

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT**

### **57 PARNI PLACE, FRENCHS FOREST**

LOT 12

DP 238711

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 1346/25, drawing numbers DA.01 to DA.28 dated October/24 to detail proposed alterations and additions to an existing dwelling at 57 Parni Place, 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 is 849m<sup>2</sup>
- The site is in R2 Low-Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is located in a bushfire area – bushfire report attached with this application
- The site is in area B of landslip risk zone - Geotechnical assessment report is attached with this application.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- A shared access driveway off Kanya Street is located 6 houses to the south of the subject property
- The shared driveway is located to the rear of the property which connects to a carport and a garage.
- The property addresses Parni place to the west
- The site is currently developed with a one and two storey brick and clad dwelling with a tile roof and a pool and deck area to the front and side of the dwelling.
- The site has a fall from the rear eastern boundary down to the front west boundary of approx. 12.29m with shear cliff addressing the front of the property of Parni Place
- Vegetation consists of variety of mixed plants and large areas of lawn to the front of the dwelling.

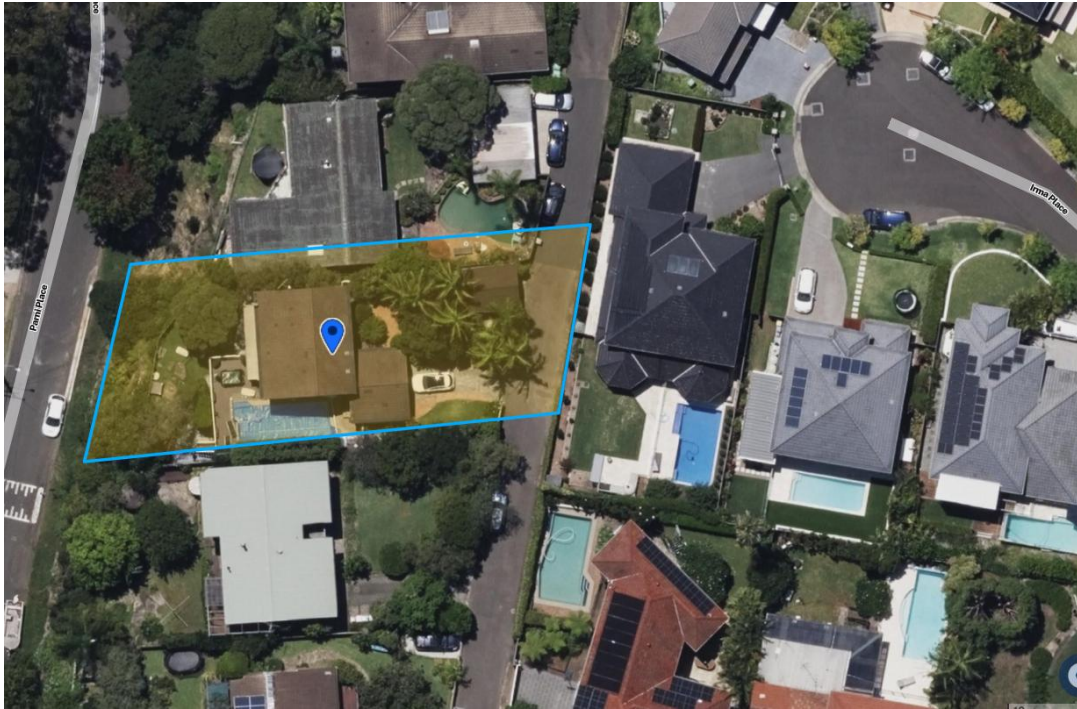


Figure 1: THE AERIAL VIEW OF THE SUBJECT SITE (Source: SIXMAPS)



Figure 2: DRIVEWAY ON THE RIGHT OF SUBJECT SITE, ACCESS FROM KANYA STREET



### 3. THE PROPOSAL

#### Description

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

*The proposed additions and alterations are as follows:*

#### **GROUND FLOOR LEVEL**

- Portion of existing side deck to be enclosed to form a powder room.
- Existing laundry to form a pantry
- Existing main entry to form a laundry and room slightly increased
- An addition is proposed to the front of the dwelling consisting of a new entry area with a portico and a home office.

#### **FIRST FLOOR LEVEL**

- Existing bedroom 2 to be extended directly above the ground floor addition
- Bed 1 to be reduced to include a walk in robe.
- Existing walk in robe and ensuite to form a larger walk in robe.
- A new master bedroom and ensuite is proposed above the garage



**VIEW LOOKING TO THE REAR OF THE DWELLING FROM THE SHARED DRIVEWAY. PROPOSED ADDITION TO THIS AREA.**

#### 4. Zoning & 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 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 alterations and additions comply with the building height.

##### 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.

#### 5. BUILT FORM CONTROLS

##### Wall Heights (DCP B1)

*The max. wall height is 7.2m*

The proposed alterations and additions are below the wall height requirement as shown on the drawings **COMPLIES** with this control.

##### Side Boundary Envelope (DCP B3)

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

The proposed alterations and additions **COMPLY** with this control as shown on the drawings.

##### Side Boundary Setbacks (DCP B5)

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

The proposed alterations and additions **COMPLY** with this control, with the relevant setbacks below;

North side setback to proposed powder room	900mm - <b>COMPLIES</b>
North side setback to proposed addition	1.87m --- <b>COMPLIES</b>
South side setback to proposed addition	3.575m --- <b>COMPLIES</b>

##### Front Boundary Setbacks (DCP B7)

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

No changes to the front setback

##### Rear Boundary Setbacks (DCP B9)

*Warringah DCP control is a min. of 6m. – **NO CHANGE TO REAR SETBACK***

## 6. DESIGN

### Landscaped Open Space (DCP D1)

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

Site area 849sqm (without carriageway 744.72sqm)	40% Control	297.8sqm
Existing Landscaped open-space area (area more than 2m in any direction note included)	51.39%	382.72sqm
New Landscaped open space area	50.09%	373.05sqm- <b>COMPLIES</b>

### Private Open Space (DCP D2)

*The requirement is a total of 60sqm with a minimum dimension of 5m.*

There will be no changes to the existing private open space

### Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence 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 additions.

### Privacy (DCP D8)

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

### Traffic , Access and safety - C2

There are no changes to the existing crossover and layback.

### Parking Facilities – C3

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

There will be no changes to the off-site parking.

### Stormwater – C4

To be provided in accordance with council stormwater drainage design guidelines and designed by a hydraulic engineer at a later stage prior to CC.

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

### 7.1 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

## **7.2 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.

## **7.3 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

## **7.4 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.

## **7.5 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 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

## **7.6 Submissions made in accordance with this Act or the regulations**

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

## **7.7 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.

## **8. Conclusion**

The proposal which provides for alterations and additions to an existing dwelling will not have any detrimental impact on the adjoining properties or the locality. The proposal which is an addition to the front of the existing dwelling will not be visible for the streetscape

The proposal is in keeping with the Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of the Council is requested.



## 8. APPENDIX 1: PHOTOS OF EXISTING SITE



PHOTO 1

VIEW LOOKING ALONG THE  
NORTH SIDE BOUNDARY.  
PORTION OF EXISTING SIDE DECK  
TO BE ENCLOSED TO FORM A  
POWEDER ROOM.



PHOTO 2

VIEW LOOKING NORTH FROM THE  
REAR OF THE PROPERTY





PHOTO 3

VIEW LOOKING SOUTH.  
PROPOSED ADDITION ABOVE THE  
GARAGE.

PROPOSED NEW ENTRY AND  
PORTICO ADDITION AND A 2  
STOREY ADDITION

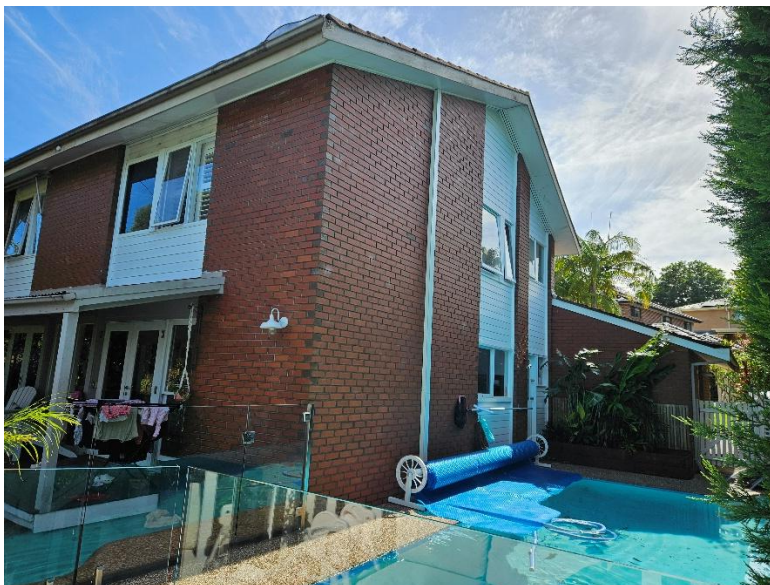


PHOTO 4

VIEW LOOKING EAST. PROPOSED  
ADDITION ABOVE THE GARAGE.

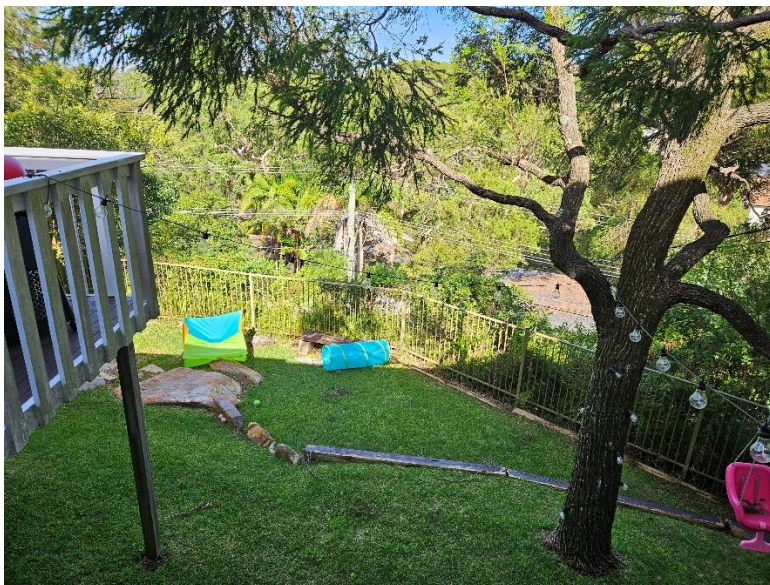


PHOTO 5

VIEW LOOKING WEST TO THE  
FRONT OF THE PROPERTY. CLIFF  
BEYOND THE FRONT FENCE

## 9. APPENDIX 2: SCHEDULE OF EXTERIOR AND FINISHES

	MATERIAL	COLOUR
NEW ROOF (EXTENSION)	TILES TO MATCH EXISTING	MEDIUM
NEW FLAT ROOF (ENTRY	COLORBOND	MEDIUM
NEW WALLS (EXISTING DWELLING)	WEATHERBOARD CLADDING/BRICK	(TO MATCH EXISTING)
WINDOW FRAMING (EXISTING DWELLING)	ALUMINIUM	TO BE SELECTED