

Statement of Environmental Effects (SEE)

Date: February 13, 2025

Owners: Mr. Pender-Brookes & Ms. Stevanovski

Subject Property: 10 Ambrym Avenue, Frenchs Forest 2086
Lot 12 DP 230674

1. Site suitability

The subject site known as 10 Ambrym Avenue is a mainly level block. The site is mostly level and retains its existing single-access driveway via Ambrym Avenue. The current dwelling is centrally positioned, with a single-entry driveway that crosses between the pool and the main structure. The land slopes downward from North to South, with an approximate fall of 3.97 meters.

Due to its irregular shape, the site lacks clearly defined front, rear, and side boundaries. The northern side boundary measures approximately 18 meters, while the southern boundary consists of two segments totalling 22.075 meters. The rear (western) boundary is 17.105 meters, and the front (eastern) boundary, facing Ambrym Avenue, comprises five separate lengths totalling 51.01 meters.

The adjacent property to the north is a two-story residence situated slightly higher than the subject property. The property to the south is a battle-axe block.

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 WarringahDCP.

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.

While the proposed carport does not fully comply with all council controls, we respectfully note the challenges posed by the irregular shape of the block and the existing dwelling's location. These factors make full compliance difficult to achieve.

Although the design is not fully compliant, its impact on adjoining properties will be minimal. This is due to its location where there is an existing high fence. This fence is hard on the boundary while the carport gates will be set back off the boundary 3.96m creating a more open and pleasing streetscape. The side setback complies with the DCP being 0.965m.

Regarding the landscaping for the proposed project, the resulting landscaped area will be 183.5m², which represents 26.2% of the total site area. While this is below the council's minimum requirement of 40%, it is a significant increase from the existing landscaped area of 145.36m² (20.79%).

The additional landscaping will be achieved by removing a large portion of the concrete that currently leads to an existing carport. The current access to the carport is narrow and passes between the pool and the residence, creating a disjointed outdoor living space and a safety concern for residents. To improve this, the existing carport will be converted into a covered courtyard area, and a new decked area off the main porch will be created to provide a space for relaxation and poolside views. Importantly, both the proposed carport and decking will be built over existing hardstand surfaces, resulting in no reduction of the landscaped area.

Given these factors, we respectfully request the council's favourable consideration of this non-compliance with the minimum landscaping requirement. Additionally, the site provides 77.38m² of private open space, which complies with the 60m² minimum DCP requirement.

Please see the site plan, floor plans and elevations submitted with this application for further information.

4. Access and traffic

Existing access to and from the subject site is via a single-entry driveway off Ambrym Avenue. This access will remain in the same location under the proposal with the proposed carport coming directly off this driveway adjoining the main residence.

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 addition of a carport will result in a more open street façade as the current gates are set on the boundary line and do not provide for pedestrian access.

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 carport to the front boundary, opening up an existing carport as a covered courtyard space, and a small deck, these will be predominately at ground level with minimal impact to any adjoining properties. The carport sits adjacent to the neighbouring properties driveway known as 11 Ambrym Avenue and therefore does not create any overshadowing to any habitable spaces.

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

As the proposed structures are external in nature and not internal habitable spaces a BASIX certificate is not required for 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 as such a preliminary geotech report accompanies this application. The site is also located within councils Landscaped Open Space and Bushland Setting 40% of the 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.

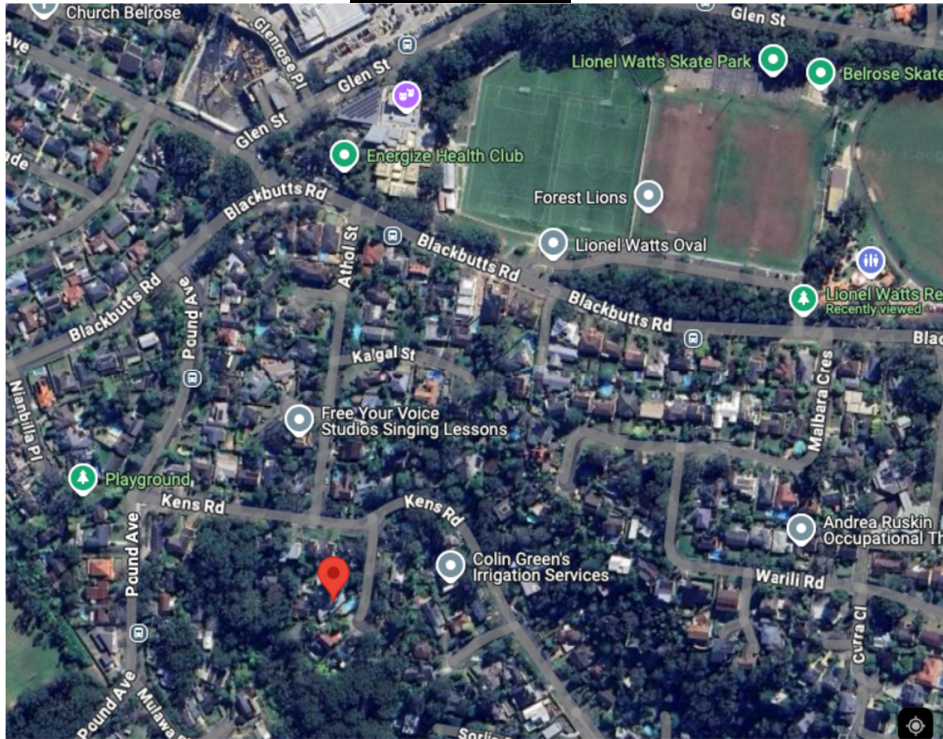
11. Conclusion

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 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	699.30m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	3.68m	Y	
Impervious area m ²	460.92m ²	N	Merit Assessment
Maximum building height m	3.6m	Y	
Front building setback m	3.96m	N	Merit Assessment
Rear building setback m	3.26m	N	Existing
Minimum side boundary setback	0.965m	Y	
Building envelope	4m at 45°	Y	
Private open space m ²	77.38m ²	Y	
% of landscape open space %	183.57m ² or 26.2%	N	Merit Assessment
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 10 Ambrym Avenue and its surrounds



Subject property from the street located at 10 Ambrym Avenue



View of Adjoining Property driveway from the street located at 9 Ambrym Avenue



View of Adjoining properties from the street known as 11 & 12 Ambrym Avenue