

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**11 PARNI PLACE, FRENCHS FOREST**

**CONSTRUCTION OF PARKING SPACE AND FRONT FENCE  
ANCILLARY TO AN EXISTING DWELLING**

**PREPARED ON BEHALF OF  
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## 1. INTRODUCTION

This application seeks approval for the construction of a parking area and front fence ancillary to an existing dwelling upon land at Lot 15 in DP 29273 which is known as **No. 11 Parni Place, Frenchs Forest**.

In preparation of this development application consideration has been given to the following:

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

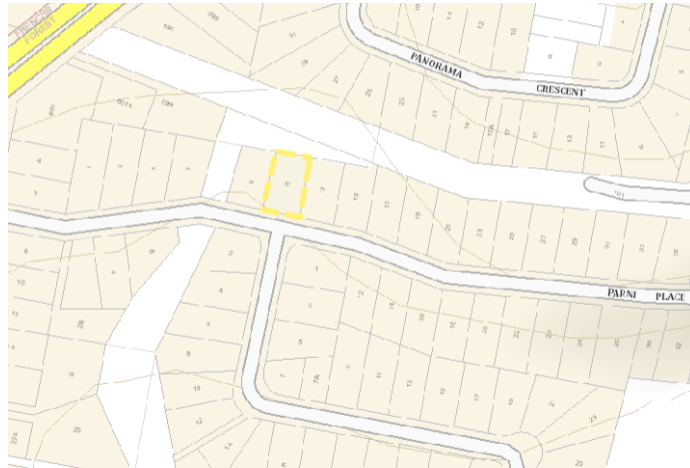
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by TECA Management Pty Ltd, Job Ref. 4663 and dated 24/08/2022.
- Architectural Plans prepared by Sammy Fedele Architectural Drafting Services, Job No. 14/22 and dated 11/11/2022.
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Job No. J4719 and dated 16/12/2022.
- Waste Management Plan.

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. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 15 in DP 29273 which is known as 11 Parni Place, Frenchs Forest. The site is located at the northern side of Parni Place with a street frontage of 21.335m. The site has an area of 712.7m<sup>2</sup> with a maximum depth of 35.05m. The locality is depicted in the following map:



**Site Location Map**

The site is currently occupied by a single storey rendered brick dwelling with a metal roof and lower level single garage. The dwelling is located centrally on site. A swimming pool is located on the rear yard. A low stone wall is erected along the street frontage. Access to the garage is via concrete driveway located adjacent to the western boundary of the site. The rear portion of the site is burdened by an easement for transmission lines.

The site has a cross fall from the rear northeast corner (RL131.27) towards the front southwest corner (RL124.81), with a fall of approximately 6.46m across the site. Stormwater is currently disposed of to the street gutter and the proposal will maintain this.

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on similar sized allotments. The rear boundary of the site adjoins public open space.

The subject site and existing surrounding development are depicted in the following aerial photograph:



**Aerial Photograph of Locality**

### **3. THE DEVELOPMENT PROPOSAL**

This proposal seeks approval for the construction of an at grade parking and a new front fence with associated landscaping.

#### **Hardstand Parking Area**

Currently the site provides for a single garage beneath the existing dwelling. The driveway providing access to the garage does not comply with current Australian Standards or Council profiles for driveways. The hardstand parking area is to be setback 2.0m from the western side boundary. A new vehicular cross over and layback is proposed to ensure compliance with the relevant standards.

#### **Front Fence**

The proposal provides for a new front fence. The existing retaining wall is to be retained. The new fence will be setback 1.0m to the street frontage. The fence will be constructed of rendered blockwork with timber slats above. Screen planting is proposed forward of the proposed fence.

#### **Landscaping**

The proposal provides for screen planting forward of the proposed fence. A new pedestrian stair will provide access from the street frontage to the front porch/entry. A large paved area forward of the dwelling is to be demolished and replaced with landscaping.

The proposal will result in the following numerical indices:

<b>Site Area:</b>	712.7m <sup>2</sup>
<b>Existing Landscaped Area:</b>	197.6m <sup>2</sup> or 27.71%
<b>Proposed Landscaped Area:</b>	206m <sup>2</sup> or 28.9%

#### 4. ZONING & DEVELOPMENT CONTROLS

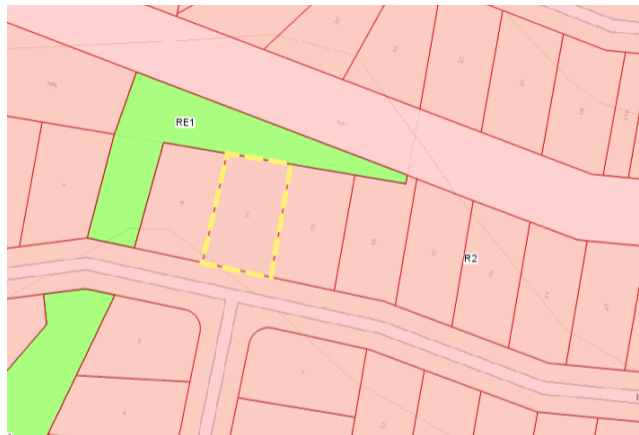
The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

##### 4.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

##### 4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



**Extract of Zoning Map**

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling alterations/additions and ancillary development is permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Refer to plans	Yes

The following provisions are also relevant:

### Clause 6.4 Development on Sloping Land

The site is classified as Class B on Council's Landslip Map. A Preliminary Geotechnical Assessment has been prepared by White Geotechnical and submitted with the application.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

### 4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Not Applicable
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes
B7 – Front Boundary Setbacks	Minimum 6.5m	The proposal provides for a hardstand parking area forward of the existing dwelling. The proposed location is considered appropriate in this instance for the following reasons:



Clause	Requirement	Compliance
		<ul style="list-style-type: none"> <li>• The existing driveway does not comply with relevant Australian Standards or Council requirements prohibiting access to the existing single garage.</li> <li>• The site is constrained by the location of the existing dwelling and topography. There is no alternative for parking behind the building line.</li> <li>• The proposal results in an increase in landscaped area on the site and particularly within the front setback area. The proposal will improve the presentation to the streetscape.</li> <li>• The proposed hardstand parking area provides for a setback of 2.0m to the western side boundary to provide appropriate separation to the adjoining built form.</li> <li>• The proposed hardstand area does not have any detrimental impact on the amenity of the adjoining properties.</li> </ul>

Clause	Requirement	Compliance
	Secondary frontage 3.5m	<ul style="list-style-type: none"> <li>There are a number of other hardstand parking areas forward of dwellings in the vicinity, including 13 and 15 Parni Place immediately to the east of the site</li> </ul> Not Applicable
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m	Not applicable – no changes in the rear yard.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes The proposal provides for a new driveway and vehicular crossing to comply with Council's Vehicle Crossing Policy and the Australian Standard.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal provides for an open hardstand parking area which will not dominate the streetscape.

<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater will be discharged to the street gutter in accordance with Council controls.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes The proposal does not result in any significant excavation. The excavation is appropriately setback from the boundaries and is required to achieve compliance with the driveway standards.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.

Clause	Requirement	Compliance
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal provides for a landscaped area of 206m<sup>2</sup> or 28.9% of the site. Whilst this does not strictly comply with the numerical standards it is considered appropriate in this instance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The existing development on site provides for a landscaped area of only 197.6m<sup>2</sup> or 27.71% of the site. Therefore, the proposal increases the existing landscaped area by approximately 8m<sup>2</sup>. This includes removal of a large paved area in the front yard to provide for additional landscaping and improve the streetscape.</li> <li>• The reduction in landscaped area does not require the removal of any protected vegetation.</li> <li>• Strict compliance would not serve any benefit to the public or the adjoining properties.</li> </ul>
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m <sup>2</sup> with min dimension 5m	Yes The proposal retains the existing private open space in the rear yard.

Clause	Requirement	Compliance
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Not Applicable.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes The proposal will not have any impact on solar access to the subject or adjoining properties.
D7 - Views	View sharing to be maintained	Yes The subject site and surrounding properties do not currently enjoy any significant views.

Clause	Requirement	Compliance
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposal does not provide for any habitable additions. The new hardstand parking area is provided with a setback of 2.0m to the western boundary. This area is appropriately setback from habitable areas and private open space of the adjoining property.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal does not alter the bulk of the existing dwelling. The proposal incorporates additional landscaping within the front setback to improve the presentation to the streetscape.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Not Applicable
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Not Applicable

Clause	Requirement	Compliance
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	The proposal provides for a new front fence which is to be constructed of rendered blockwork with timber battens. The fence is setback 1.0m from the street frontage to enable screen planting forward of the fence. The setback with the landscaping proposed will ensure an appropriate outcome to the streetscape. There is a variety of fencing forms in this portion of Parni Place and the proposal will not detract from the character of the streetscape.
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes There is ample area on site for storage and site facilities.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not Applicable
D17 – Tennis Courts	N/A	Not Applicable

<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of dwelling approach and street.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is not required.	Not Applicable
D23 - Signs	Not Applicable	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable



<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as B	Yes A Geotechnical Report is submitted.
E11 – Flood Prone Land	Not Applicable	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

## **5. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of dwelling alterations/additions are permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development will provide for the construction of hardstand parking area, fence and associated landscaping ancillary to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality. The proposal does not require the removal of any protected vegetation and there is no detrimental impact on the adjoining properties.

### **The Suitability of the Site for the Development**

The subject site is zoned R2 Low Density Residential and the construction of a hardstand parking area, fence and associated landscaping ancillary to a dwelling in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide for hardstand parking area, fence and associated landscaping ancillary to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## 6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed hardstand parking area does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of hardstand parking area, fence and associated landscaping ancillary to an existing dwelling at **No. 11 Parni Place, Frenchs Forest** is worthy of the consent of Council.

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December 2022