

Statement of Environmental Effects (SEE)

Date: May 6, 2025

Owners: Mr. & Mrs. D'Urso

Subject Property: 147 Frenchs Forest Road West, Frenchs Forest NSW 2086
Lot 25 DP 30837

1. Site suitability

The subject site known as 147 Frenchs Forest Road West is a level block with a single driveway accessible from Frenchs Forest Road West. The existing house is located in the centre of the property and has a single-entry tandem garage on the eastern side.

The site has a slight slope, declining approximately 1.82 meters from the eastern to the western boundary. The property measures 19.81 meters along both the northern (front) and southern (rear) boundaries, and the eastern and western side boundaries are each 35.825 meters long.

The property adjacent to the east is a slightly elevated single-story dwelling, while the property to the west is a single-level dwelling situated slightly lower than the subject site.

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 WLEP2011 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 WLEP2011. Under this Category, the proposed use is permissible with consent.

This proposal outlines several planned modifications to the property. The internal layout will be reconfigured to create an open plan living, kitchen, and dining area. The current tandem garage is slated for conversion into a new study, bathroom, and laundry.

At the rear of the property, a small extension is proposed, situated where the existing outdoor terrace is. This will enable a larger kitchen with a small walk-in pantry. A spacious covered outdoor deck will be accessible from the proposed dining and kitchen areas, facilitating seamless indoor-outdoor flow. The application also includes a new gravel driveway with a turning bay and a side path.

The proposed alterations have been carefully designed to adhere to the Council's WDCP controls. The planned roof structure remains within the building envelope and will not negatively impact neighbouring properties or their amenity. Existing side and front street setbacks will be maintained, both of which currently meet WDCP requirements. The rear setback for the proposed deck will be 12.43m, exceeding the required 6m setback.

The proposal will result in 304.47m², or 42.9%, of landscaped space, surpassing the minimum 40% requirement set by council controls. This compliance allows for significant deep landscaping, with minimal landscaped areas under 2 meters, ensuring good drainage and ample space for well-landscaped zones. The site also provides 250m² of private open space, which meets the minimum DCP requirement of 60m².

The existing tandem garage will be replaced by two off-street parking spaces. One space will be located behind the 6.5m front setback, while the other will extend 250mm into the setback. A turning bay is also included in the proposal due to the high traffic volume on Frenchs Forest Road West, attributed to the proximity of Northern Beaches Hospital, The Forest High School, and Frenchs Forest Police Station.

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 single-entry driveway off Frenchs Forest Road West. This access will remain in the same location under the proposal with a larger driveway as it enters the site allowing for ample off-street parking and a turning bay to allow for the busy road as mentioned above.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed deck to the rear yard will have minimal impact to adjoining properties privacy with a setback of over 12m from the rear yard. While it is proposed to remove a few trees these are all either under 5m in height, closer than 2m to the existing dwelling or are on the exempt species list. There will still be ample trees within the rear yard that provide for privacy to and from the subject site ensuring the amenity of adjoining properties are maintained.

Acoustic privacy:

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

Views:

The proposed development will not impact any adjoining property views with the bushland setting being unobstructed. No views will be impacted.

Overshadowing:

The proposed works are for a small extension to the rear, with all new works being of low height and within the existing footprint of the building. As the proposal is all at ground floor there will be minimal overshadowing to adjoining properties.

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 within Warringah LEP2011- Land zoned R2 Low Density residential. It falls in Land Slip Risk Map- Area B and therefore a preliminary Geotechnical Report accompanies this application and Landscaped Open Space and Bushland Setting 40% of the Site. No other 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 WLEP2011 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	709.7m ²	Y	Unchanged
Housing Density dwelling/m ²	1/600m ²	Y	Unchanged
Max ceiling height above natural ground level	3.45m	Y	
Impervious area m ²	374.99m ²	Y	
Maximum building height m	6.43m	Y	
Front building setback m	9.08m	Y	
Rear building setback m	12.43m	Y	
Minimum side boundary setback	1.155m	Y	
Building envelope	4m at 45°	Y	
Private open space m ²	250m ²	Y	
% of landscape open space %	304.47m ² or 42.9%	Y	
Maximum cut into ground m	300mm	Y	
Maximum depth of fill m	200mm	Y	
Number of car spaces provided	2	Y	

Site Photos



Satellite image of 147 Frenchs Forest Road West and its surrounds



Subject property from the street located at 147 Frenchs Forest Road West



View of subject property within the boundary lines known as 147 Frenchs Forest Road West



View of Adjoining property from the street known as 145 Frenchs Forest Road West



View of Adjoining property from the street known as 149 Frenchs Forest Road West



Terrace and Pergola to be removed to allow for an extension and deck to the rear yard.