

Statement of Environmental Effects (SEE)

Date: September 12, 2024

Owners: Mr. & Mrs. Yorston

Subject Property: 15 Greendale, Frenchs Forest 2086 NSW
Lot 22 DP 224556

1. Site suitability

The subject site known as 15 Greendale Avenue is a level block with a double access driveway via Greendale Avenue. The current dwelling is centrally located on the site with a curved driveway coming in under a Porte Cochere and leading back out to the street. The site has minimal slope from the north to the south at a maximum of 900mm. The side boundary facing north is 29.495m with the south being 29.50m in length. The rear boundary facing west is 24.385m while the boundary to the east being the front boundary faces onto Greendale Avenue and sits at 24.385m in length. The adjoining property to the north is a two storey residence that sits level with the subject property. The property to the southern boundary is single level.

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.

The proposed works include reducing the size of the pillars to the front and to the southern side boundary, the applicants seek to build a small storage space for lawn moving and garden equipment that provides entry from front to rear yard. Minor alterations at ground level to the main bath, laundry and kitchen are proposed allowing for a better flow on the ground floor. One bedroom at ground floor is to be demolished to make way for a staircase to the new first floor addition and some storage cabinetry.

At first floor the applicants seek to include three bedrooms, a rumpus and separate bathroom with toilet facilities. The proposed first floor extension would be weatherboard clad with metal roof. All new roofing is proposed to allow for a more cohesive street frontage.

The proposed changes to the home have been designed to comply with most Councils WDCP controls. The proposed roof structure is within the building envelope, it will have no detrimental effect to its surrounding neighbour's or impact to their amenity.

The proposal will result in 298.38m² or 41.48% being over the required 40% minimum landscape requirements and is therefore compliant with the Council's controls. The site allows for 180m² of private open space and as such complies to the 60m² minimum DCP requirement.

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 curved double entry driveway off Greendale Avenue. This access will remain in place with no changes proposed.

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 existing patio area is at ground floor and provides for a large portion of outdoor recreational space to the dwelling with a new roof over. It is noted this patio does not overlook any neighboring properties and is covered from site by the new roof structure. The first-floor addition has been designed to ensure all windows from habitable rooms do not overlook neighboring properties. The windows to the southern boundary are highlight windows and therefore do not affect the neighboring properties amenity.

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 first-floor addition within the building envelope and will not have an impact on adjoining properties. The additional shadow created will fall on either the adjoining garage/carport structure of No.13 or on the front driveway and will not affect any adjoining private open spaces. The property to the southern side boundary No.13 will still benefit from over 4 hours of sunlight during the 21st of June and the property to the north No.17 is not affect at all. Please see shadow diagrams which accompany this application.

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 A and Landscaped Open Space and Bushland Setting 40% of the Site. There are no other known risks to 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	719.30m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	6.34m	Y	
Impervious area m ²	392.62m ²	Y	
Maximum building height m	7.2m	Y	
Front building setback m	11.925m	Y	
Rear building setback m	3.92m(<i>unchanged</i>)	N	Existing
Minimum side boundary setback	0.9m	Y	
Building envelope	4m at 45°	Y	
Private open space m ²	111.19m ²	Y	
% of landscape open space %	298.38m ² or 41.48%	Y	
Maximum cut into ground m	300mm	Y	
Maximum depth of fill m	200mm	Y	
Number of car spaces provided	2	Y	

Site Photos



View of the subject property from the street located at 15 Greendale Avenue



View of the adjoining property to the south known as 13 Greendale Avenue



View of the adjoining property to the north known as 17 Greendale Avenue



View of the property to the east, across the street known as 20 Greendale Avenue