environment	Proposed colour and material for upper level complements to existing ground level	Yes

4. Access and Traffic

Existing access to and from the subject site is in the form of a driveway off Birrong Avenue. The proposed alterations and additions has no change to the existing parking arrangement.

There will be no impact on pedestrian amenity, bicycle facilities, public transport, or general traffic flow.

5. Privacy, Views, and Overshadowing

Visual Privacy:

- The proposed development has no overlooking to the private open space and minimal impact to the windows of the habitable rooms of the adjoining properties.
- The newly added upper level has no window facing the northeast side boundary.
- The proposed living room windows on ground level faces the rear courtyard and the glassline is 10.6m from the rear boundary, screened with mature landscape and trees on both sides of the existing paling fence.
- The extended upper level has two windows at the ensuite and one at the stairwell. The game room facing the rear window adjacent to the stairwell is 19.3m to the rear boundary. One of the two windows in the ensuite is a window at 1.78m above finished floor level. The other window in the ensuite in front of the bathtub is also 19.3m to the rear boundary and blind will be closed when the bath is in use.
- At the southwest facade, the upper level has a window along the stairs that is approximately 8.9m to the window of the habitable room at the upper level of 9 Birrong Avenue. The garages of the proposed development in the subject site and the 9 Birrong Avenue provides physical separation between the two dwellings. No direct lines of sight to the adjoining property.

Acoustic Privacy:

- The proposed alterations will not affect acoustic privacy. There is no change to the location and existing design of the private open space on ground at the rear of the site. The extended level accommodates a master bed with ensuite, a study and a game space.

Views:

- The impact of the proposed development on views from adjoining proposers have been considered .
- The proposed works will not obstruct any views of the surrounding bushland setting.

Overshadowing:

- The proposed development has minimal impact on the adjoining property on 9 Birrong Avenue , in comparison to the shadow created by the existing development.
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6. Air and Noise

Air quality and noise from the site will not change, as the proposed use remains a single residential dwelling.

7. Soil and Water

The proposal will have minimal impact on soil and water management issues as the proposed development maintains the existing building envelope and footprint with an

increase of 1.6m² GFA on ground floor at the rear of the site where the existing open space is covered by hard pavers.

8. Energy Efficiency

A **BASIX Certificate** accompanies this application to ensure energy efficiency compliance.

9. Known Risks

The site is not in a bushfire zone, nor a landslip zone or a flood zone. It is not subject to acid sulfate soils, not subject to soil erosion or mine subsidence and is not within 2m of Council stormwater pits and pipes.

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

10. Waste Management

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

11. Conclusion

In conclusion, we believe the proposed development will not have any adverse effects on the built or natural environment. It complies with the aims and objectives of **WLEP2011** and **WDCP**, and therefore, we seek Council's favorable consideration for this proposal.

Site Photos



Satellite image of 11 Birrong avenue and its surrounds



Subject property from the street located on 11 Birrong Avenue



View of Adjoining Property from the street located at 13 Birrong Avenue



View of Adjoining Property from the street located at 9 Birrong Avenue