

## Statement of Environmental Effects

SITE: 4 Curra Close – Frenchs Forest  
OWNERS: Julie Haung  
PROPOSAL: Construction of a rear balcony  
DATE: 12/10/22

### 1. Introduction

This statement of environment effects has been prepared pursuant to section 79c of the *Environmental Planning and Assessment Act 1979* and accompanies Da consent for approved DA construction of a rear balcony for Northern Beaches council. This statement is to be read in conjunction with the architectural documentation TJK design plans and documents

### 2. Site Analysis and Description

#### 2.1 Location

The site is located at 4 Curra Close – Frenchs Forest within The Northern Beaches Council.

#### 2.2 Property Description

The site is described as Lot 5

#### 2.3 Site area and shape

The site has an area of 730 square metres. It is irregular shaped lot

Existing site slope at proposed development is considered moderate, with a 3400mm difference from the front of the building platform to the rear of the building platform.

#### 2.4 Existing improvements

The site currently has an existing dwelling

#### 2.5 Site context

The site is located within an established residential area characterised by single and double storey dwellings houses with various façade styles. The site has a fall of approx. 5m from the front to the rear of the site.

#### 2.6 Zoning

The site is zoned R2 Low Density Residential under the provisions of the Warringah Development control plan 2011.

### **3. Proposed Development –**

The proposal involves the removal of the existing rear balconies.

Construction to replace the existing balcony with a new roof over on the first floor and replace 2 x stacker doors.

### **4. Compliance with planning controls**

#### **4.1 State environmental planning policies**

There are no State environmental planning policies that apply to the proposed development

#### **4.2 Regional environment plans**

There are no relevant regional environmental planning policies that apply to the proposed development

#### **4.3 Local environment plans**

[Warringah Local Environmental Plan 2011](#)

#### **4.4 Development control plans**

**Warringah Development control plan 2011**

## 5. Environmental setback

### 5.1 Front setback

The proposed dwelling has a front setback of:

Council Min requirements	Proposed
6m to building façade	n/a
3.0m to articulation zone	n/a
6m to garage line	n/a

### 5.2 Side and rear setbacks

The proposed dwelling has a side and rear setbacks of:

Council Min requirements	Proposed
Ground floor 0.9m	L 2.4m – R 6.3m
First floor 0.9m	L 2.4m – R 6.3m
Ground floor rear	12.9m
First level rear	12.9m – 12.6m

### 5.3 Building height

The building height is 7.86m in height. The max building height allowable is 8.5m - compliant

### 5.4 Site Coverage

Site coverage 60%	n/a
First floor 40%	n/a
PPOS min 100m <sup>2</sup> with min dimension 4.0m	Remains as existing

The following objectives have been met:

- The proposed dwelling is to appropriate scale and protects residential amenity.

- The design of the house is consistent with surrounding properties reinforcing a quality design and keeping to the established standard of buildings. Meeting a desired street character.
- Low maintenance landscaping has been used (refer to landscape drawings in DA).
- Contribute to effective stormwater management, management of micro-climate impacts and energy efficiency has been met.
- The propose dwelling offers a high level of residential amenity with plenty of outdoor recreation and relaxation.
- The private open space usability is enhanced as it is located off the entertaining area.
- Solar access is not compromised to the living areas and private open spaces.

#### **5.5 Private open space**

Private open space is well above the requirements – refer to table above.

#### **5.6 Landscape area**

Landscape area is well above the requirements – refer to table above

#### **5.7 Tree removal**

The proposal does not require the removal of any trees.

#### **5.8 Design and streetscape**

The scale and design of the proposed dwelling is consistent with modern architectural trends within the Frenchs Forrest area and is compatible with adjacent developments.

#### **5.9 Privacy and solar access amenity**

Natural sunlight is available to the private open space.

As the rear yard faces south. The majority of the rear yard is in shadow during the winter period. During summer more sunlight would be available to the rear yard.

#### **Vehicle access and parking**

Two off street undercover car spaces are provided

#### **5.10 Environment heritage**

There are no known environmental heritage issues associated with this proposal

#### **5.11 Critical habitat**

There are no known critical habitat issues associated with this proposal

#### **5.12 Conservation area**

There are no known conservation issues associated with this proposal

#### **5.13 Contribution plans**

There are no known contribution plans associated with this proposal

#### **5.14 Mines subsidence**

The land has not been proclaimed to be mines subsidence district

#### **5.15 Road widening**

The land is not affected by road widening or road realignment

#### **5.16 Bush fire prone land**

n/a

#### **5.17 Building sustainability – BASIX**

The proposal complies with BASIX requirements and BASIX certificate accompanies the Da application.

#### **5.18 Earthworks and Sedimentation control measures**

Earthworks are required to provide a level building platform at the proposed dwelling due to utilising existing ground levels. Refer to elevations.

To protect adjoining properties, Council roadway and Council stormwater system from soil erosion and sedimentation run-off, it is intended to provide suitable soil and sediment control fences to the down slope side of all excavations. The soil and sediment control fence will be maintained throughout the construction process. Please refer to the accompanying Erosion and Sediment Control plan.

#### **5.19 – Retaining walls**

The retaining walls will be constructed of either blockwork or timber sleepers.

#### **5.20 Sewerage and Stormwater disposal**

Stormwater is to be connected to existing outlet of dwelling as the first floor balcony roof slopes onto the existing roof.

## **6. Conclusion**

The proposed DA application is considered of high quality and reasonably satisfies the objectives of the relevant planning controls and therefore it is requested that The Northern Beaches consider the application favourably.