

Statement of Environmental Effects for 20 Patanga Road, Frenchs Forest Alterations and Additions to an Existing Dwelling

Introduction

This statement of environmental effects has been prepared for the property owners of the subject site and accompanies the application to council for alterations and additions to the existing dwelling house. It describes the site and surrounding development, outlines the proposed development and addresses the relevant planning controls applicable to the proposal and the site.

The Site & Surrounds

The subject site is located on the western side of Patanga Road and is known as 20 Patanga Road, Frenchs Forest. It is legally described as Lot 101 in DP857954. The site is a regular shape with a 1m easement to Iris Street for a footway and encroachments of the dwelling on 31 Iris Street. The land currently contains a two storey dwelling house, with a site area of 337.7m². The land is relatively flat and neighboured by one and two storey dwellings.

An aerial photo of the site is provided below.



Figure 1: Aerial photo of the site

Proposed Development

The proposed development involves alterations and additions to the existing dwelling involving a small increase in floor area on the ground floor and additions to the first floor to provide a master bedroom, walk in robe, ensuite bathroom and balcony off the rumpus room.

Planning Assessment

The proposed development is subject to the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and Warringah Development Control Plan 2011 (WDCP 2011).

Pursuant to WLEP 2011, the site is:

- In Zone R2 Low Density: dwelling houses are permissible in the zone

The following table provides an assessment of the proposed development against the relevant LEP and DCP controls:

Control	Proposal	Compliance
Warringah LEP 2011		
Max height - 8.5m		

Control	Proposal	Compliance
Warringah DCP 2011		
Part B Built Form Controls		
B1 Wall Heights 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	5.5m	Yes
B2 Number of storeys – two storeys	Two storeys	Yes
B3 Side Boundary Envelope	Complies	Yes
B5 Side Boundary Setbacks 0.9m	1.355m	Yes
B7 Front Boundary Setbacks 6.5m	The proposed first floor balcony is no further forward than the existing dwelling which is setback 6m from the front boundary.	On merit – no change to existing setback.
B9 Rear Boundary Setbacks 6m	The existing dwelling is setback 2m at ground level and the first floor addition is proposed at 3.1m.	On merit – see below
B10 Merit assessment of rear boundary setbacks 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development	The proposed rear setback does not impact the streetscape. There is minimal impact on adjoining development as there is only one highlight windows proposed on	Yes

	the rear of the first floor elevation.	
Part D Design		
D1 Landscaped Open Space 40%	48%	Yes
D2 Private Open Space 3+ beds - 60sqm with 5m dimension	>60sqm Min. 5m dimension	Yes
D6 Access to sunlight 1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	No public open space is overshadowed. >50% of the subject site and neighbouring properties will receive a minimum 3 hrs sunlight.	Yes Yes
D8 Privacy 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	Complies No change to existing. Complies. Complies.	Yes Yes Yes Yes

Conclusion

This statement of environmental effects has detailed the proposed development and addressed the compliance of the design with the relevant planning controls. It has been demonstrated that the proposed development will have no adverse impact on the built environment or on adjoining properties and is worthy of support.