

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS AT

15 RHONDA AVENUE, FRENCHS FOREST

LOT 11

DP 29893

Prepared By *JJDrafting Aust.P/L*

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1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1311/24, drawing numbers DA.01 to DA.18 dated November/24 to detail a proposed alteration and addition to an existing dwelling at 15 Rhonda Avenue – Frenchs Forest.

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

In preparation of this document, consideration has been given to the following:

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Warringah Local Environmental Plan 2011
- # Warringah Development Control Plan 2011
- # Warringah Development Control Plan Map 2011

2. SITE CHARACTERISTICS AND DESCRIPTION

- The site area 817.90m²
- The site is in R2 Low-Density Residential.
- The site is not listed as a heritage site or in a conservation area.
- The site is located in a bushfire area – report attached.
- The site is in area B of the landslip zone – Geotechnical assessment report attached.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The property addresses Rhonda Avenue to the North.
- The site is at the end of a cul-de-sac and has an irregular shape.
- The site is currently developed with a one storey brick dwelling with a metal roof. A swimming pool is located to the rear of the site.
- The site falls the south west corner side boundary down towards north eastern side boundary by approximately 7m.
- Vegetation consists of mixed endemics and introduces species with rocky outcrops that surround the property.
- The site is accessed via a driveway from Rhonda Avenue to a covered car parking space.
- Front, side, and rear setbacks vary throughout the streetscape and that of adjoining dwellings.



3. THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for a proposed alteration and addition to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and the Warringah Local Environment Plan 2011.

The proposal is as follows:

GROUND FLOOR

1. Demolition of an existing single car parking roof.
2. Proposed new double garage.
3. Proposed new porch area and entry hall.
4. Internal redesign of some rooms
5. Bathroom and bedrooms 2 & 3 redesigned.
6. New butler's pantry to north eastern wall
7. Laundry relocated
8. Portion of Living room to form a family room and a laundry.
9. Existing bathroom reduced and formed a powder room .
10. Existing rear tiled deck to be extended and paved.
11. New internal stair connecting the new upper floor level

FIRST FLOOR

Proposed first floor addition consisting of the following

1. Master bedroom, ensuite and walk in robe
2. Rumpus room
3. Home office and store
4. Balcony to the front and a balcony to the rear

4A. ZONING AND DEVELOPMENT CONTROLS

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed new alterations and additions to the existing dwelling are permissible with the consent of the council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

The proposed building height complies with the 8.5m building height control - COMPLIES

4.3 General Principles of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

4B. BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m.



The proposed dwelling wall height is below the maximum wall height requirement as shown on the drawings – **COMPLIES**

Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inward of 45 degrees.

The proposed alterations and additions **COMPLY** with this control, please note that due to the irregular nature of the site, strict diagrammatic representation is difficult, especially on elevations.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 0.9m side setback.

North East side setback varies: **COMPLIES**

Ground floor min. 1.454m

Proposed first floor Min. 2.215m

South West side setback varies: **COMPLIES**

Ground floor (dwelling) min. 1.690m

Ground floor (proposed garage) min. 1.428m

Proposed first floor min. 1.690m

Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. of 6.5m front boundary setback.

Existing Front setback to ground floor wall of house - varies – min. 7.9m – **COMPLIES**

Front setback to proposed double garage – varies – min. 1.5m

Existing Front setback to first floor wall of house - varies – min. 10.10m – **COMPLIES**

Existing Front setback to top floor balcony ----- 7.7m – **COMPLIES**

We request support for this non-compliance as the proposed double garage will be located in the existing paved driveway area, replacing the current single carport.

This non-compliance is situated at the front of the existing dwelling and will not impact adjoining properties in terms of view loss, privacy loss, or view sharing loss.

The proposed garage will complement the house design by adding value and providing much-needed extra parking space to the existing dwelling.

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6m.

The proposed dwelling **COMPLIES** with this control as shown in the drawings.

4C. SITING FACTORS**Traffic , Access and safety - C2**

There are **no changes** to the existing concrete crossover and layback.



Parking Facilities – C3

Two spaces per dwelling house are required. Parking in accordance with AS/NZS 2890.1.

The proposal incorporates a double garage providing two off parking spaces. - **COMPLIES**

Stormwater – C4

To be provided in accordance with council stormwater drainage design guidelines. The stormwater will be designed by a hydraulic engineer at the construction certificate stage.

4D. DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

<u>Site area 817.90m²</u>	<u>40% Control</u>	<u>327.16m²</u>
Existing Landscaped open-space area	43.8%	358.20m ²
Proposed landscaped open space area	40.3%	330.00m ² - COMPLIES

Private Open Space (DCP D2)

The requirement is a total of 35sqm with a minimum dimension of 3m.

The proposed private open space is approximately 50m² and is located at the rear of the dwelling and directly accessible from the dining and living areas.

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced because of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. - **COMPLIES**

Views (DCP D7)

Neighbours views will not be affected by the proposed alterations and additions.

Privacy (DCP D8)

There will be no loss of privacy due to the proposed additions.

5. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions. There are no other environmental planning instruments applied to the site.

5.2) Any development control plan

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.



It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.3) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

5.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

5.5) The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.6) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.7) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6 Conclusion

The proposal outlines additions and alterations to the existing dwelling, including a new double garage to replace the existing single carport and a first floor addition, designed to improve occupant lifestyle. The proposed project will not have any detrimental impact on the adjoining properties or the locality.

The development is consistent with the objectives and guidelines set forth by Council for this locality. There will be no impact on local flora or fauna. In terms of scale, form, and materials, the proposal is expected to benefit both the residents and the visual amenity of neighbouring properties. Providing good articulation to the streetscape.

Given that the proposed alterations and additions to the dwelling will not have any significant impact on the environment, scenic value, or the amenity of adjacent allotments, we respectfully request Development Consent under Council delegation.



PHOTOS OF THE EXISTING DWELLING:



View from the street toward the front of the residence



View looking toward existing front porch



View toward the rear of the residence



View toward the existing swimming pool

SCHEDULE OF EXTERIOR AND FINISHES

WALLS : Existing ground floor to be rendered or similar. Proposed first floor to be cladded. All external walls to be **light colour**.

NEW ROOF : Colorbond metal sheeting, **light to medium colour**.

WINDOWS FRAMING : Aluminium as per basix.