

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Proposed alterations and additions to existing  
community facility

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**At**

**20 Grattan Crescent**

**FRENCHS FOREST**

Issued: January 21

Prepared by

**ECO-MANTRA DESIGN**

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## **1 INTRODUCTION**

### **1.1 OVERVIEW**

This report has been prepared as part of a development application for alterations and additions to a single storey community facility on Lot 101 in DP844534 also known as 20 Grattan Crescent, FRENCHS FOREST.

The subject site falls within Northern Beaches Local Government Area. Warringah LEP 2011 applies to the subject site. The site is zoned R2 –Low Density Residential. Alterations and additions to an existing building are permitted with consent.

This statement will address the proposal in the context of the applicable planning legislation including the provisions of:

- Warringah Local Environmental Plan 2011 (WLEP) 2011;
- Warringah Development Control Plan (WDCP) 2011;
- S.4.15 of Environmental Planning and Assessment Act 1979.

### **1.2 PROPOSED DEVELOPMENT**

The application seeks consent for the following development as detailed in the drawings accompanying the application.

The scheme proposes:

- Demolition of part of existing kitchen and external stairs;
- Internal modifications and extension at ground floor level.

## **2 SITE AND CONTEXT**

### **2.1 LOCALITY DESCRIPTION**

The subject site is an irregular shaped block at the end of cul-de-sac, situated on the western side of Grattan Crescent. The site backs on to Garigal National Park. There are several clubs and community buildings in the vicinity of the subject site.

## 2.2 SITE DESCRIPTION

The subject site is Lot 101 in DP844534, also known as 20 Grattan Crescent, FRENCHS FOREST. The site is irregularly shaped allotment with entry from Grattan Crescent. The rendered building which operates as 'Austrian Club Restaurant' include club rooms, dining area, bars, kitchen and associated service areas.

The survey plan accompanying the application shows existing conditions of the site.

Refer to figure 2.

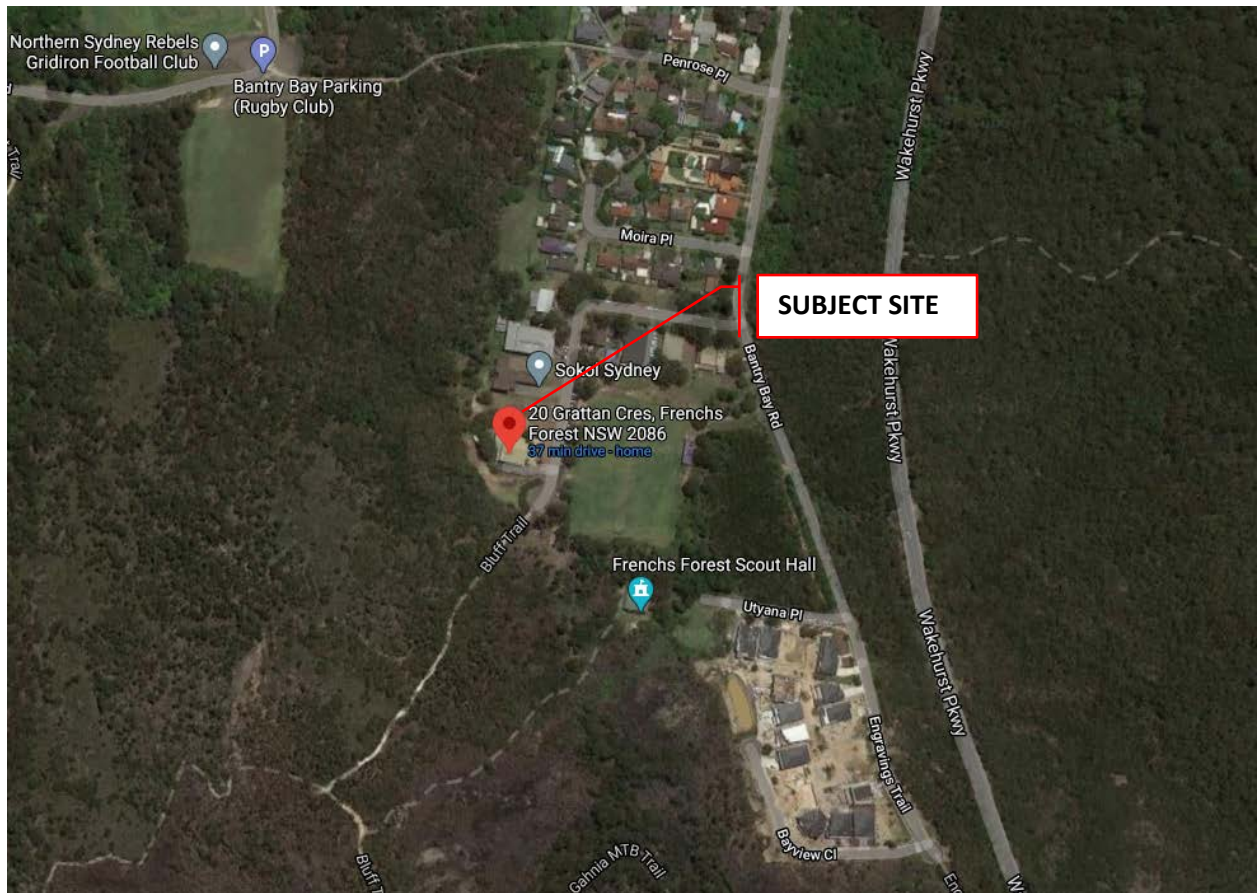


Figure 1: Locality Pan

(Source: Google Maps)



Figure 2: Site Plan (Source: Six Maps)

### 3 DEVELOPMENT PROPOSAL

The scheme proposes:

- Demolition of part of existing kitchen and external stairs;
- Internal modifications including extension of existing kitchen, addition of a deck and external stairs.

## 4 PLANNING FRAMEWORK

### 4.1 STATE ENVIRONMENT PLANNING POLICY

#### State Environmental Planning Policy (Coastal Management) 2018

The subject site is classified as Coastal Environment Area under the SEPP.

*The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the [Coastal Management Act 2016](#), including the management objectives for each coastal management area, by—*

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the [Coastal Management Act 2016](#).*

Development on land within the coastal environment area

*(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—*

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

*(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*



*(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of [Sydney Regional Environmental Plan \(Sydney Harbour Catchment\) 2005](#).*

The proposal is for extension of the existing kitchen and addition of a deck. This development is minor and does not cause any adverse impacts on the coastal environment of the locality.

#### **State Environmental Planning Policy (Vegetation in non-rural areas) 2017**

*The aims of this Policy are—*

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

The proposal does not involve removal of any trees and thus does not adversely impact the bio diversity of the locality.

#### **4.2 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

The land is currently zoned R2 – Low Density Residential. Refer **figure 3**. Alterations and additions to existing building are permissible with consent within R2 zone.

##### **Principal development standards**

###### Height of Buildings:

The proposal does not increase the height of the building and thus is compliant with the height of building clause.

###### Development of sloping land:

The proposal falls within Area B of the Landslip Risk Map.

*(1) The objectives of this clause are as follows—*

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
- (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

*(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [Landslip Risk Map](#).*

*(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions*

The proposed development is mainly contained within the existing building foot print. The proposal will not have adverse impacts on the stormwater discharge or on the existing subsurface flow conditions.

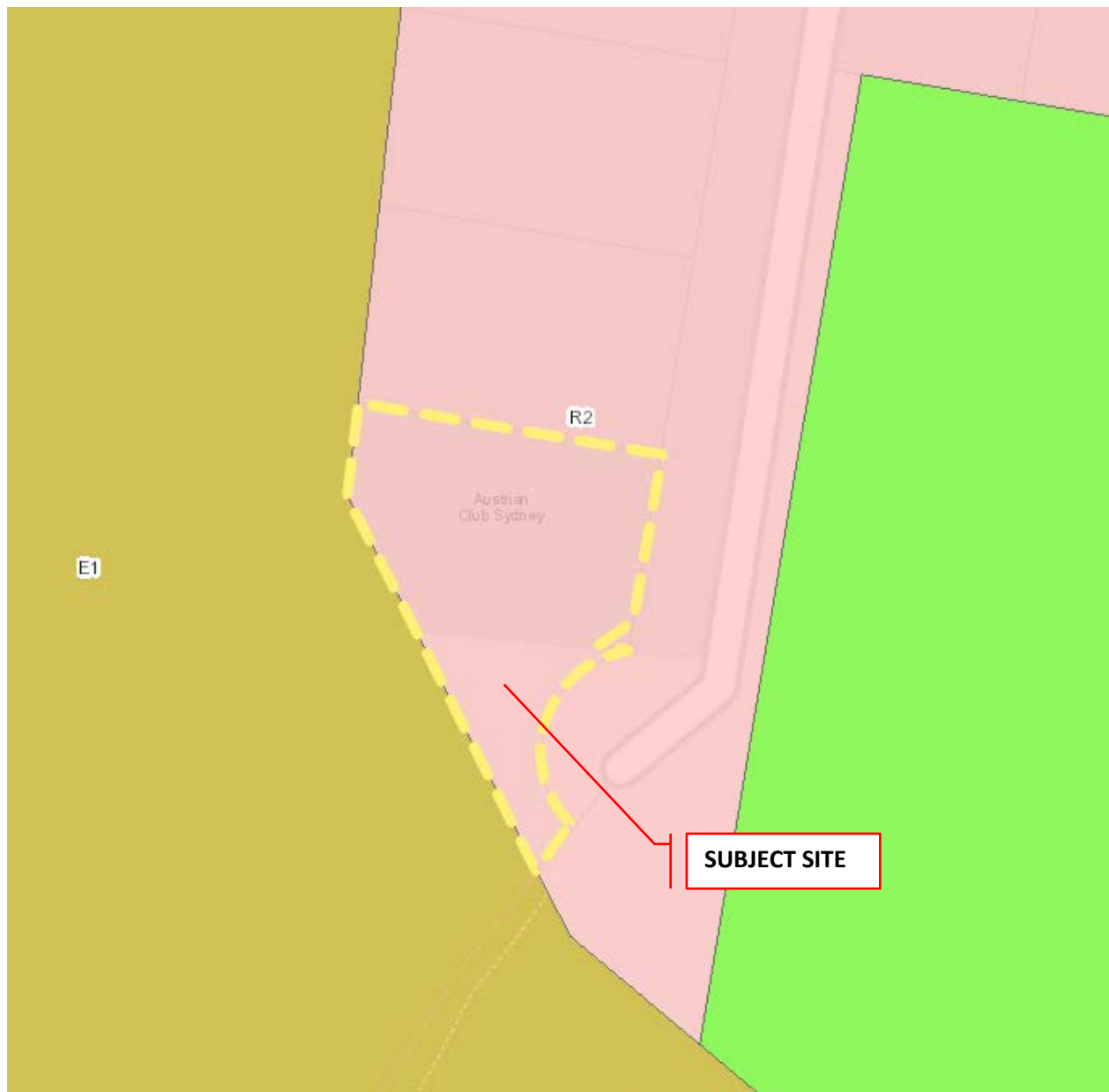


Figure 3: Zoning Map

(Source: [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au))

The subject site is classified as Bushfire prone land and is categorised as 'vegetation buffer'. Bushfire report has been prepared by Bushfire Consultancy Australia. The report concludes as follows:

*The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable. This report has considered all of the elements of bushfire attack and provided the proposed development is constructed in accordance with the recommendations of section 11 of this report, it is my considered opinion that the development satisfies the Aims and Objectives of Planning for Bush Fire Protection 2019.*

#### 4.3 DEVELOPMENT CONTROL PLAN – WARRIGAH DCP 2011

The Warringah Development Control Plan 2011 was prepared pursuant to the provisions of S4.15 of the Environmental Planning and Assessment Act 1979. It is a detailed document providing controls and design recommendations for all land as defined pursuant to the DCP. The DCP covers performance and design guidelines and controls related to environmental performance, social performance, amenity issues and dwelling design controls.

The subject proposal has been assessed against the controls and guidelines of the DCP and is considered to be compliant with the principle standards and consistent with the intent of the development standards.

The numerical controls of the DCP are tabulated in **Table 1** below.

#### 4.4 DEVELOPMENT CONTROL TABLE

Compliance Table: Warringah Development Control Plan 2011			
Development Standard	EXISTING	PROPOSAL	COMPLIANCE
<b>Site Calculations</b>			
Lot Size	1802sqm		
Floor Area	476sqm	26sqm – Ground Floor	
Site Coverage		33.4%	
<b>Built Form Controls</b>			
	DCP	PROPOSAL	COMPLIANCE
Wall Heights	7.2m	No change	REFER NOTE 1
Side Boundary Setbacks	0.9m	> 0.9m	YES
Front Boundary Setbacks	6.5m	No change	REFER NOTE 1
Rear Boundary Setbacks	6.0m	No change	REFER NOTE 1
<b>Open Space and Landscaping</b>			
Private Open Space	60sqm	No change	YES
Landscape Area (Min.)	40%	> 40%	YES
<b>NOTE: EXISTING SETBACKS MAINTAINED</b>			

#### 4.5 SECTION 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the Environmental Planning & Assessment Act, 1979 contains the broad heads of consideration related to assessment of development proposals.

This section undertakes an assessment of the proposal in the context of the heads of consideration set out in Section 4.15 (1) of the Environmental Planning and Assessment Act as follows:

- (a) the provisions of –
  - (i) *any environmental planning instrument, and*
  - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
  - (iii) *any development control plan, and*
  - (iv) *any matters prescribed by the regulations, that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

Consideration of these matters is undertaken below:

##### 4.5.1 Planning Instruments

##### **State Environmental Planning Policy:**

The development's compliance with the provisions of relevant State Environmental Planning Policies and Sydney Regional Environmental Policies has been addressed at Section 4.1 of this Statement.

#### 4.5.2 Development control plans

##### **Warringah Development Control Plan 2011:**

Consideration of the proposed development's compliance with the provisions of the Development Control Plan, has been undertaken in detail at Section 4.2 of this Statement.

The proposal is considered to be generally consistent with the intent of the DCP. The proposal complies with the other principal development standards.

#### 4.5.3 Streetscape and context

The proposed extension visually integrates with the existing dwelling as well as the prevailing streetscape. The proposed materials, roof features and façade articulation are all in keeping with the existing dwelling.

#### 4.5.4 Solar access and Overshadowing

There will be no solar access or overshadowing impacts on the neighbouring properties.

#### 4.5.5 Visual and Acoustic Privacy

There will be no visual or acoustic privacy impacts on the neighbouring properties.

#### 4.5.6 Traffic and Car Parking

Existing car parking arrangements are maintained and the proposed extension does not adversely impact the traffic and car parking on site.

#### 4.5.7 Waste Management

Household waste will be disposed of in approved Council containers and these bins can be accommodated on the site.

All builders waste during the construction phase will be removed from the site at regular intervals and disposed off at an approved waste dump in accordance with the waste management plan attached to this development application. The site will be kept clean and tidy at all times.

#### 4.5.8 Stormwater Drainage

The roof water is proposed to be collected in pit and pipe arrangement and discharged to council's network.

#### 4.5.9 Public Interest

This matter would generally relate to the submissions raised by the general public during Council's public exhibition of the development proposal. Any issues raised would have been generally dealt with in the body of this report and if not the Applicant would welcome opportunity to respond to such issues.

## **5 CONCLUSION**

It is concluded that the proposed development on Lot 101 in DP844534 on 20 Grattan Crescent, FRENCHS FOREST as detailed in the documentation accompanying this application, is an appropriate and compatible form of development when assessed under headings of consideration of S4.15 of the EP&A Act 1869.

Based upon the above submission the council is requested to review the application favourably.

### **Eco-Mantra Design**