



Minto Planning Services

Town Planning Consultants

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

PROPOSED NEW DWELLING

54 RANGERS RETREAT ROAD, FRENCHS FOREST

**On behalf of
Jonathon & Melissa Broome**

21st May 2025

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed New Dwelling

54 Rangers Retreat Road, Frenchs Forest

Prepared under instructions from

Homestead Home Builders

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TABLE OF CONTENTS

1. INTRODUCTION	4
2. THE SITE	5
3. THE SURROUNDING ENVIRONMENT	7
4. THE PROPOSAL	8
5. ZONING & DEVELOPMENT CONTROLS	10
6. SECTION 4.15 ASSESSMENT	20
7. CONCLUSION	21

1. INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Jonathon & Melissa Broome. The proposal seeks approval for the demolition of the site's existing structures followed by the construction of a new dwelling, and associated landscaping works upon land identified as Lot 1 in DP 29829 and which is known as 54 Rangers Retreat Road, Fenchs Forest.

In consideration of this application reference has been made to:

- *Environmental Planning & Assessment Act 1979, as amended.*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

Additional information to support this application includes:

- Survey Plan prepared by Daw & Walton Consulting Surveyors, Job No. 5399-21, Sheet No 1 of 1, Revision 03 and dated 29/04/2025.
- Architectural Plans prepared by Homestead Home Builders, Job No. 240923, Drawing Nos. 1 - 11, Issue F and dated 07/05/2025.
- Schedule of Materials and Finishes prepared by Homestead Home Builders, dated 05/03/2025.
- Arborists Report prepared by Axiom Arbor Tree Services, Version V3 and dated May 2025.
- Bushfire Hazard Assessment Report prepared by Steve Brooks Bushfire Consultant and dated 01/05/2025.
- Landscape Plans prepared by Jamie King Landscape Architect, Project No 25050, Drawing No. Sht-101 - Sht-106 Revision D and dated 06/05/2025.
- Site Classification Report prepared by Natsi & Associates Consulting Engineers, Reference No. AWT83844, Revision A and dated 11/03/2025.
- Landslip Assessment Report prepared by AW Geotechnics P/L, Ref. No. AWT83844 and dated 31/3/25.
- Stormwater Management Plans prepared by Engineering Studio Civil & Structural, Job No. 250075, Dwg No. C00.01 - C02.03 and dated February 2025.
- BASIX Certificate No. 1787842S and dated 18/3/25.
- Waste Management Plan.
- Estimated Development Cost Report

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979.

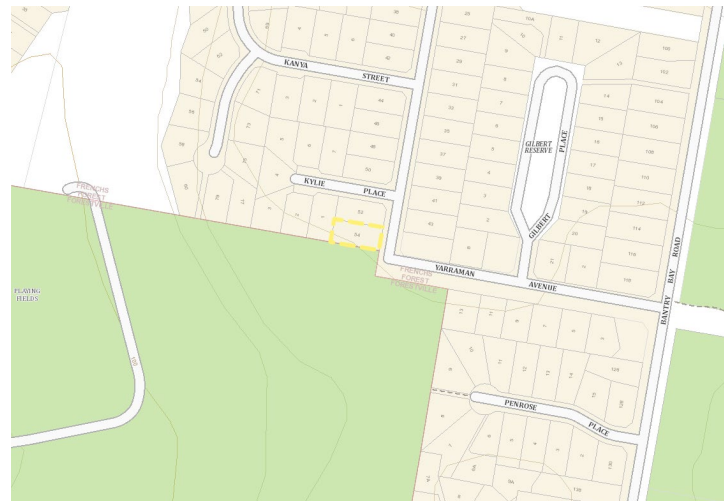
As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. THE SITE

The subject site is identified as Lot 1 in DP 29829 and is known as 54 Rangers Retreat Road, Frenchs Forest. The property is a rectangular shaped allotment located on the western side of Rangers Retreat Road, at its southern terminus with Yarraman Avenue.

The site has a total area of 698.4m² with a frontage of 18.185m and a maximum depth of 38.405m.

The location of the site is depicted in the following street map extract.



Site Location Map

The property is a near level allotment having a fall from the site's northern side boundary (RL 129.92) to the southern side boundary (RL 128.89). The total fall is approximately 1.03m. It is understood that all collected stormwater from the property is currently disposed of on-site. Stormwater from the proposal is proposed to be disposed of to the street gutter in Rangers Retreat Road.

The site currently supports a single storey painted brick dwelling with a tiled roof with a rear tiled patio. The existing dwelling house which is located centrally on the allotment is not identified as a heritage item and is not considered to have any heritage significance which would prevent its demolition. The land to the south of the subject site known as Forestville Park is identified as a landscape heritage conservation area. The proposal is not considered to have any heritage impacts on this landscape item or its heritage value.

All existing improvements are proposed to be removed from the property as part of this application.

Vehicular access to the property is currently provided via a single-width driveway which runs generally parallel with the northern side boundary. The existing driveway provides access to a single space attached carport structure.

Vegetation located upon the property comprises of maintained lawn areas and formal garden beds that support shrub and hedge plantings. Several small to medium sized trees are located at the rear of the site adjacent to the western boundary. An Arboricultural Impact Assessment has been prepared by Axiom Arbor Tree Services which recommends that the four (4) trees are to be removed to accommodate the proposed works. The trees to be removed are considered to have low retention value and are understood to be exempt from Council's regulatory controls.



The subject property as viewed from the corner of Rangers Retreat Road and Yarraman Avenue

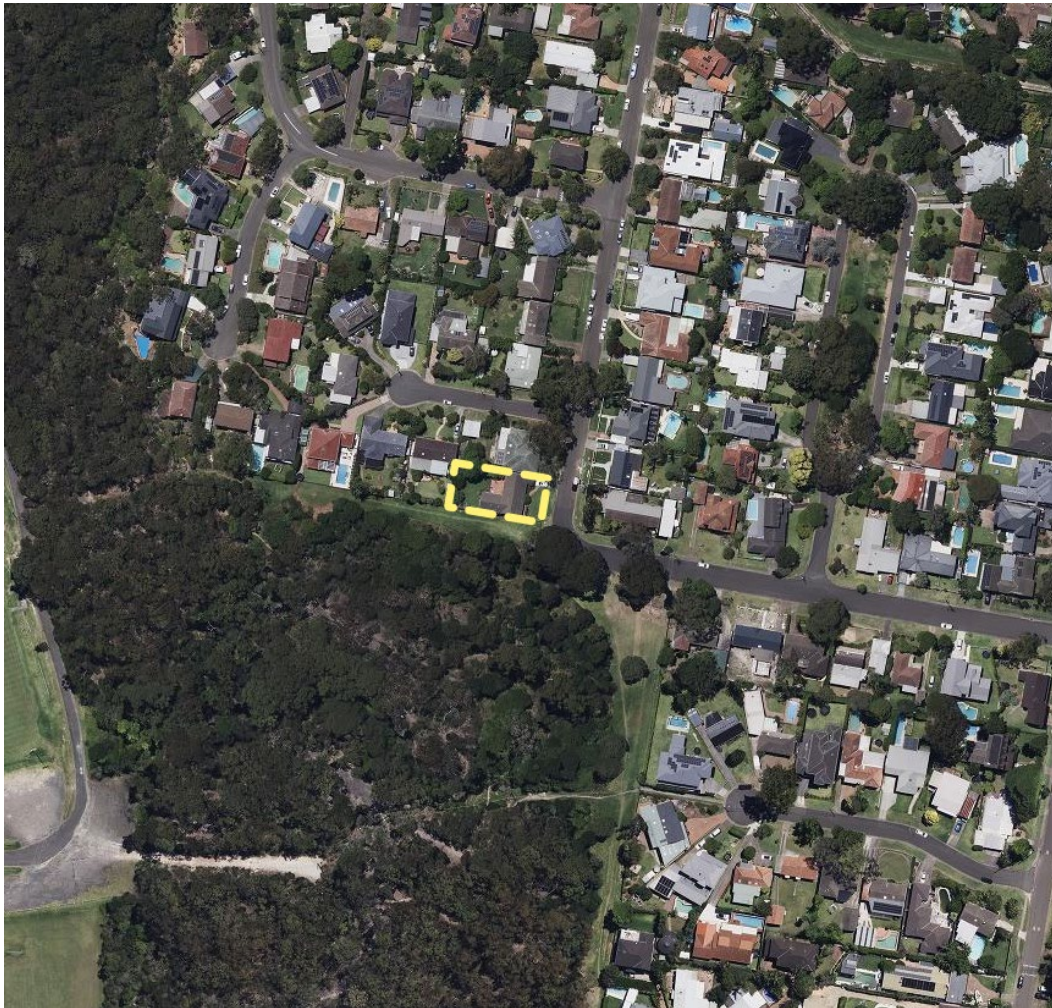


An aerial view of the subject site

3. THE SURROUNDING ENVIRONMENT

The subject property is located in a residential locality comprising of a combination of traditional single storey dwellings together with more recently constructed large two storey in-fill dwelling houses.

Development adjoining the subject site comprises of original single storey brick dwelling houses to the north and west. Land to the south of the subject site is undeveloped bushland protected as a landscape heritage conservation area.



An aerial view of the subject and adjoining properties

The site is considered to be appropriately located in relation to accessing public open space and public transport, within walking distance of bus stops on Wakehurst Parkway.

4. THE PROPOSAL

The proposal seeks approval for the demolition of the existing structures followed by the construction of a new two-storey house and associated landscaping works.

The proposed dwelling is to be of rendered brick veneer construction and is to have a pitched tile roof.

The schedule of finishes being applied to the exterior of the proposed dwelling include 'White Exchange Half' rendered & painted finish to the ground and first floor, pillars and fascia, 'Monument' gutter finish and 'Lux Collection Urban Shingle' concrete roof tiles.

The proposal is provided with the following setbacks:

Eastern Front Setback:	<ul style="list-style-type: none">• 6.5m to the external wall of dwelling.
Western Rear Setback:	<ul style="list-style-type: none">• 10.932m to rear alfresco.• 1.289m to rear wall of dwelling.
Northern Side Setback:	<ul style="list-style-type: none">• 1m to the ground floor.• 2m to the first floor.
Southern Side Setback:	<ul style="list-style-type: none">• 1.15m to the ground floor.• 2.385m to the first floor.

It is considered that the proposed setbacks are responsive to the prescriptive requirements of the Council together with the prevailing setbacks of development within the streetscape.

The proposed dwelling comprises the following:

Ground Floor:	Front patio & entry foyer, double garage, lounge, hallway leading to powder room, guest bedroom, open plan living, dining & kitchen with adjoining scullery, media room and rear alfresco.
First Floor:	central stairwell, master suite with dress & ensuite, three additional bedrooms (one with an ensuite), shared bathroom and study.

Vehicular access to the property is to be via a new driveway and crossing located parallel with the site's southern side boundary.

The proposal also incorporates the detailed landscaping of the site in accordance with the Landscape Plan prepared by Jamie King Landscape Architect. This plan includes new formal garden beds with masonry retaining walls, and planting of turfed areas.

A detailed plan for the collection and disposal of all stormwater from the property has been prepared by Engineering Studio Civil & Structural and accompanies this application. The proposal provides for a portion of the collected stormwater from the dwellings roof to be discharged to the street in Rangers Retreat Road with the remainder being discharged to two 9000 Litre on site rainwater re-use tanks. Retained water is to be used for toilet flushing, clothes washing and garden watering in accordance with the accompanying BASIX Certificate.

5. ZONING AND DEVELOPMENT CONTROLS

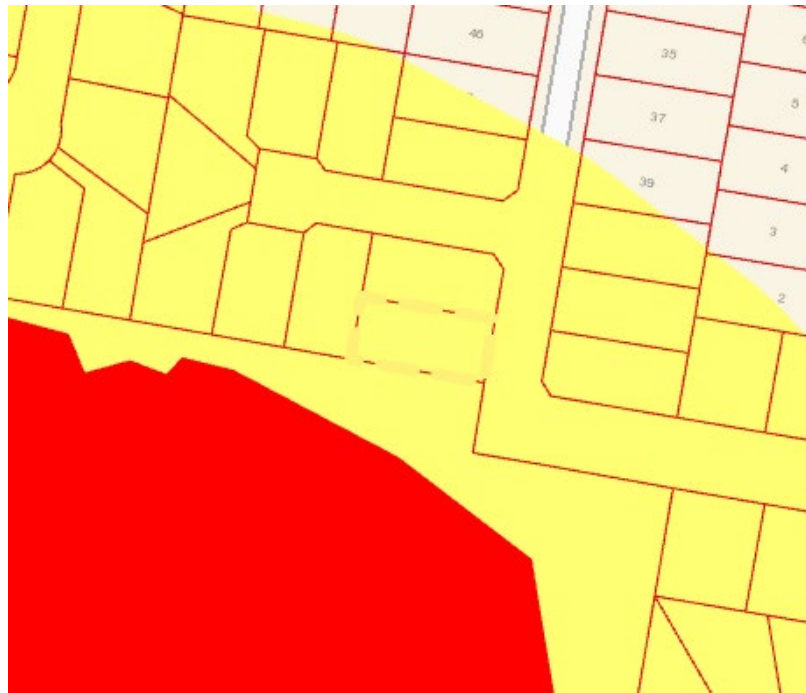
The proposed development is identified as development permissible with the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979 and the Warringah Local Environmental Plan 2011.

The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

5.1 Planning for Bushfire Protection

The subject site is identified as comprising bushfire prone land on Council's Bushfire Prone Lands Map.

Therefore, the provisions of Planning for Bushfire Protection do apply to the subject site.



Extract of Bushfire Prone Lands Map

A Bushfire Hazard Assessment Report has been prepared by Steve Brooks Bushfire Consultant and accompanies this application. The report is found to be supportive of the proposal and the following excerpt I provided:

“The proposal has adequate defensible space in all aspects made up from an Inner Protection Area on the subject Lot and neighbouring maintained land in all aspects which meets the intent of Section 3.2 Asset Protection Zones, Section A1.10 - Low Threat Vegetation Exclusions and Appendix 4 - APZ Requirements of PBP 2019.”

In accordance with the bushfire measures contained with this report and the site-specific assessment as per Appendix 2 of PBP 2019. It is my opinion that combined will provide a satisfactory level of bushfire safety to the property and satisfies the requirements of the RFS and Councils obligations for this area.”

The proposal is therefore considered to meet the requirements of Planning for Bushfire Protection

5.2 Warringah Local Environmental Plan 2011

The subject land is zoned R2 - Low Density Residential under the provisions of the Warringah Local Environmental Plan 2011.

The objectives for development within the R2 zone are:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*



Extract from Council Zoning Map

Under the R2 - Low Density Residential zone a range of uses including that of a *dwelling house* is permissible with the consent of the Council.

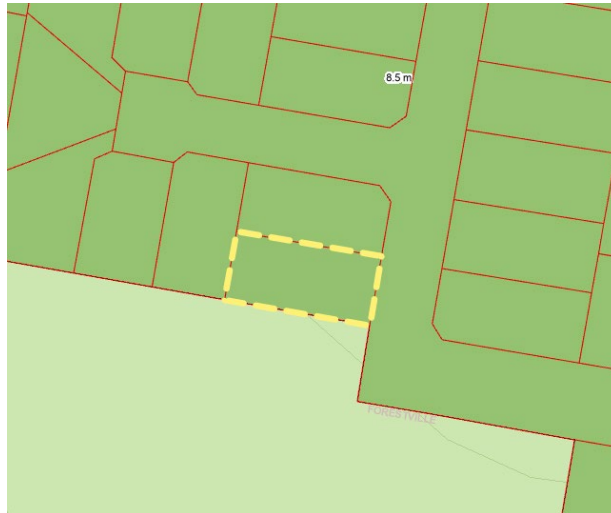
The proposal which seeks to demolish the existing structures located upon the site and construct a new dwelling house and associated landscaping works is considered to be consistent with the above objectives.

The following provisions of the Warringah Local Environmental Plan 2011 are considered to be applicable to the subject site.

Clause 4.3 - Height of Buildings

The subject site is therefore subject to a maximum building height control of 8.5m.

The proposal as detailed in the accompanying plans has a maximum height of approximately 8.476m and which complies with this requirement.



Extract of Council Height of Buildings Map

Clause 4.4 - Floor Space Ratio

The subject site is not identified under Council's floor space ratio map.

Therefore, the provisions of Clause 4.4 do not apply to the proposal.



Extract from Council Floor Space Ratio Map

Clause 5.10 - Heritage Conservation

The subject site is not identified as comprising a heritage item and is not considered to have any heritage significance which would prevent the subject application. The site is not located within a Heritage Conservation Area.

The site is however, located adjacent to a landscape heritage conservation area of local significance, which encompasses the undeveloped bushland to the south of the subject site. The proposal is not considered to have any detrimental impacts on the bushland or its heritage value.

The proposal is therefore considered to be consistent with the requirements of Clause 5.10 of the LEP.



Extract from Council Heritage Map

Clause 6.4 - Development on Sloping Land

The subject site is identified under Area A - Slope Less than 5 degrees on Council's Landslip Risk Map.

A Landslip Assessment Report has been prepared by AW Geotechnics and is supportive of the proposal.

The proposal is therefore considered to meet the requirements of Clause 6.4 of the LEP.

There are no other provisions of the Warringah LEP which it is considered are relevant to the proposal.

Summary

It is my opinion based upon this assessment that the proposal is compliant with the aims, objectives and the prescriptive requirements of the Warringah LEP and is therefore permissible upon the subject site with the consent of the Council.

5.3 Warringah Development Control Plan

Council's Development Control Plan applies to all forms of development with Part B, C and D being specifically applicable to the proposed development.

An assessment of the proposal against the applicable provisions of the DCP has been undertaken and the following comments are made.

Part B - Built Form Controls

Section B1 - Wall Heights

The proposed new dwelling provides for a maximum wall height of approximately 6.64m which complies with Council's 7.2m maximum wall height requirement.

The proposal therefore meets this requirement.

Section B3 - Side Boundary Envelope

A side boundary envelope applies at 45 degrees starting from a point 4 metres above the side boundaries. The proposed new dwelling is generally located within the side boundary envelope with the exception of the southern roof eave and gutter. The encroachment is also a result of the slope of the land lowering the southern side building envelope plane.

A variation of this requirement to permit the encroachment of the eave is requested on the basis that compliant side setbacks are provided, and the southern boundary adjoins undeveloped bushland. This results in no adverse amenity impacts on an adjoining dwelling, as there is no dwelling or private lot located on the south of the subject site.

Strict compliance with the southern building envelope control would result in the dwelling being located closer to the northern neighbour.

The proposal is considered to meet the objectives of this section of the DCP and is worthy of Council's support.

Section B5 - Side Boundary Setbacks

Minimum side boundary setbacks of 0.9 metres are to be provided in accordance with Council's DCP.

The following complaint side boundary setbacks are provided by the proposal:

- | | |
|---------------------------|--|
| Northern Side
Setback: | <ul style="list-style-type: none">• 1m to the ground floor.• 2m to the first floor. |
|---------------------------|--|

- Southern Side Setback:
- 1.15m to the ground floor.
 - 2.385m to the first floor.

The proposal is considered to meet the requirements of this section of the DCP.

Section B7 - Front Boundary Setbacks

A minimum front boundary setback of 6.5m is to be provided.

The proposed dwelling provides for a 6.5m setback to the garage structure, and a 6.55m setback to the front façade of the dwelling.

The front setback area provides for generous landscaping as shown in the accompanying landscape plans prepared by Jamie King Landscape Architect.

The proposal includes a front patio which results in a minor encroachment of the front setback. The front patio provides for modulation and articulation to the front façade and is considered to be appropriate for the locality.

The proposal still meets the objectives within this section of the DCP, providing a sense of openness, and protecting and enhancing the visual quality of the streetscape.

The proposal provides for generally compliant front setbacks, and where an encroachment is proposed, it is considered to be well founded and worthy of Council's support.

Section B9 - Rear Boundary Setbacks

The proposal provides for a rear setback of 10.932m to the rear alfresco, and 17.289m to the rear first floor facade. The proposal is therefore compliant with Council's 6m rear setback requirement.

Part C - Siting Factors

Section C3 - Parking Facilities

The proposal provides for a double garage integrated into the dwelling, without dominating the front façade and which meets the requirements of this section of the DCP.

Section C4 - Stormwater

A Comprehensive Stormwater Management Plan has been prepared by Engineering Studio Civil & Structural and accompanies this application. Collected stormwater is to be disposed of to two (2) 9,000 Litre Above Ground Interconnected OSD/Rainwater Re-use Tanks. Collected stormwater is to be used for toilet flushing, clothes washing and garden watering in accordance with the accompanying BASIX Certificate.

Overflow from the rainwater re-use tanks will be disposed of to the street gutter in Rangers Retreat Road.

Section C7 - Excavation and Landfill

Excavation and Landfill associated with the proposed works is considered to be minor and simply provides for a level building footprint. There is no proposed basement structure.

The proposal is considered to meet the objectives and requirements of this section of the DCP.

Section C8 - Demolition and Construction

A comprehensive waste management plan has been prepared by the proponent which accompanies this application and meets the requirements of this section of the DCP.

Section C9 - Waste Management

A comprehensive waste management plan has been prepared by the proponent which accompanies this application and meets the requirements of this section of the DCP.

Part D - Design

Section D1 - Landscaped Open Space and Bushland Setting

The proposal provides for a landscaped area of 281.78m² or 40% of the site area which meets Council's minimum 40% landscaped area requirement.

Section D2 - Private Open Space

The proposal provides 148m² of private open space, which is substantially higher than Council's minimum 60m² requirement for a 3 or more-bedroom dwelling.

The proposal therefore meets the requirements of this section of the DCP.

Section D6 - Access to Sunlight

The proposal is considered to provide appropriate sunlight access to the subject site and neighbouring dwellings. Shadow diagrams have been prepared and accompany this application.

Section D8 - Privacy

The proposed dwelling is considered to appropriately address privacy and noise impacts. Side and rear facing windows on the first floor adjoin bedrooms and bathrooms which are not high use rooms like living areas.

Section D9 - Building Bulk

The proposal provides for setbacks which progressively increase as the building height increases so as to reduce the bulk of the proposed dwelling. Facades are modulated and articulated so as to reduce their apparent bulk.

Section D10 - Building Colours and Materials

A schedule of materials and finishes has been prepared by Homestead Homes and accompanies this application; and which provides for a neutral colour scheme which blends with the adjoining bushland and natural landscape and is characteristic of infill dwellings in the locality.

Section D11 - Roofs

The proposal provides for a modulated pitched roof which is in keeping with the locality.

Part E - The Natural Environment

Section E1 - Preservation of Trees or Bushland Vegetation

The subject site does not comprise of any bushland vegetation or significant trees. The proposal includes the removal of four (4) trees to accommodate the proposed dwelling. The trees to be removed are considered to have low retention value, as stipulated in the accompanying arborists report prepared by Axiom Arbor Tree Services.

Section E7 - Development on Land Adjoining Public Open Space

The proposal is considered to be of a design which compliments the adjoining public open space and meets the requirements of this section of the DCP.

Section E10 - Landslip Risk

A Preliminary Landslip Assessment report has been prepared by AW Geotechnics and is supportive of the proposed works.

Conclusion

The proposal is considered to achieve appropriate compliance with the aims and objectives together with the prescriptive requirements of the Warringah Development Control Plan and is therefore worthy of the support of the Council.

6. SECTION 4.15(1) ASSESSMENT

Environmental Planning Instruments - Section 41.5(1)(a)

The subject site is zoned R2 - Low Density Residential under the provisions of the Warringah Local Environmental Plan 2011. The proposed demolition of the existing structures together with the construction of a new dwelling-house and associated landscaping works are permissible with the consent of Council. The proposal has been assessed against the objectives and provisions of both the Warringah LEP 2011 and the Warringah Development Control Plan as detailed within this report. The proposal was found to generally satisfy the requirements of both policy documents.

Impacts of the Development - Section 4.15(1)(b)

It is not considered that the proposal will result in any unreasonable detrimental impacts upon the amenity of the adjoining properties or upon the character of the surrounding area.

The proposed dwelling is considered to be of a design, which is in keeping with the character of the surrounding area and the desired future characteristics identified for this locality.

Suitability of the Site - Section 4.15(1)(c)

The subject site is zoned R2 - Low Density Residential under the Warringah Local Environmental Plan 2011. The construction of a new dwelling having a height of less than 8.5 metres and is permissible with the consent of Council.

The subject site currently supports a dwelling house and in the absence of any unreasonable detrimental impact is thus considered suitable for the proposed development.

7. CONCLUSION

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and the Warringah Local Environmental Plan 2011 and has been assessed against the requirements of Section 4.15 of the Act and the Warringah LEP & DCP. In this regard, it is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives as well as the applicable prescriptive requirements of the above controls.

It is considered that the proposal will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area.

It is therefore considered that the proposed demolition of the existing structures followed by the construction of a new dwelling house and associated landscaping works upon land at 54 Rangers Retreat Road, Frenchs Forest is worthy of the support of Council.



Andrew Minto
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MINTO PLANNING SERVICES PTY LTD
21st May 2025