



STATEMENT OF ENVIRONMENTAL EFFECTS

8 The Crest Frenchs Forest

McManus Building Consulting
24 September 2023

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Statement of Environmental Effects

This development application seeks consent for a Change of Use of an existing garage to a Studio/Hobby room.

This Use application has been submitted consecutively with a Building Information Certificate to regularise the unauthorised conversion within an existing brick and tiled roof garage structure located at the front of the subject property to a Studio/Hobby room comprising:

- Installation of a glass sliding door replacing a roller door;
- Internal fitout including bathroom, wet bar, storage and floor/ceiling linings for use as an outbuilding for recreational hobbies and activities (Studio).

Site Description

8 The Crest Frenchs Forest, Lot 37 DP 236064, is a 695.6m² irregular shaped allotment containing a dwelling house, swimming pool and associated outbuildings.

The site is zoned R2 Low Density Residential, under the Warringah LEP & DCP 2011.

Site suitability:

	Applicable	Not Applicable
Landslip	X	
Bush Fire Prone		X
Flood prone		X
Riparian & Water courses		X
Terrestrial Biodiversity		X
Acid Sulfate		X
Heritage		X

Landslip

Site is located within Area B – Slopes 5-25 degrees.

Geotechnical report prepared by AscentGeo Geotechnical Consulting, dated 22 November 2022, indicated new construction should be monitored by AscentGeo consultants. However, the fitout of the existing structure did not comprise any structural changes to footings/slab and on that basis landslip is not necessary to consider.

LEP & DCP Assessment

Warringah Local Environmental Plan 2011

Is the development permissible?	Yes
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Meets aims of the LEP?	Yes
Meets zone objectives of the LEP?	Yes
Height of Buildings	Yes
Exceptions to development standards	N/A
Earthworks	N/A
Development on sloping land	Yes

Warringah Development Control Plan 2011

Built Form Controls

Built Form Control	Requirement	Existing	Variation*	Complies
B1 Wall height	7.2 m	4m	N/A	Yes
B3 Side Boundary Envelope	4m	Within envelope	N/A	Yes
B4 Site Coverage	33.3%	23% (165m ²)	N/A	Yes
B5 Side Boundary Setbacks	0.9m	0.72m	0.18m	No
B7 Front Boundary Setbacks	6.5m	4.8m/5.6m varied	1.7m/0.9m	No
B9 Rear Boundary Setbacks	6m	>6m	N/A	Yes
D1 Landscaped Open Space (LOS) and Bushland Setting	40%	>50%	N/A	Yes

Side Setback

Notwithstanding the existing side setback is unchanged, it does not meet the required 0.9m.

However, the structure is single level, low scale and is generally sited lower than the street level. The structure is screened from the adjoining property by established vegetation. The structure complies with the NCC regarding Fire Separation (see supporting document *Fire Separation Statement*) and the minor encroachment of 180mm is negligible.

On that basis, the minor encroachment is acceptable.

Front Setback



The front setback has a minor variation to the requirement of between 1.7m & 0.9m. The existing front setback was not altered and has not added to the bulk/scale of the structure. When considering the existing reduced setback, consideration must be given to the irregular shaped allotment as the front boundary is a narrow arc.

The existing structure is single level, low scale and is sited lower than the street level. The structure is screened by established vegetation and similar low scale residential development. The visual impact of the structure is unchanged and negligible. On that basis, the existing minor encroachment into the front setback is acceptable.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Obj
A.5 Objectives	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
B5 Side Boundary Setbacks	No*	Yes
B7 Front Boundary Setbacks	No*	Yes
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes**	Yes
C4 Stormwater	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes



D16 Swimming Pools and Spa Pools	N/A	N/A
D20 Safety and Security	Yes	Yes
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

*See justification above under headings 'Side Setback' and 'Front setback'.

****Parking Facilities**

The Warringah DCP states that parking is to be located on site. Car parking for one car remains on site, on the existing driveway in front of the studio structure.

On that basis, the variation of parking location complies with the requirement of the DCP.

List of supporting documents

Title / Drawing. no	Prepared by	Dated
Architectural Plan – Floor Plan – 1.02	McManus Building Consulting (Ava Sayyadi)	24/08/2023
Architectural Plan – Site Plan – 1.01	McManus Building Consulting (Ava Sayyadi)	24/08/2023
Architectural Plan – East & North Elevation – 1.04	McManus Building Consulting (Ava Sayyadi)	24/08/2023
Architectural Plan – West & South Elevation – 1.03	McManus Building Consulting (Ava Sayyadi)	24/08/2023
ID Survey – Ref. 090322DM3	Wumara Group	28/03/2022
Smoke Alarm Certificate	JamesDundas Electrical	7/2/2020
Plumbing Certificate	Install Plumbing and Roofing	22/05/2023
Electrical Certificate	JamesDundas Electrical	7/2/2020
Wet area Certificate	Allied Waterproofing P/L	4/12/2017
Framing & Glazing Certificate	Greg's Home Improvements/Aotearoa Landscapes P/L	17/12/2017
Pest Certificate	Greg's Home Improvements/Aotearoa Landscapes P/L	17/12/2017
Fire Separation Statement	K.A. Short Enterprises P/L	15/08/2023