

Statement of Environmental Effects (SEE)

Date: November 12, 2024

Owners: Mr. & Mrs. Lam-Elton

Subject Property: 80 Pringle Avenue, Belrose 2085 NSW
Lot 3 DP 223046

1. Site suitability

The subject site known as 80 Pringle Avenue is a level block totalling 697.1m² with a single access driveway via Pringle Avenue. The current dwelling is a single-storey brick veneer home with a tile roof which is centrally located on the site with a single-entry driveway leading to a carport and single car garage. The site has minimal slope from the south side boundary to the northern side boundary at a maximum of 1.42m. The side boundary facing north is 34.14m with the south being of equal length. The rear boundary facing east is 20.42m while the boundary to the west being the front boundary faces onto Pringle Avenue and sits at 20.42m in length. The adjoining property to the north is a single storey residence that sits level with the subject property. The property to the southern boundary is single level that sits behind a large masonry boundary wall. The subject site, 80 Pringle Avenue is located on a major thoroughfare. It is situated at an end of the T junction of Pringle Avenue and Northam Street.

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 Warringah DCP.

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 demolition of the existing driveway, carport, and single garage to allow for a new driveway and garage set forward of a new addition to the rear of the dwelling. This addition will allow for a new TV room and open plan living, kitchen, dining. The garage is to have internal access into a proposed mudroom with powder room. To the front of the property a new entry way is proposed facing the street with a new timber porch. To the rear of the property is an existing pool, this is to have the surrounds reconfigured to allow for a more contemporary layout with new pool fencing. A new front fence with vehicular sliding gate and a centrally placed pedestrian gate are also proposed.

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 and as such it will have no detrimental effect to its surrounding neighbour's or impact to their amenity. The front boundary setback to the proposed garage is 7m, the side boundary setback to the north is proposed to be 1.4m and the southern boundary setback remains unchanged while the rear boundary setback to the new addition is 11.738m. All these setbacks are in accordance with the Council DCP requirements.

The proposed front fence generally meets all the objectives and controls as set out in Warringah Development Control Plan 2011 Section D13 Front Fences and Front Walls.

- An average of 1.6m high front fence of total length 20.42m for amenity and privacy shall be provided parallel to the eastern boundary in the front set back area.
- It is noted that the property is located at the end of a T-junction of two arterial roads (Pringle Avenue and Northam Street) permitting the need for a higher than 1.2m fence to ensure light, acoustic and privacy purposes to ensure the well-being and health of residents.
- The fence is in keeping with the character of the existing streetscape and blocks with comparable front fence designs.
- The fence aesthetic shall compliment the approved residence, and greatly enhance the view of the property when viewed from the street.
- Additional screening planting shall be provided to soften and screen the appearance of the fence.
- The proposed pedestrian gate opens inwards and the vehicular gate is a sliding gate within the property.
- The proposed fence is compatible with the architectural style of the existing dwelling on the site.
- The proposed design of the front fence retains the existing level of casual surveillance. Additional improvements include the introduction of a new pedestrian gate, as well as lighting.

As the aims and objectives of the DCP have been met with regards to the requirements of front fences we seek Council's approval for this non-compliance.

The proposal will result in 275.04m² or 39.46%. While this is under the required 40% the existing landscape space is only 274.97m² or 39.45% so we are not decreasing the existing amount of soft landscaping on the site. As such we seek Council's favourable consideration on this minor non-compliance. The site allows for 74.48m² 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 single-entry driveway off Pringle Avenue. This access will remain in the same location under the proposal however will be replaced with a new concrete driveway. The existing driveway will extend into the proposed garage set forward of the dwelling for easy access to and from the street.

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. It is noted this patio does not overlook any neighboring properties and is covered from site by an existing roof. While the proposed living room has large windows facing the rear yard they sit at approximately 11.7m from the boundary fence and pose minimal impact to the adjoining properties with an existing paling fence creating a barrier from site.

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 single level dwelling, with all new works setback further than existing. The existing carport that sits approximately 200mm from the side boundary is to be removed and replaced with a new addition sitting 1.4m from the northern side boundary. No shadow diagrams have been provided as all works are of single level and will have low impact to the surrounding properties and within the subject site.

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. No known risks are associated with the subject site.

10. Waste management

Existing council waste collection will remain in place for the subject site.

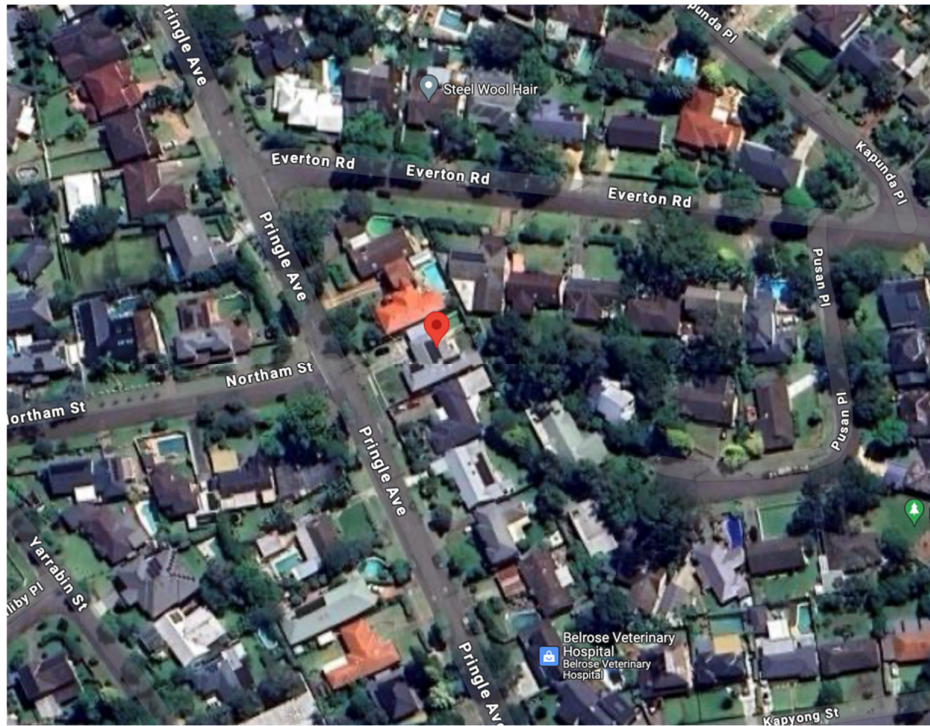
11. Conclusion

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	697.1m ²	Y	Unchanged
Housing Density dwelling/m ²	1/600m ²	Y	Unchanged
Max ceiling height above natural ground level	3.65m	Y	
Impervious area m ²	370.72m ²	Y	
Maximum building height m	5.17m	Y	
Front building setback m	7m	Y	
Rear building setback m	4.74m(<i>unchanged</i>)	N	Existing
Minimum side boundary setback	1.4m	Y	
Building envelope	4m at 45°	Y	
Private open space m ²	74.48m ²	Y	
% of landscape open space %	284.98m ² or 40.88%	Y	
Maximum cut into ground m	300mm	Y	
Maximum depth of fill m	200mm	Y	
Number of car spaces provided	2	Y	

Site Photos



Satellite image of 80 Pringle Avenue and its surrounds



Subject property from the street located at 80 Pringle Avenue



View of Adjoining Property from the street located at 78 Pringle Avenue



View of Adjoining property from the street known as 82 Pringle Avenue



Example of fence along Pringle Avenue- 2 Northam Street, corner of Pringle Avenue



Example of fence along Pringle Avenue- 45 Pringle Avenue



Example of fence along Pringle Avenue- 64 Pringle Avenue



Example of fence along Pringle Avenue- 69 Pringle Avenue