

Statement of Environmental Effects

Alterations and additions to an existing dwelling house
with ancillary works at 13 Romford Road,
Frenchs Forest NSW 2086

20 June 2022

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1. Introduction

The development proposal entails alterations and additions to the front of an existing single storey dwelling with ancillary works at 13 Romford Road, Frenchs Forest 2086.

The development proposal is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan (LEP) 2011.

The proposed works are defined as ancillary alterations and additions to an existing dwelling and are of low environmental impact.

The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and recommends approval.

2. Site Details

2.1. Location

The subject site is a regular shaped residential land holding on the eastern side of Romford Road and is legally identified as Lot 6 in DP 20077, known as H/N 13 Romford Road, Frenchs Forest.

The site is regular in shape with a total surface area of 766.3sq.m and a road frontage of 20.115 metres to Romford Road and is some 85 metres north of Frenchs Forest Road East.

The land falls towards the street by some rear boundary line by some 3.2 metres.

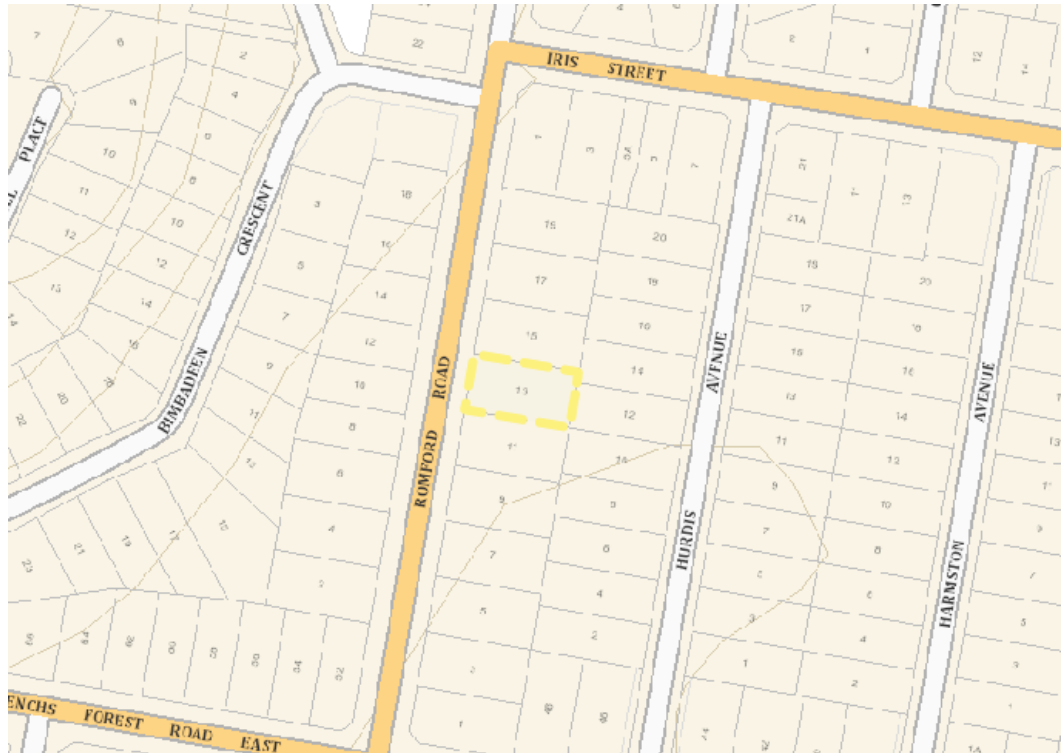
The site is situated within an established low-density residential area and is zoned as R2 Low Density.

Adjoining and surrounding development is generally characterised by one and some two storey dwelling houses of varying age, scale, and design within a landscape setting.

At the site stands a single storey dwelling, and the dwelling is constructed from face brickwork and metal roof construction. The site contains 2 driveway points with a car port to both side boundary lines.

To the rear of the property is an existing pool, hard stand and storage sheds that are to be removed.

A location plan of the site is provided below.



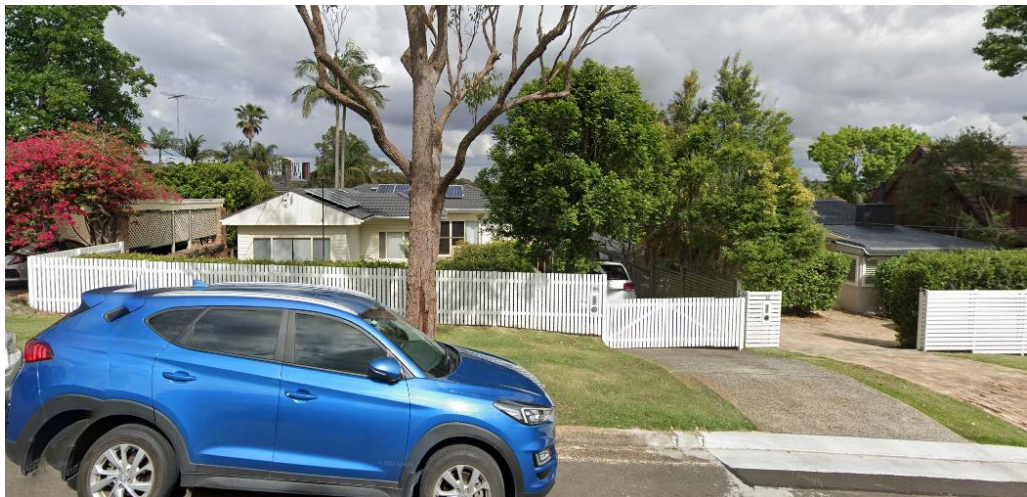
Location Plan



Aerial Photo



A photograph of the premises



Directly opposite the premises

2.2. Zoning

The site is located within the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011.

A zoning map is provided below.



Zoning map

3. Development Proposal

The Development Application proposes the following works:

- Tree removal (removal of 2 existing Pine trees).
- Replacement of an existing driveway.
- Removal of storage, shed and hard stand areas.
- Removal of stairs and seat.
- Removal of walls.
- Removal of windows.
- Removal of kitchen.
- Removal of car port.

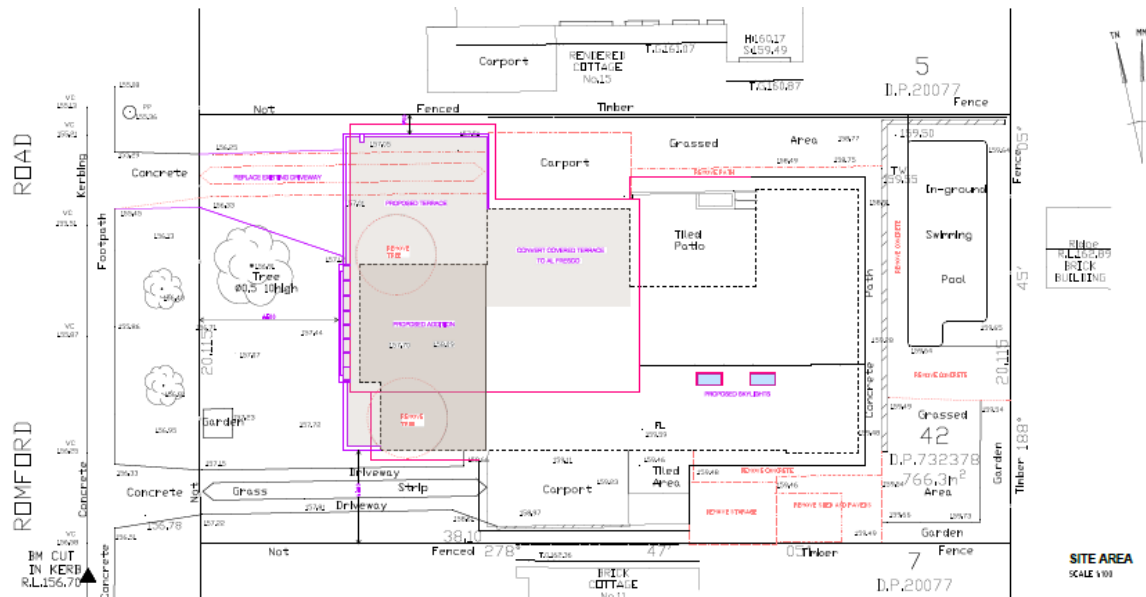
New lower ground floor-

- New double garage.
- New workshop.
- New foyer.
- New bath and stairs.
- New stepping stones and retaining wall if needed.

Upper ground floor-

- New alfresco.
- New terrace.

- New living.
- New stairs.
- New dining.
- New kitchen, pantry and servery.
- New openings (bi fold and new windows).
- New steps.
- New sliding door.
- Reposition existing door.
- New sky lights.
- New roofline.
- Extend existing roofline.



Proposed changes shown in colour

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Permissibility

The proposed development is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan 2011.

The development is classified as Local Development and of a low environmental impact.

5. Matters of Consideration

5.1. Section 4.15(1)(A)(I) – any environmental planning instruments

Warringah Local Environmental Plan 2011

The objectives of the R2 Low Density Residential zone are as follows:

- *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.*

Compliance Analysis

Clause of LEP	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings (8.5 metres)	Yes
4.6 Exceptions to development standards	N/A
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

The alterations and additions to an existing dwelling house, result in a permissible development in the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011 and complies with the objectives of this zone.

5.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the development proposal.

5.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed changes do not compromise the core objectives of Warringah Development Control Plan.

Compliance Analysis

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	N/A	Yes
B1 Wall Height	Below the maximum height. Yes	Yes
B3 Side Boundary Envelope	Eaves encroach which is permitted. See projection on drawings. Yes	Yes
R2 Side Boundary Envelope Exceptions	Eaves permitted. Yes	N/A
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	No change and varies from 4.38 metres and 0.9 metres. Yes	Yes
B7 Front Boundary Setbacks	6.5 metres. Yes	Yes
B9 Rear Boundary Setbacks	No change. Yes	Yes
R2 - All other land in R2 Zone	Yes	Yes
Front Boundary Exceptions - R2	Yes	Yes
All other land under R2	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	New garage is	Yes

	proposed. Yes	
C4 Stormwater	Connect any new outlets to existing stormwater system. Plumber to check existing system onsite. Yes.	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Proposed landscape area is shown to be 39%. Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Roof composition to match existing profile. Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Existing and no change. Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	BASIX Certified filed. Yes	Yes
E1 Private Property Tree Management	Tree removal proposed (2 trees).	Yes

	<p>Recommended to be compensated with replacement species native to area.</p> <p>Deemed to comply as a condition of consent.</p> <p>Yes</p>	
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

5.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in this regard.

5.5. Section 4.15(1)(A(iv) – the regulations

The proposal is considered sufficient to enable a proper evaluation to be carried out by Council under the planning regulations and under Section 4.55 of the EP & A Act 1979.

5.6. Section 4.15(1)(B) – the likely impacts of the development

There are no undesirable socio-economic impacts that will result from the alterations and additions to the existing dwelling house located on site.

It is our opinion there would be no undue impact upon the natural and built environment within the vicinity of the subject site because of the proposed works.

5.7. Section 4.15(1)(C) – the suitability of the site

The appearance of the dwelling from the rear building line would not cause unacceptable overlooking, overshadowing or visual impacts as a result of the works.

From an architectural viewpoint, the works are suitably integrated.

The improvements result in a satisfactory level of residential amenity and complies with all other Council requirements.

There are no significant or iconic views affected by the development proposal.

5.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to comment on any such submissions.

5.9. Section 4.15(1)(e) – the public interest

The proposal is viewed to be in the public interest and allows an existing dwelling house to be made more comfortable for the occupiers.

6. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent and is considered not to unreasonably impact upon the amenity of the adjoining properties.

The new front setback to 6.5 metres is consistent with the townscape in our view.

On balance, it is considered that the development which involves additions and alterations to the existing dwelling house within the front setback will have minimal amenity impacts on the occupiers of the adjoining and nearby properties since suitable setbacks are demonstrated.

It is recommended that the development proposal be approved subject to conditions.

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