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STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

4 Epping Drive
Frenchs Forest NSW 2086

Prepared on behalf of R. and A. Jhaver

By A. Elboz *Director*
Space Landscape Designs Pty Ltd

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1.0 Property Description

The subject site is known as 4 Epping Drive, Frenchs Forest NSW 2086 and legally described as Lot 2 within D.P.511948, and is zoned R2 Low Density Residential under the provisions of Warringah Local Environment Plan 2011.

The site does not contain any heritage items, nor is it within a conservation zone.

The site has been identified as being within Landslip Area B and Bushfire Prone Land. This will be discussed within the report below.

No other hazards are identified.



Image 1 - Site location courtesy of Northern Beaches Council

2.0 Site Description

The site is a rectangular shaped block situated at the end of a cul-de-sac on the low side of Epping Drive. The front boundary to Epping Drive measures 18.29m, the eastern side boundary measures 39.625m, the western side boundary measures 39.625m and the northern rear boundary measures 18.29m. The subject site has a site area of 724.5m².

The site has a relatively flat topography from the street level towards the rear of the site of over 1m from the south-east corner of the site (Epping Drive) to the rear north-east corner of the site.

The subject site is surrounded by detached low-density residential developments with mixed architectural styles.

Currently, the subject site contains a single-storey detached dwelling with a double garage. A timber deck is attached to the rear of the dwelling and partly covered with a metal awning. The rear of the site contains a relatively level turf area with boundary gardens.

3.0 The Proposal

The proposal seeks approval for the following alterations and additions:

Front:

- Construction of a double carport, concrete driveway and crossover
- Conversion of existing garage into kid's play room and study.
- Removal of existing garage door and replaced with fixed windows and framed new wall
- New front fence and front entry steps
- Removal of 3 trees

Rear:

- Replace existing rear metal awning with new metal louvered pergola
- Existing rear steps from deck replaced with new wrap around steps
- Replace existing rear deck timber privacy screen with new metal slat privacy screen 2.2m high.
- Removal of 6 trees

The new design will present a contemporary form with complementary external materials and finishes to enhance the dwellings' contribution to the local streetscape.

The proposed works represent a high-quality architectural design solution that will provide a significant enhancement to the usability, and amenity of the existing site.



Image 2 showing existing streetscape



Image 3 showing existing garage and location of proposed carport



Image 4 – Existing rear timber deck, screen and metal awning

4.0 Present and Previous Uses

The site currently contains a residential dwelling. No study has been conducted into the previous uses of the site. The adjoining land is of similar use – private residential.

The present use of the site is not a potentially contaminating activity.

5.0 Applicable Development Standards and Planning Controls

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended (EP&A Act)*
- *The Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Warringah Local Environmental Plan 2011 (WLEP 2011)*
- *Warringah Development Control Plan 2011 (WDCP 2011)*

State Environmental Planning Policy (Resilience and Hazards) 2021

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) 2021 applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

Overall, the proposed modified development remains consistent with the relevant provisions of SEPP (Resilience and Hazards).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The cost of works is over \$50,000, therefore a BASIX certificate is required and attached.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Vegetation in nonrural Areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of nonrural areas of the State through the preservation of trees and other vegetation.

The subject application will not result in the clearing of any native vegetation or clearing that exceeds the biodiversity offsets scheme. The proposal does not involve clearing that is or forms part of a heritage item, a heritage conservation area, a part of an Aboriginal object or a known Aboriginal place of heritage significance.

Warringah LEP 2011

Zoning

The site is zoned R2 - Low Density Residential and the proposed works are permissible and consistent with the aims and objectives of the LEP.

Permissibility

The development does not propose a change in the type of building, therefore the approved residential development is permissible within the low density residential zoning.

Floor Space

The current garage will be converted into a children's play area and study.

Height

The standard height of buildings permitted is 8.5m. The development does not propose a change in the building height of the existing dwelling.

The proposed carport will demonstrate a maximum building height of 2.8m, with the rear pergola 3.2m above the existing deck and up to 4.3m above natural ground level.

Heritage

The property is not identified as a heritage item, is not located near a heritage item and the site is not in a Conservation Area.

Hazard

The site is zoned Landslip Risk Map – Area B.
A Preliminary Geotechnical Assessment Report provided by White Geotechnical Group confirms that the site is suitable for the proposed development, and no further investigation is required.

Bushfire

The subject site is located on Bushfire Prone Land and within a 10/50 zone. A Bush Fire Assessment Report provided by Bushfire Consultancy Australia is attached and forms part of this application.

Acid Sulfate Soils

The site is identified as being within the Class 5 Acid Sulfate Soils area. Given the minor nature of the proposed works, along with minimal excavation for the pool, no change to the water table is anticipated, and no further investigation is deemed necessary in this instance.

Earthworks

Minor earthworks will be needed to create footings for the new carport. No significant earthworks are necessary. The planned construction will not negatively affect the surrounding land, as it will adhere to engineer's specifications. The carport and pergola will have gutters and downpipes that connect to the existing stormwater system for drainage.

The proposal is accompanied by a Geotechnical Investigation which has been prepared by White Geotechnical Group, Report No.J5369, dated 25th June 2024. The report concludes that the proposed works will be carried out in accordance with the recommendations of the consulting Structural and Geotechnical Engineers satisfying the provisions of this clause.

Warringah Development Control Plan 2011 (WDCP 2011)

Built form controls as applied to proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Wall Heights	7.2m	N/A		
B2 Number of storeys	8.5m	Carport 2.8m high, rear pergola 3.2m above the existing deck and up to 4.3m above natural ground level.		Yes
B3 Side boundary Envelope	4m	The proposed Carport and pergola are		Yes

		within the side boundary envelope		
B5 Side Boundary Setbacks	0.9m	The rear pergola is 1.5m from side boundary Carport 1.3m from side boundary		Yes Yes
B7 Front Boundary Setbacks	6.5m to primary street frontage	Carport setback 3.18m from primary street frontage	See merit assessment below	Yes -on Merit
B9 Rear Boundary Setback	Maximum 50% of 6m rear setback (50% of \$109.7 = 54.86m ²)	0% or 0m ²		Yes

Part C Siting Factors

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision		N/A		
C2 Traffic, Access & Safety		N/A		
C3 Parking facilities	2 spaces	2 car space		Yes
C4 Stormwater		The proposed development will reduce the landscape open space by 7.1% (51.17m ²).	The carport and pergola roof will be connected into the existing stormwater system.	Yes
C6 Building over or adjacent to council easements		N/A		
C7 Excavation and Landfill		Excavation will be appropriate for the type of development.	A Geotechnical Report has been carried out and attached.	Yes
C8 Demolition and Construction		Refer to plan DA-02.	Site waste and material storage location	Yes

			shown on DA-01.	
C9 Waste Management		Existing council collection maintained	Waste Management Plan submitted.	Yes

Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	40% of 724.5m ² = 289.8m ²	337.92m ² or 46.6%		Yes

D2 Private Open Space	60m ²	60m ²		Yes
D3 Noise	To ensure noise emission does not diminish the amenity of the area.		The development will not result in any unreasonable noise for the type of development.	Yes
D4 Electromagnetic Radiation		N/A		
D6 Access to sunlight		The proposed works will not overshadow any adjoining neighbour due to distance from boundaries.		Yes
D7 Views		No views will be obstructed	No impact	Yes
D8 Privacy	Visual and acoustic privacy	The proposal will increase privacy due to new planting along boundaries.		Yes
D9 Building Bulk	Minimise visual impact.	The flat roof design of the proposed carport will minimise the building bulk.		Yes
D10 Building Colours and Materials	Ensure colours and materials are sympathetic to the surrounding	The deck will be natural colour and sympathetic to the surrounding		Yes

	natural and built environment.	natural and built environment.		
D11 Roofs	Designed to improve the urban environment	The new roofs will be metal and coloured mid grey.		Yes
D12 Glare & Reflection				Yes
D13 Front Fences and Front Walls	Fencing is to complement the existing streetscape character, including articulation and allow for casual surveillance.	The proposed fence is a maximum of 1.2m high and will be metal horizontal slats.		Yes
D14 Site Facilities		N/A	Existing dwelling	
D15 Side and Rear Fences	Maximum 1.8m	N/A		
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	N/A		
D17 – D21		N/A		
D22 Conservation of Energy and Water	Proposed works over \$50,000	BASIX certificate is required and attached.		Yes

DCP Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	Nine trees are proposed to be removed. The site is located within a 10/50 zone
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There will be no effect on native vegetation.
E6 Retaining unique environmental features	There are no unique features on the site.
E7 Development on land adjoining public open space	N/A.

E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	The site is zoned Land Slip Risk Map-Area B. A Geotechnical Assessment has been provided and confirms the site is suitable for the proposed development and no further testing is required.
E11 Flood Prone Land	N/A

Comments

B7 Front Boundary Setback

The proposal includes a new open style carport over a double car hardstand area with a setback of 3.18m to the front boundary.

The open style carport will have a minimal impact on the existing character and level of openness of the front setback area. The proposed carport is designed sympathetically to minimise visual impact while also complimenting the existing dwelling house, improving the presentation to the streetscape and carparking arrangement onsite.

The new landscaping within the front setback is proposed as demonstrated in the submitted landscaping plans.

The low style flat roof design provides a low impact design while maintaining the visual continuity and pattern of buildings within the vicinity.

The carport and hardstand parking space has been designed with privacy mitigation measures to minimise overlooking to the adjoining neighbour. The new landscape screening is incorporated along the western boundary, meaning there is no potential for additional direct and unreasonable overlooking to the neighbour sites, or their private open space areas.

The carport and hardstand pose minimal change to the existing building bulk and scale of the dwelling. Accordingly, the works will not give rise to any additional overshadowing, therefore maintaining sufficient solar access to the main living areas and principal private open spaces of adjoining dwellings.

The proposal combined with appropriate existing and new landscaping will improve the visual amenity to the front setback area and contribute towards an enhanced streetscape via the improved facade.

The proposal is in keeping with the desired outcomes of this clause and is worthy of support on merit.

6.0 Matters for Consideration under section 79C of the Environmental Planning and Assessment Act 1979.

(i) Impact on the natural environment:

The proposed development will not have any adverse impact on the natural environment. The site has been previously developed for residential use and is located within an established residential area.

(ii) Impact on the built environment:

The proposed development has been assessed against the detailed design provisions contained in the WLEP 2011 and WDCP 2011 and provides an appropriate level of compliance. Bulk, scale, design and finishes of the additions are reasonable with respect to both the existing dwelling and greater context.

Further, no adverse or unreasonable amenity impacts in the form of overshadowing, privacy or view loss towards surrounding properties is foreseen.

(iii) Social and Economic impacts in the locality:

The proposed development will not have any adverse social / economic impacts.

(iv) suitability of the site for the development

The proposed development has been assessed against applicable planning provisions. Having regard to the assessment contained in this report the site is considered suitable for intended development.

(v) the Public Interest:

The proposed development is considered consistent with the objectives of the Environmental Planning and Assessment Act in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. Accordingly, the proposal is deemed consistent with the public interest.

7.0 Conclusion

The proposal aims to enhance the current living space and overall property environment. It is designed to elevate the quality of residential life in the area. By converting the garage, additional space will be created to address the limitations of the existing single-story dwelling. Furthermore, the planned carport will ensure the provision of two off-street parking spaces.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties. It is considered the development satisfies the appropriate controls and meets the desired outcomes of Council's planning controls. It is felt that the development has responded to the characteristics of the site and will not negatively impact the streetscape.

We trust Council will view this application favourably and support the proposal.