

22 January 2020

Mr Ray Brownlee
Chief Executive Officer
725 Pittwater Road
Dee Why NSW 2099

Dear Mr McNulty,

STATEMENT OF ENVIRONMENTAL EFFECTS 58 PARNI PLACE, FRENCHS FOREST

This Statement of Environmental Effects (SEE) is submitted to the Northern Beaches Council in support of a Development Application (DA) for extension and renovation works to a detached dwelling at 58 Parni Place, Frenchs Forest.

This SEE describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It should be read in conjunction with the following supporting documentation appended to the report:

- Architectural Plans prepared by Action Plan (**Attachment A**);
- Concept Landscape Plan prepared by A Total Concept Landscape Architects (**Attachment B**).
- Arborist Report prepared by Hugh The Arborist (**Attachment C**);
- Survey Plan prepared by CMS Surveyors (**Attachment D**); and
- Bush Fire Report prepared by Bushfire Planning and Design (**Attachment E**).
- Preliminary Geotechnical Assessment prepared by Ascent Geotechnical Consulting (**Attachment F**).
- Pre-DA Meeting Minutes and Letter prepared by Northern Beaches Council (**Attachment G**).
- Waste Management Plan (Council template) completed by applicant (**Attachment H**).
- Photos of site and surrounding area – (**Attachment I**).
- BASIX Certificate – (**Attachment J**).

1.0 Background

A Pre-DA meeting was held with Northern Beaches Council on 3rd September 2019. Following this meeting a short letter and minutes were issued by Northern Beaches Council providing advice and setting out suggested amendments to the design of the proposed development. As shown in the Pre-DA letter (**Attachment G**), the Council provide a couple of important directions at the meeting and within the letter, these being:

- Council advised of the need to increase the side boundary setback of the balcony so that it was a minimum distance of 900mm to ensure it complies with the relevant DCP control;
- Council also noted in the Pre-DA advice that whilst the balcony presents a numeric non-compliance, the element that protrudes beyond the envelope control comprises the roof structure only, and that given the site adjoins a reserve to the rear, no unreasonable amenity impacts are considered to arise from this variation. On this basis the advised that this could be supported on its merits.

- Council advised that it would be able to support the proposed numeric non-compliance with the side boundary setback as it related to the proposed garage on the basis that no unreasonable amenity impacts are considered likely to arise.
- With regards to the rear boundary setback, Council noted that given the existing balcony has a rear setback of 5.1m, the extension of the balcony could be supported on merits, particularly as the site adjoins a public reserve to the rear.

In addition to the comments relating specifically to the proposed design, the Council also provided advice with regards to the nature of documentation required to accompany the development application. In response to the Council's advice it is noted that the design of the balcony has been increased to ensure it provides a minimum 900mm setback to the side boundary. In addition to this all the relevant documentation and reports requested by Council have been prepared and are attached to this development application.

2.0 Site Analysis

Site Location

The site is located at 58 Parni Place, Frenchs Forest within the Northern Beaches Local Government Area and is legally described as Lot 25 in DP 238711. The site is currently occupied by an existing detached dwelling which is located at the end of a small residential cul-de-sac. The site is orientated to the east fronting Parni Place and adjoins the backs onto a nature reserve to the west. The site slopes from east to west with the ground level falling away sharply from the front building line to the rear of the site. See the Survey Plan at **Attachment D** for further details.

The site's locational context is shown below in **Figures 1 – 2** and site photos are provided at **Attachment I**.

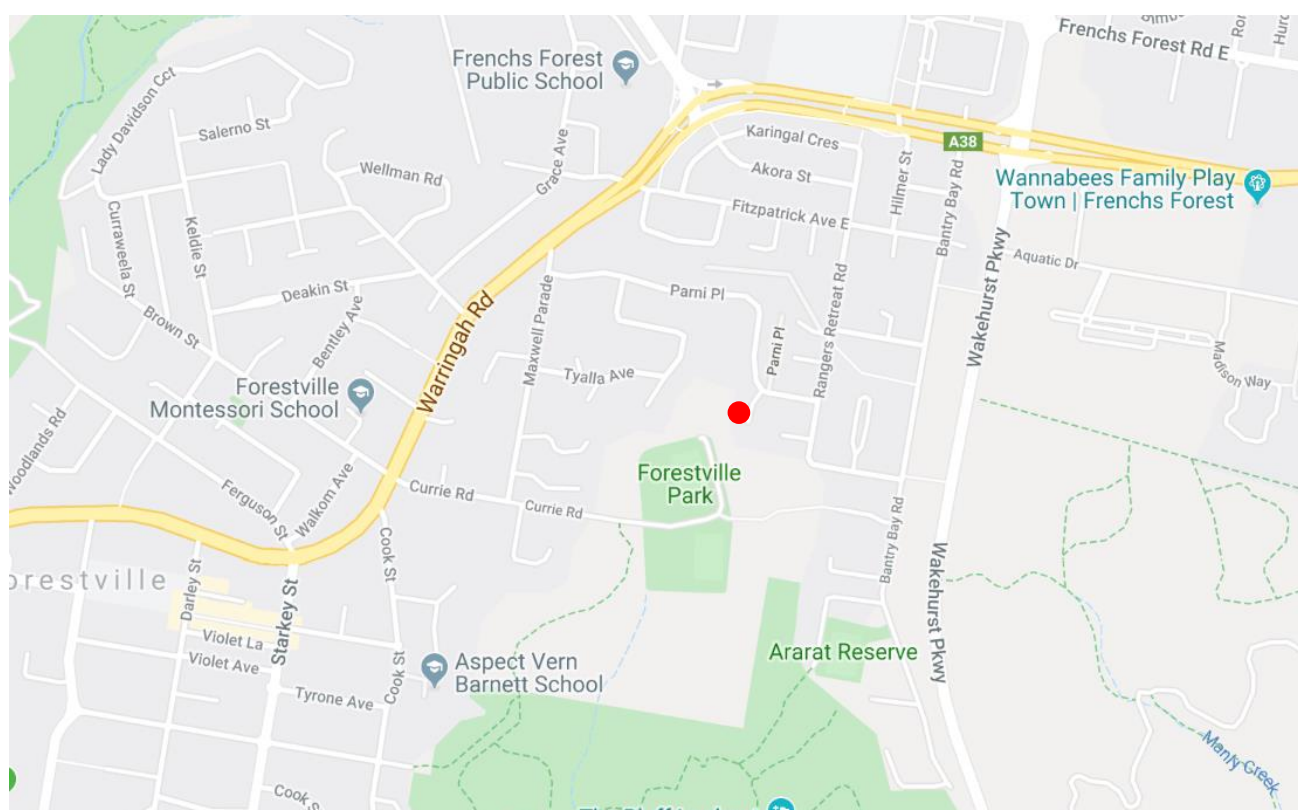


Figure 1 Site Location

Source: Nearmap

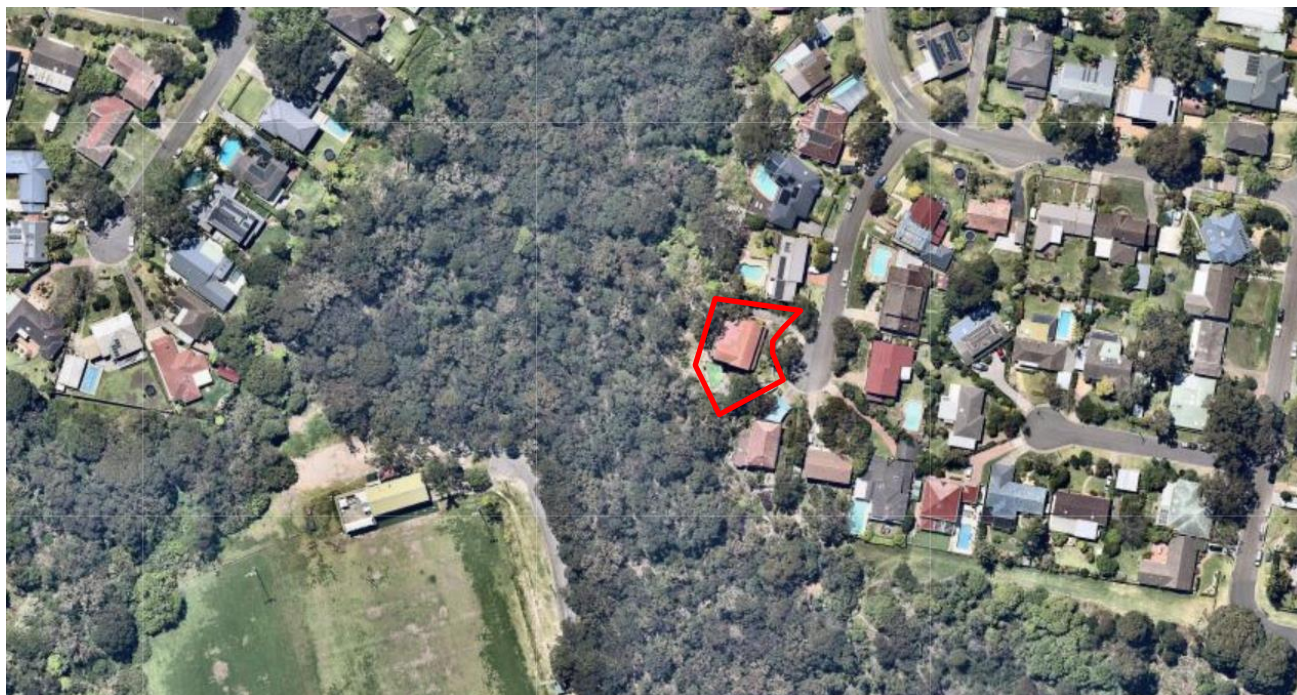


Figure 2 Aerial view of the site

Source: Nearmap

Surrounding Development

The land adjoining the site to the east, north and south comprises detached residential dwellings while land to the west of the site comprises bushland that falls away from the site to the west down to Forestville Park. Photos of the surrounding area are provided at **Attachment I**.

3.0 Description of the Proposed Development

This application seeks approval for partial demolition works, proposed extension and renovation works to the existing dwelling house. Specifically, the proposed works involve:

- Demolition and replacement of the existing metal roof on ground level and removal of sliding windows and doors at the rear of the house;
- Extension of the ground level to the west and north to create a new kitchen and rear balcony with built in BBQ facilities;
- Construction of a new double garage to the side of the house and reconfigured driveway to align with new garage;
- Various internal renovation works including replacement of built ins and internal cabinetry, construction of new fireplace and replacement of select windows on ground level; and
- Associated landscape works.

The proposed works are discussed in more detail below and should be read in conjunction with the Architectural Drawings prepared by Action Plans and provided at **Attachment A**.

3.1 Demolition Works

As shown in the proposal plans at **Attachment A**, the proposed demolition works are limited to the removal of a select number of internal and external walls, removal of the existing metal roof and removal of a select number of external windows internal rooms.

3.2 Proposed Use

The proposed development only involves renovation works to the existing dwelling house. The building will therefore continue to be used as a dwelling house once the renovation works are complete.

3.2.1 Access Arrangements

A new double garage is to be provided to service the dwelling. The new double garage will replace the existing double garage on the lower ground level, which is inaccessible given the gradient, turning circles and clearances. The current configuration of the garage makes it unusable and new car accommodation is therefore required for the dwelling. Access to the double garage will be via the existing driveway and driveway crossover, which is not proposed to change.

4.0 Assessment of planning issues

The following is our assessment of the environmental effects of the proposed development. The assessment includes only those matters under section 4.15(1) of the EP&A Act that are relevant to the proposal.

4.1 Environmental Planning Instruments and Development Control Plans

The following environmental planning instruments and development control plans apply to the proposed development.

4.2 Warringah Local Environmental Plan 2011

The proposal is entirely consistent with the Warringah LEP 2011.

Zoning

The site is located within the R2 Low Density Zone. The proposed dwelling house is a permissible use in the zone and the proposed extension and renovation works will provide an outcome that is consistent with the zone objectives for the following reasons:

- It will retain the residential use of the site consistent with the established low-density residential environment;
- It has been designed to ensure that the low-density residential environment is characterised by buildings within a landscaped setting that are in harmony with the natural environment of Warringah.

Building Height

The proposed extension works are to the ground level and are within the maximum 8.5m height limit for the site as shown on the Architectural Plans at **Attachment A**. The proposed works therefore comply with this maximum building height development standard.

4.3 Warringah Development Control Plan 2011

Built Form Controls

The table below provides an assessment against the key built form controls from the WDCP 2011 that are applicable to the proposed development:

Table 1 – Assessment of key controls from Warringah DCP 2011

Control	Response
Part B – Built Form Controls	
B1 – Wall height Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The proposed development complies with this requirement. Wall heights do not exceed 7.2m.
B2 – Number of Storeys Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The existing house is viewed as two (2) storeys from Parni Place but comprises three (3) storeys due to the fall of the land away from the street. The proposed extension does not change the existing number of storeys and involves a single storey addition to the ground level of the building. Importantly the proposed extension does not exceed the LEP height limit nor does it result in any new three storey component. The proposed development is therefore compliant with this control
B3 – Side Boundary Envelope Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.	<p>The proposed development results in a minor non-compliance with the building wall height at the site's rear north-west corner. At this location of the proposed balcony results in a minor encroachment of up to 0.7m for a length of 1.5m. Despite the minor non-compliance the proposal is considered to provide an acceptable outcome as:</p> <ul style="list-style-type: none"> - The proposed extension is a low scale, low height extension and will not result in the existing dwelling becoming visually dominant by virtue of its height or bulk; - Adequate separation is provided from the adjacent building at 56 Parni Place and will have no adverse effect on light, solar access or views from this property; - Where the proposed extension sits outside the side building envelope, this relates only to the roof structure and will therefore not result in any adverse privacy impacts. The proposed extension has been designed to have <p>This matter was discussed at the Pre-DA meeting, with the Pre-DA minutes confirming that Council would be able to support the proposed design solution on its merits.</p>
B5 – Side Boundary Setbacks A side-setback requirement of 0.9m is required under this control.	<p>The proposed extension has been designed to comply with the minimum 0.9m side setback wherever possible, and most notably at the site's rear north-west corner where the new kitchen and balcony are proposed.</p> <p>A minor non-compliance occurs for an extent along the external wall for the proposed new double garage. At this point the garage has a minimum side setback of 0.45m. Whilst this is the case the proposed solution is considered acceptable as:</p> <ul style="list-style-type: none"> - The proposed development will still achieve the objectives of Control B5 as deep soil will still be provided, the building will not be visually dominant, will be of an appropriate scale and bulk, will maintain privacy and will continue to preserve view lines from the adjacent property at 56 Parni Place.

	<ul style="list-style-type: none"> - The minor encroachment occurs as a direct result of the need to achieve a minimum width for the double garage to make it useable for two cars, combined with the location of the existing house, which together necessitate the partial intrusion into the 0.9m setback zone. - The side boundary of the property runs at an angle to the house which makes it impossible to achieve the double garage and comply with the 0.9m requirement, - The double garage is single storey only and has been designed to have no openings along the side boundary façade. It will therefore not result in any adverse amenity impacts on the adjacent dwelling at 56 Parni Place by virtue of its low-rise scale and lack of ability to create viewing or privacy impacts. - The low-rise single storey height of the garage combined with the presence of existing vegetation along this common boundary (which has been in place for well over a decade) means that this part of the building will be largely screened from view from the neighbour. <p>It is also noted that the Pre-DA minutes provided by Council confirm that Council is able to support the numeric non-compliance for the reasons set out above.</p>
<p>B7 – Front Boundary Setbacks</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback of 6.5m to road frontages. 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. 	<p>The proposed double garage represents the most forward component of the proposed extension and has been designed to be consistent with the alignment of the existing house. The setback of the double garage is in excess of the minimum 6.5m setback requirement.</p>
<p>B9 – Rear Setback</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum 6m setback to rear boundaries. 	<p>The proposed extension results in a minor numerical non-compliance with the 6m rear setback control. The provided rear setback of 5.055m is however considered acceptable as the proposed development will still achieve the objectives of Control B9. Specifically:</p> <ul style="list-style-type: none"> - deep soil will still be provided - the proposed extension will not impact the amenity of the adjacent site at 56 Parni Place - the extension will maintain visual continuity and patterns of buildings in the area, - the proposed will maintain privacy and will continue to preserve views currently available from the adjacent property at 56 Parni Place - the minor encroachment to the rear boundary will not result in any adverse primary impacts as the building backs onto a bushland reserve. <p>In addition to the above it is noted that the extension has been designed to align with the existing rear façade and balcony alignment. The balcony line represents a continuation of the existing building and is therefore in keeping with the design of the house.</p>

	The rear boundary setback was a matter that was also discussed during the Pre-DA meeting, with Council confirming that the proposed setback distance was acceptable as noted in the Pre-DA meeting minutes (Attachment G).
Part C – Siting Factors	
C3 – Parking Facilities 1. The following design principles shall be met: <ul style="list-style-type: none"> - Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site - Laneways are to be used to provide rear access to carparking areas where possible; - Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; - Parking is to be located so that views of the street from front windows are not obscured; and - Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	The proposed development complies with this requirement as the proposed new garage has been designed to be integrated with the house and has been positioned to have the same alignment as the house, thereby ensuring that it isn't a dominant element in the streetscape. The width of the garage opening has also been designed to comply with the 6m requirement.
C4 – Stormwater 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. 2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.	<p>The proposed development will comply with this requirement. All stormwater from the extension will be piped into the existing stormwater system for the house and will not result in additional runoff from the site onto surrounding land.</p> <p>A Stormwater Concept Plan and stormwater details are provided within the accompanying Architectural Plans at Attachment A.</p>
C5 – Erosion and Sedimentation 1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. 2. Any erosion and sedimentation is to be managed at the source. 3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. 4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m ² of land.	The proposed development will comply with this requirement. An Erosion and Sediment Control Plan has been prepared for the site and is included within the accompanying Architectural Plans at Attachment A .
C8 – Demolition and Construction 1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A Waste Management Plan has been prepared for the proposed development and is provided at Attachment H .

C9 – Waste Management 1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A Waste Management Plan has been prepared for the proposed development and is provided at Attachment H .
Part D – Design	
D1 – Landscaped Open Space and Bushland Settings	The proposed development complies with this requirement as 44.61% of the site will be used for landscaped open space and bushland settings. See DA15 of Architectural Plans at Attachment A as well as the Concept Landscape Plan at Attachment B .
D2 – Private Open Space 1. A total of 60m ² required with a minimum dimension of 5 metres	The proposed development provides in excess of this with 112.2m ² of private open space being provided, in addition to the landscaped open space that is provided on the site.
D6 – Access to Sunlight 1. Development should avoid unreasonable overshadowing any public open space.	The proposed building, by virtue of the sloping nature of the site and its relationship to the adjacent bushland reserve, will result in some additional overshadowing. Whilst this is the case it is considered acceptable as the bushland reserve is not a used public open space area and therefore the additional shadowing will not have any unacceptable adverse amenity impacts on accessible open space.
D7 – Views 1. Development shall provide for the reasonable sharing of views.	The proposed extension has been designed as a low scale single storey extension. It has been designed specifically to maximise view sharing with our neighbours at 56 Parni Place.
D8 – Privacy 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The proposed extension has been designed to maximise privacy between the site and the neighbours at 56 Parni Place. This has been achieved by minimising window openings in the side elevation and including a privacy screen on the balcony to minimise overlooking opportunities.
D9 – Building Bulk 1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular the amount of fill is not to exceed one metre in depth.	The proposed extension will comply with these requirements as: <ul style="list-style-type: none"> - Side setbacks have been maximised where possible and relate only to a low scale single storey extension. - The height and bulk of the development has been minimised through the design of the extension itself, which is single storey. - We have sought to minimise excavation and fill wherever possible. Opting instead to use support columns to underpin the proposed extension. - The building height and scale relates to the topography.

<p>Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	<ul style="list-style-type: none"> - The proposed extension has been designed to include a front façade component that integrates with the existing dwelling and is oriented to the street. - A Landscape Concept Plan has been provided at Attachment B that will help to compliment the setting of the proposed development and improve the dwelling's appearance from the street.
Part E – The Natural Environment	
E1 – Preservation of Trees or Bushland Vegetation	The proposed extension will not result in the impact or removal of any trees on site. See Arborist Report provided at Attachment C .
E5 – Native Vegetation	
<p>E10 – Landslip Risk</p> <p>1. The applicant must demonstrate that:</p> <ul style="list-style-type: none"> - The proposed development is justified in terms of geotechnical stability; and - The proposed development will be carried out in accordance with good engineering practice. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. (ii) For land identified as being in Area B or Area D:</p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p>	<p>A Preliminary Geotechnical Assessment has been prepared for the site by Ascent Geotechnical Consulting and is included at Attachment F.</p> <p>The Geotechnical Assessment concludes that the existing site conditions and proposed development are considered to constitute an 'ACCEPTABLE' risk to life and a 'LOW' risk to property provided that the recommendations outlined within the report are adhered to.</p>

4.4 Bushfire

A Bushfire Hazard Assessment (BHA) has been undertaken for the proposed house extension by Bushfire Planning and Design and is provided at **Attachment E**. The BHA undertakes an assessment of the proposed alterations and extensions against the requirements of AS3959 (2009), being the Australian Standard for the Construction of Buildings in Bushfire Prone Areas. Following this assessment Bushfire Planning and Design conclude that *'the development can comply with the construction requirements of Section 9 (BAL-FZ) as specified in AS3959 (2009).'*

The proposed alterations and additions are therefore considered acceptable in this regard subject to the imposition of the relevant necessary conditions.

4.5 Social Impact

It is not anticipated that the proposed modifications will give rise to any new or additional social impacts due to the fact that the works proposed are for minor extensions to an existing detached dwelling in a low-density residential area. The proposed works will facilitate the renewal and refurbishment of the existing house, and in this regard improve the contribution that the house makes to the streetscape.

4.6 Site Suitability

The site is a residential zoned property and the proposed works will help improve the quality of the existing residential building on the site. In this regard the site is considered to be entirely suitable for the proposed works and continued use as a residential dwelling.

4.7 The Public Interest

The proposal is in the public interest as it will improve the quality of housing stock in the local area and will not result in any unacceptable adverse impacts on the neighbours or surrounding area.

5.0 Conclusion

The proposed development seeks approval for minor alternations and additions to the existing residential dwelling at 58 Parni Place, Frenchs Forest.

This SEE has provided a detailed assessment of the proposal against the relevant matters under section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Warringah LEP 2011 and Warringah DCP 2011;
- The proposal will contribute to an improvement in the quality of housing stock in the local area; and
- The proposed development is suitable for the site and is in the public interest.

In light of the merits of the proposal and in the absence of any significant adverse environmental social or economic impacts, I respectfully request that the application be approved subject to standard conditions of consent. Should you have any queries about this matter, please do not hesitate to contact me.

Yours sincerely,



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