

Statement of Environmental Effects
13 Valley View Road Frenchs Forest 2086
LOT: 11 DP: 215513

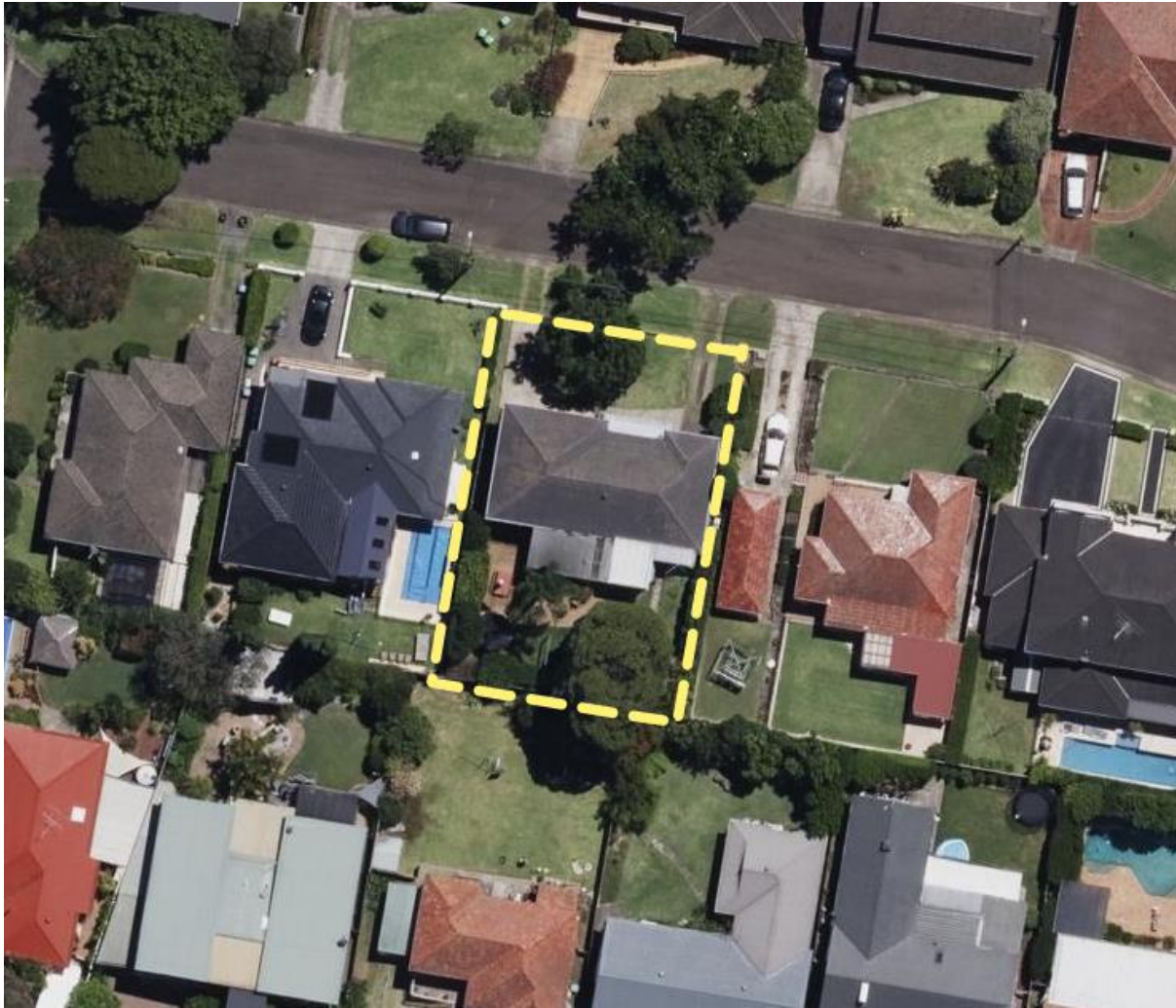


Figure 1: Aerial View of Site

Date: 26/02/2024

Contact Information

SY Planning
 ABN 64 453 302 286
 PO BOX 609
 MOREE NSW 2400
 Telephone: 0432 823 351
 @: Shaun.yong@syplanning.com.au
 Contact Person: Shaun Yong

Document Information

Prepared For:
 The General Manager
 Northern Beaches Council
 PO BOX 82
 MANLY NSW 1655

Author	Checked By	Revision	Revision Date	Notes
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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by SY Planning on behalf of Draftinghelp and accompanies a Development Application for the alterations and additions to existing dwelling house at 13 Valley View Road Frenchs Forest 2086.

This SEE describes the subject site and the proposed development, assessing the impacts of the development as required by Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. Overview of Planning Provisions

Basic Details	
Address	13 Valley View Road Frenchs Forest 2086
Real Property Description	LOT: 11 DP: 215513
Current Use	Existing dwelling house
Land Size	569.1m ²
Zoning	R2: Low Density Residential
Local Government Area	Northern Beaches Council
Local Environmental Plan	Warringah Local Environmental Plan 2011
Development Control Plan	Warringah Development Control Plan 2011
Applicable LEP Development Standards	<ul style="list-style-type: none"> • Clause 2.3: Zone objectives and Land Use Table • Clause 4.3: Height of Buildings • Clause 6.4: Development on sloping land
Applicable State Environmental Planning Policies	<ul style="list-style-type: none"> • State Environmental Planning Policy (Sustainable Buildings) 2022

Table 1: Overview of Planning Provisions

3. Site Description and Surrounding Context

The subject site, known as 37 Willow Tree Crescent Belrose 2085 (LOT: 11 DP: 215513) is located within the R2: Low Density Residential zone under the Warringah Local Environmental Plan 2011. The site is a standard lot with existing vehicular access via Valley View Road along the primary road frontage. The site is currently improved by an existing dwelling. Immediate surrounding land uses are predominantly comprised of low density residential dwellings. A Dial Before You Dig Search suggests that essential services such as telecommunications, electricity, reticulated water and sewer are available to the site.

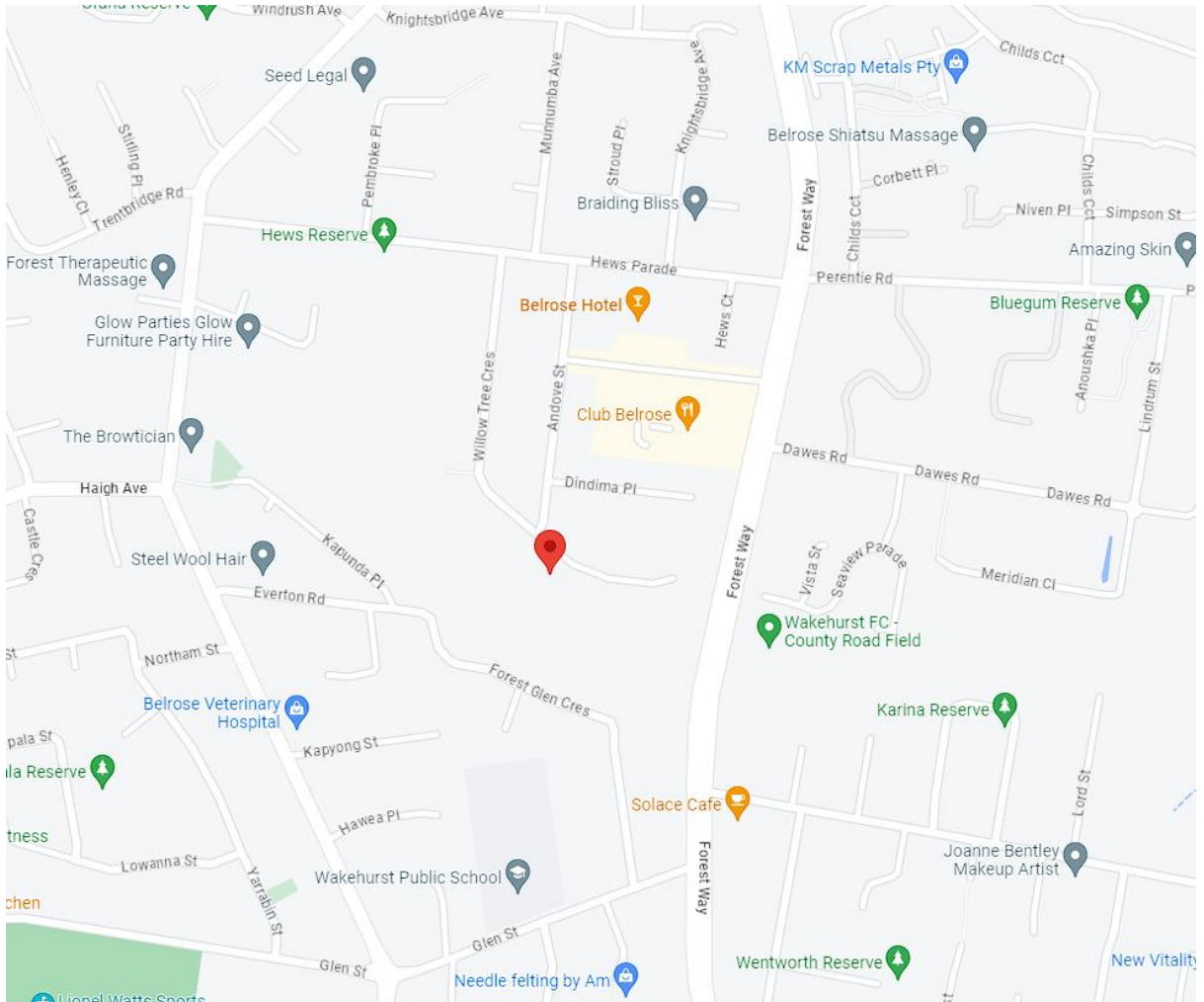


Figure 2: Locality Map of subject site (Source: Google Maps)

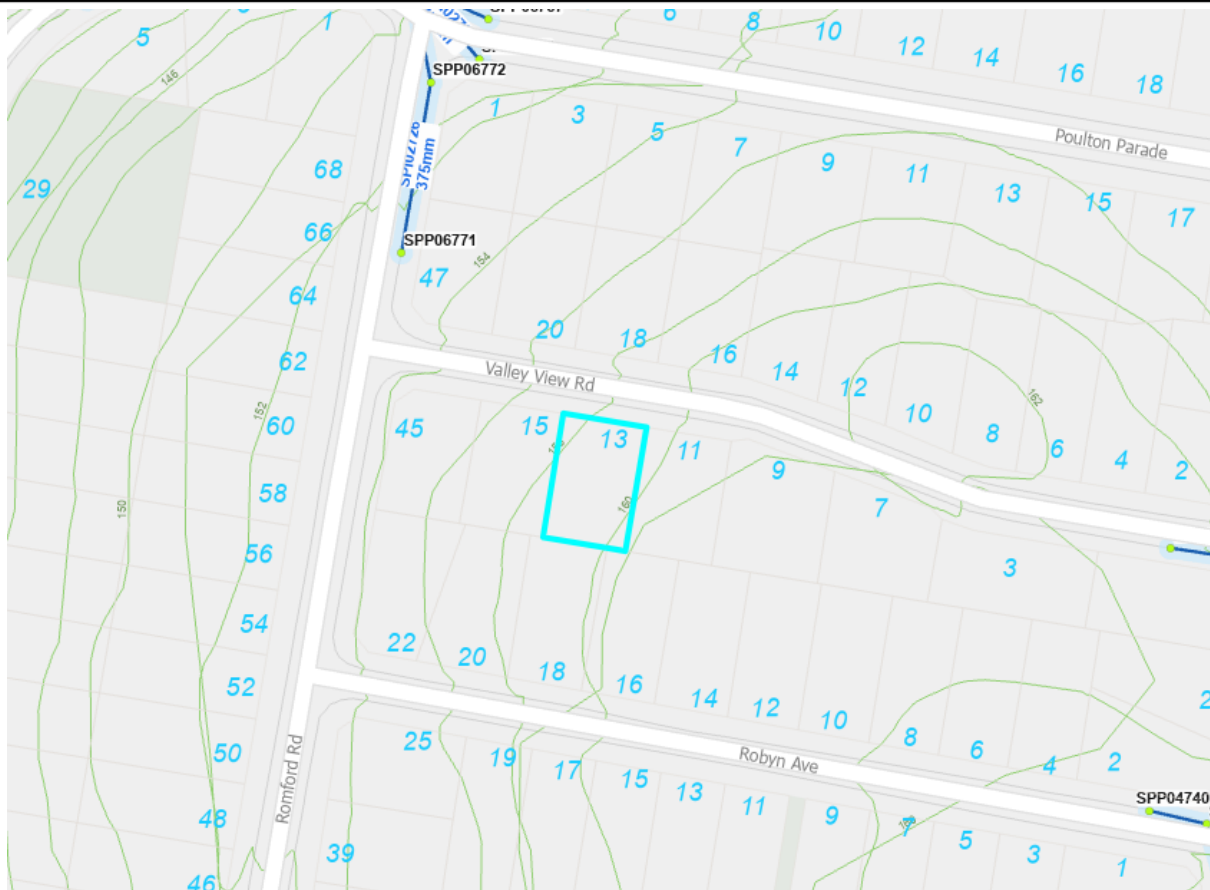


Figure 3: Northern Beaches Council Asset Mapping

Pits
 ● Stormwater Pit
Pipes
 — Stormwater Conduit

4. Proposed Development

The proposed development involves the alterations and additions to existing dwelling house. The development can be summarised below as:

- Relocation of existing garage along the eastern walls to the western wall.
- Existing garage to be retrofitted into a bedroom.
- Demolition to reconfigure internal layout.
- Ground floor extension
- New deck on ground floor
- New double carport
- Removal of existing eastern driveway
- No vegetation clearing involved

Item	Existing	Proposed
Gross Floor Area	105sqm	150sqm
Landscaped Area	-	235.1sqm/ 41.8%
Building Height	No Change	
Earthworks	-	Approximately 800mm
Front Setback	8m	2m
Rear Setback	9.27m	6.37m
Side Setbacks	No Change	

5. Environmental Planning Assessment Overview

The following assessment has been structured in accordance with Section 4.15 of the EP&A Act. The proposed development has been assessed in accordance with the relevant state, regional and local planning policies.

5.1 State Environmental Planning Policies

Clause	Comments
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>A BASIX Certificate demonstrating compliance with the minimum standards is submitted with the development application.</p> <p>The proposed alterations and additions will comply with the commitments as indicated in the BASIX Certificate.</p> <p>Complies</p>

5.2 Warringah Local Environmental Plan 2011 (Applicable Only)

Clause	Comments
Clause 2.3	The alterations and additions to existing dwelling house and the erection of a carport are permitted with consent under the zone. Given that the development is small in scale and is unlikely to result in significant impacts on the immediate area, it is considered that the development is consistent with the objectives of the zone. Complies
Clause 4.3	The proposed development will not result in change in building height. Complies
Clause 6.4	Proposed stormwater discharge will be via gravity to Valley View Road. Given that the development does only involves minor cut, it is unlikely that the development will impact on or affect the existing subsurface flow conditions. Complies

5.3 Warringah Development Control Plan 2011 (Applicable Only)

Clause	Comments
Part B Built Form Controls	
B1 Wall Heights	The proposed development will not impact on the existing wall height of the dwelling house. No Change
B2 Number of Storeys	Development will not result in change in number of storeys No Change
B3 Side Boundary Envelope	The proposed development complies with the side boundary envelope. Complies
B4 Site Coverage	The site is not restricted by maximum site coverage Not Applicable
B5 Side Boundary Setbacks	The proposed development does not change existing site boundary setbacks. No Change

B7 Front Boundary Setbacks	<p>The proposed development will result in a front setback of 2m to the proposed carport. However, it is argued that the proposed carport is unlikely to result in adverse negative impacts on the prevailing street scape as the carport is an open structure with a roof design that is complimentary to the existing dwelling house.</p> <p>It is also noted that there are numerous dwellings within the vicinity that also contains a carport/garage that is front of the building line and encroaches into the front setbacks. Examples of such properties includes;</p> <p>34 Paxton Street; 41 Paxton Street; 18 Poulton Parade; 28 Poulton Parade; 2 Brentwood Place; 6 Brentwood Place; 18 Ilford Road; 20 Ilford Road; 40 Romford Road; And many more.</p> <p>As such, it is considered that the proposed carport can be supported with merits.</p> <p>Complies with merits</p>
B9 Rear Boundary Setbacks	<p>The proposed development will result in a rear setback exceeding 6m.</p> <p>Complies</p>
Part C Siting Factors	
C4 Stormwater	<p>Given that the site slopes from the south east to the north west. It is anticipated that the stormwater will be discharged to Valley View Road via gravity system where overland flow will be collected via stormwater pits on Romford Road to the north west</p> <p>Complies.</p>
C7 Excavation and Landfill	<p>An erosion and sediment control plan will be implemented during construction to ensure that will not create siltation or pollution of waterways or drainage lines.</p> <p>Complies</p>
C8 & C9 Demolition and	<p>A waste management plan has been submitted for Council's assessment.</p> <p>Complies</p>

Construction, Waste Management	
Part D Design	
D1 Landscaped Open Space and Bushland Setting	Proposed development will result in an approximately 235.1sqm of landscape area which is 41.8% of the site. Complies
D2 Private Open Space	The private open space rear of the dwelling house comprised of lawn and deck far exceeds the minimum 60sqm. Complies
D3 Noise	Given that Valley View Road is not a main road, and that the proposed development does not involve a noise sensitive use, it is considered that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors. Complies
D6 Access to sunlight	Whilst the proposed garage is not a basement pursuant to the WLEP 2011, the development can be described to include a rear addition to existing dwelling house where the area being extended is single storey. Furthermore, it is noted that the building height will remain unchanged. In this regard, it is unlikely that the development will result in adverse impacts on solar access. Complies
D7 Views	It is unlikely that views are obstructed as the development as the building bulk and scale of the dwelling house will remain largely the same. Complies
D8 Privacy	Given that the development only applies to the ground floor, it is not expected that the development will result in adverse negative privacy impacts. Complies
D9 Building Bulk	The proposed building bulk is compliant for the following reasons; <ul style="list-style-type: none"> • Proposed excavation to be below 1m • Proposed development complies with side building envelope • Compliant building height • Abundant articulation features are included in the design.

	<ul style="list-style-type: none"> Proposed materials and colours are complimentary to existing dwelling house. <p>Complies</p>
D10 Building Colours and Materials	<p>The proposed extension will utilise a colour scheme and materials that will compliment and enhance the visual aspect of the existing dwelling house.</p> <p>Complies</p>
D11 Roofs	<p>While the dwelling house will large retain its roof design, the proposed carport will utilise a skillion roof design that will be complimentary to the existing dwelling house.</p> <p>Complies</p>
D12 Glare and Reflection	<p>Development will not use materials that will result in unreasonable glare.</p> <p>Complies</p>
D14 Site Facilities	<p>No change to existing site facilities</p> <p>No change</p>
D15 Side and Rear Fences	<p>No change to existing side and rear fences</p> <p>No change</p>
Part E The Natural Environment	
E10 Landslip Risk	<p>The proposed development involves a minor cut only. Given that it is unlikely to impact on site stormwater provisions and also impact on adjoining dwellings, it is considered that a geotechnical report is not required.</p> <p>Complies</p>

6. Conclusion

This DA seeks consent for the alterations and additions to existing dwelling house at 13 Valley View Road Frenchs Forest 2086 (legally described as LOT: 2 DP: 260953).

The proposal is supported from a town planning perspective for reasons set out in this report, summarised as follows:

- The proposal is a permitted land use under the LEP and is consistent with all relevant clauses required under the LEP;
- The proposed development is generally consistent with the development standards and/or objectives within the DCP;
- The proposal is not a sensitive land uses and is small in scale. Thus resulting in minimal impacts on adjoining owners.

Based on the reasons outlined in this report, it is our position that the proposal is consistent with the objectives and controls of the relevant planning framework and so therefore we recommend this DA be granted consent.

We trust that the SEE has addressed all the relevant sections as required by the state and local planning provisions and that the proposal is deemed to be compatible, appropriate and fit for purpose for the surrounding area. However, should Council require further clarification in relation to the proposal, please do not hesitate to contact me on 0432 823 351.

Yours Sincerely,



Shaun Yong
Development Assessment Planner