



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS

9 Peacock Parade, Frenchs Forest 2086

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1. INTRODUCTION

This statement of environmental effects accompanies details prepared by R + R Building Design. This document outlines the subject site and surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. Whilst some elements of the development do not comply to the planning controls wholly, the development maintains its visual aesthetics without any detrimental effect to its surrounds.

As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of local council.

2. PROPERTY DESCRIPTION

The subject property is described as 9 Peacock Parade, Frenchs Forest 2086 as Lot 30 DP 224441. The property identifies as Landslip Risk A of the Warringah LEP2011 and as such does not require a Geotechnical report. The subject site falls under the DCP- Landscaped Open space and Bushland Setting 40% of Site.

There is an easement for powerlines running through the property. Ausgrid has been contacted and their response is accompanied with this application. The existing property is sited as a single storey Brick residence with a metal roof. There is a large swimming pool to the rear yard.

3. SITE DESCRIPTION

The subject site is zoned R2 Low Density Residential-Warringah LEP2011. The site is located on Peacock Parade near the junction of Beckman Parade on the Southern side of the street. The property and its surrounds are within proximity to Frenchs Forest Bushland Cemetery, Glenrose Village and Lionel Watts Reserve. The subject site slopes towards from the street with a height difference of 0.5m from rear to street boundary. Currently the existing garage sits within the existing building line and does not provide easy access, with a sharp turn into the car space. The existing dwelling in its current configuration has four bedrooms and a rumpus. The applicant requires four bedrooms plus a guest suite for their overseas family.

The properties frontage follows the natural curve of the street with three lengths being 18.41m and 9.98m and 10.59m. The existing dwelling sits Parallel to the largest section of frontage. The rear boundary facing East is 34.46m in length. The remaining boundaries being the Northern side boundary at 37.95m and the Southern side boundary at 31.70m in length.

Within the vicinity of the subject site is 1-3 storey properties on a mix of steeply sloping sites and some parcels of level sites. Some benefit bushland outlooks.

The details of the site and adjoining properties are as shown on survey plan prepared by Survey Plus and accompanies this application.



Location of subject site known as 9 Peacock Parade Frenchs Forest from Google Maps



View of subject property known as 9 Peacock Parade Frenchs Forest from the street frontage



View of adjoining property known as 7 Peacock Parade



View of adjoining property known as 11 Peacock Parade



4. SURROUNDING AREA

Frenchs Forest is a suburb within the Northern Beaches surround by bushland and beaches. It is within 30 minutes of Sydney's CBD via public transport. Allambie Heights is made up of mostly residential with a few residential apartment buildings, with a medium sized shopping precinct known as Glenrose Village located on Glen St. Frenchs Forest has multiple outdoor recreational spaces such as Lionel Watts reserve, Jindabyne Reserve, Garigal national park being the largest. The residential buildings within Frenchs Forest are a mix of single storey, double storey and even three storeys in certain areas. The homes within proximity to the subject site are a mix of modern and original homes with materials varying between weatherboard to brick.

The subject site is located on the Southern Side of Peacock Parade within a short walk of Lionel Watts Reserve, Glen Street Theatre and Mimosa Primary School.

5. PROPOSED WORKS

The proposed development seeks to partially reconfigure an existing single residence to allow for a more updated layout providing for a modern family and their overseas visitors. By reconfiguring the property, the occupants will benefit from better outdoor recreational spaces and connectivity between the indoor and outdoor experience. The applicant seeks to include a new guest wing for in-law accommodation as they have family visit from overseas frequently. The current rumpus is used by the young family and therefore a new rumpus and guest wing will better accommodate the needs of the family.

- The existing garage space is attached to the house. The proposed works will see a new single detached garage built to the rear eastern side of the property utilising the existing driveway. The new garage will be of brick construction with metal roof.
- The internal layout is to be reconfigured to allow for a private guest wing including bedroom and ensuite bathroom.
- The proposed rumpus room will be in the location of the former garage.

AREA AND COMPLIANCE TABLE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	Unchanged
Site area	600m ²	1284m ²	Unchanged
Frontage	10m	34.5m	Unchanged
Number of Storeys	2	1	Unchanged
Maximum Building Height	8.5m	4.32m	Unchanged
Front building setback	6.5m	8.64m	Unchanged
Rear building setback	6.0m	1.75m	0.9m
Min. side boundary setback	0.9m	0.85m	Unchanged
Landscaping open space	513.6m ² (40%)	678.23m ² (52.82%)	665.76m ² (51.85%)
Private open space	60m ²	103.74m ²	Unchanged



6. PLANNING ASSESSMENT

STATE ENVIRONMENTAL PLANNING POLICY

The following principles are relevant to the consideration of the application:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21 -10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2- 12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21 -10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub.

Warringah Local Environmental Plan 2011

2.1 Land use zones

The subject allotment is Zoned R2 Medium density which allows for the type of development proposed under the application.

4.3 Height of Buildings

The proposal is below the maximum building height with its ridge sitting at 4.36m this will remain unchanged with the proposed works being either internal or below the existing roof line.



RESPONSE TO WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Existing Site Area=m2		
DCP COMPLIANCE TABLE		
<i>Development control</i>	Proposed	Complies
<i>Part B- Built Form Controls</i>		
B1- Wall Heights		
The proposed development consists of a new single garage towards the south and eastern boundary at ground. All proposed walls will maintain a height lower than existing at 3.02m in height.		Yes
B3 Side Boundary Envelope		
NA		
B5- Side Boundary Setbacks		
Unchanged		Yes
B7- Front Boundary Setbacks		
Unchanged		Yes
B9- Rear Boundary Setbacks		
Whilst the proposed works are within the rear setback at 0.9m it is noted that due to the position of the existing dwelling and the location of the overhead powerline easement the applicant seeks approval based on merit assessment. If the new garage was proposed forward of the building line, it would have a detrimental impact to the open street scape afforded to the subject site and adjoining properties and reduce the outdoor recreational amenity of the property.		No
C2- Traffic, Access, and Safety		
The proposal seeks to use the existing driveway and crossing to connect to the new garage.		Yes
C3- Parking Facilities		
The applicant proposes two car spaces with one all-weather garage space and one further space provided behind the building line.		Yes
C4- Stormwater		
Due to the size of the proposed garage, all stormwater connections will be to the existing stormwater system and drained to the street.		Yes
C8- Demolition and Construction		
The subject site provides ample space to store materials and building waste during demolition and construction stage. All materials that will be removed from site will be taken to either waste management facilities or recycling centres. Where possible the occupants wish to reuse plants that have been removed elsewhere.		Yes
C9- Waste Management		
The existing waste management facilities will not be changed. The property is included in councils waste and recycling services.		Yes
Part D- Design		
D1- Landscaped Open Space and Bushland Setting		
Whilst the proposed landscaped ratio meets the 40% soft landscaping it is noted that the works will result in a slight decrease from the existing which was 678.23m ² or 52.82%, with the new landscaped ratio sitting at 665.76m ² or 51.85% sitting well above the required.		Yes
D2- Private Open Space		
The proposed development will result in 103.74m ² of private open space directly accessible from the main living space.		Yes
D3- Noise		
The proposed works include reconfiguring the internal layout to provide for a modest family residence. While the proposal does include significant changes to the rear exterior yard it is noted that the residence will remain a single-family home ensuring noise would be in keeping with residential living standards.		Yes



D6- Access to Sunlight	
The proposal is mostly of internal reconfiguration with a proposed new single garage towards the southern boundary. The existing garage door will be removed and replaced with glazing to match existing style.	Yes
D8-Privacy	
All windows and doors have been placed with the adjoining properties privacy in mind. The large windows of the rumpus are well set back from the street and will be matching existing style having no visual privacy impact. The small windows of the property will have little impact to neighbouring properties.	Yes
D9- Building Bulk	
The scale of the property is to remain in keeping with its surrounds. Within the local vicinity it is noted that many houses are larger in size than the proposal and therefore the overall bulk of the dwelling will sit well with in the location. The proposal seeks to keep the existing building footprint with the only addition being a single garage.	Yes
D10- Building Colours and Materials	
The development seeks to include colours that complement the property design while drawing in light. While these colours will be greys to match existing, they will sit well within the surrounding streetscape as they reflect the local aesthetic.	Yes
D11-Roofs	
The proposed roof structure compliments the surrounding roof lines and would be matching in colour to the existing house.	Yes
D12- Glare and Reflection	
The proposed colour scheme does not tend to promote glare or reflection	Yes
D14- Site Facilities	
Existing Garbage facilities to remain unchanged. The proposed development has ample space to provide open air clothes drying facilities as well as under cover drying facilities.	Yes
D22- Conservation of Energy and Water	
Majority of windows and doors in the proposed works are orientated in a way to allow ventilation and natural light filtration. The proposal includes the installation of a water tank to catch and reuse rainwater.	Yes

7. CONCLUSION

The proposed development seeks approval based on its design sitting well within its surrounds to the streetscape and neighbouring properties. While the intention is not to detract from the openness of the streetscape the occupants would like to be afforded the ability to have accessible off-street parking as well as provide future proof living for the young family. Where possible materials will be re-used or disposed of in a proper manner. Issues such as front, rear and side boundary setbacks and environmental impacts have all been addressed above. The principal objective of the development is to design a modest family home that accommodates an indoor/outdoor lifestyle and providing off-street car storage space. Allowing occupants to have ample space each for internal living and outdoor, recreational and lifestyle spaces. The proposed development, while not complying to all the relevant council DCP's has been designed in a way to ensure privacy and solar access is minimally impacted and should refrain from having adverse effects on its neighbouring properties. The proposal shall maintain an acceptable level of amenity to neighbouring properties and public open space.