

ACTION PLANS

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS
AT 5 THE CREST, FRENCHS FOREST NSW 2086**



**No. 5 THE CREST, FRENCHS FOREST, 2086
STREET VIEW**

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01 Property Description

The subject property legally identified as Lot 40 within DP 236064 and is known as 5 The Crest, Frenchs Forest. The site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011. The site is not identified as containing any items of environmental heritage nor is the site affected by any identified hazards.

02 Site Description

The site is legally identified as Lot 40 within DP 236064 and is known as 5 The Crest, Frenchs Forest. The site is located on the north western side of The Crest. The site has an area of 695.6m² and is battle axe lot with a street frontage (front boundary) of 4.645m. The eastern boundary (side boundary) has a length of 34.735m, the northern boundary (rear boundary) has a length of 18.491m, the western boundary (side boundary) has a length of 31.533m, and the southern boundary (side boundary) has a length of 34.398m.

The site slopes from south (RL161.65) to north (RL160.96).

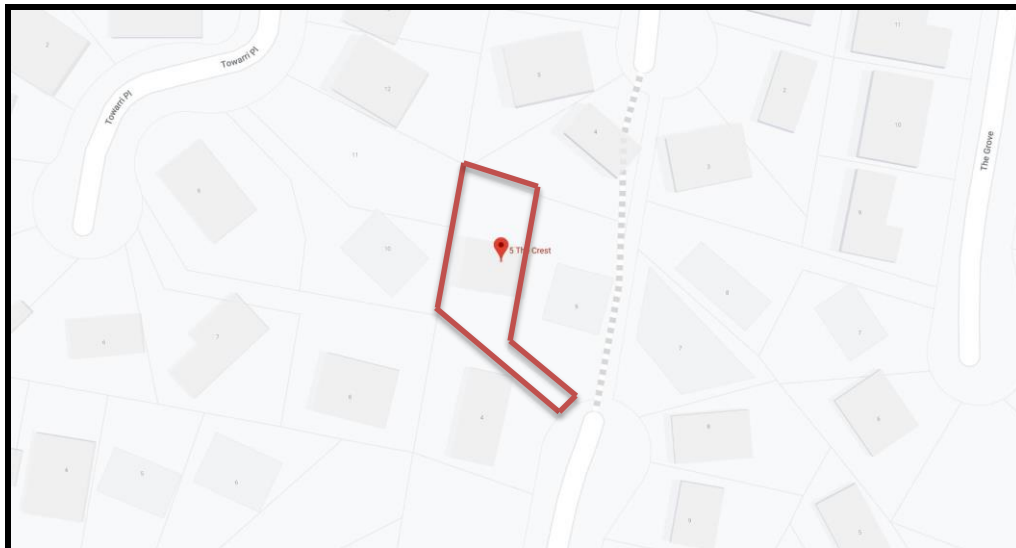


Fig 1: Subject site outlined in red (Google maps 2019).

The property currently accommodates a two storey dwelling with a single car garage. The existing house is constructed in brick veneer and has a tiled roof.

Other site works include a concrete driveway, a tiled front porch, paved decked area in the rear yard as well as an in ground pool.



Fig 2: 5 The Crest, as seen from the street. (*Action Plans 2019*).



Fig 3: Tiled front porch area. (*Action Plans 2019*).



Fig 4: View of the rear site works. (*Action Plans 2019*).

03 Adjoining Property

The surrounding area predominantly consists of single or two storeys residential dwellings. The adjoining property to the north east, 6 The Crest, is a two storey brick residence with a tiled roof and vehicular access from The Crest. To the south, 4 The Crest, is a single storey brick residence with tiled roof. The property has vehicular access from The Crest.



Fig 5: No. 5 The Crest as seen from The Crest (*Action plans 2019*).



Fig 6: No. 4 The Crest as seen from The Crest (*Google maps 2019*).

04 Description of proposed Works

The proposal seeks consent for alterations and additions to the existing dwelling at No. 5 The Crest, Frenchs Forest

The proposed works include:

Ground floor:

- Alteration of internal ground floor layout with the demolition of multiple internal and external doors, windows and walls.
- Proposed garage to be relocated closer to the side boundary and extended to a double from a single, to allow for adequate off street parking.
- The addition of multiple internal & external walls, doors & windows.
- New external stairs to access side courtyard with the addition of a compliant pool safety barrier.
- The addition of a roof to cover the existing rear deck.

First floor:

- Alteration of internal first floor layout with the demolition of multiple internal and external doors, windows and walls.
- New roof to cover the existing rear balcony.
- The addition of multiple internal & external walls, doors & windows.

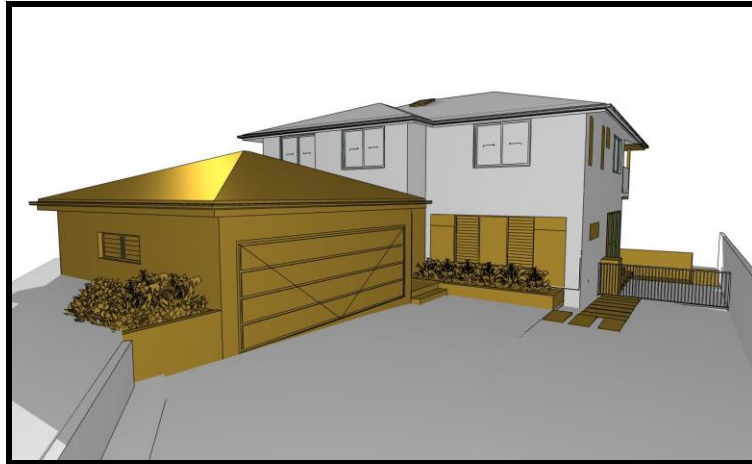


Fig 7: Proposed works at No. 5 The Crest. (*Action Plans 2019*).



Fig 8: Proposed works at No. 5 The Crest. (*Action Plans 2019*).

05 Area and Compliance Summary

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	Unchanged
Site area	600m ²	695.6m ²	Unchanged
Maximum building height	8.5m	8.370m	Unchanged
Front Building Setback	6.5m	N/A	N/A
Rear Building Setback	6.0m	11.495m	Unchanged
Min. side boundary setback (East)	0.9m	3.944m	Unchanged
Min. side boundary setback (West)	0.9m	1.704m	1.009m
Min. side boundary setback (South)	0.9m	7.138m	0.903m
Landscaping Open Space:	40% (278.24m ²)	34% (237.04m ²)	41% (280.91m ²)
Private Open Space	60m ²	75m ²	Unchanged

06 Planning Assessment

STATUTORY PROVISIONS

Warringah Environmental Plan (WLEP) 2011

Permissibility

The site is zoned R2 Low Density Residential pursuant to the land use table of The Warringah Local Environmental Plan 2011. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

The proposal satisfies the objectives of R2 Low Density Residential as the proposal for alterations and additions to a single dwelling which maintains the low density residential environment and does not adversely affect adjoining properties, the landscape setting of the existing dwelling or the streetscape.

6.1 Principal Development Standards

6.1.1. Height of Buildings (WLEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5m. The proposal does not alter the height of the existing building, which is compliant with the development standard.

Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Warringah LEP 2011.

6.2. Additional Local Provisions

6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

The site is not identified as having acid sulphate soils on the Acid Sulphate Soils map.

6.2.2 Earthworks (LEP Clause 6.2)

The proposal does not require extensive earthworks. Minimum excavation is required to allow for the concrete slab of the proposed garage.

6.2.3 Flood Planning (LEP Clause 6.3)

Not applicable.

6.2.4 Development on Sloping Land (LEP Clause 6.4)

The subject site is identified as a landslide risk on the Landslide Risk Map as Area B – Slopes from 5 to 25 degrees. A preliminary geotechnical is required for this proposal.

6.2.5 Coastline Hazards (LEP Clause 6.5)

Not applicable.

07 RESPONSE TO THE WARRINGAH DCP 2011

7.1 Compliance table

Existing Site Area = 695.6m ²		
DCP COMPLIANCE TABLE SECTION A - Part 4 Dwelling houses		
Development control	Proposed	Complies
Part B – Built Form Controls		
B1 – Wall Heights Walls are not to exceed 7.2 meters 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).	There are no proposed walls that exceed 7.2m	Yes
B2 – Number of Storeys	Not identified on map.	Not applicable.
B3 – Side Boundary Envelope Buildings 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 as identified on the map.	Proposed elements within the permissible site boundary envelope.	Yes
B4 – Site Coverage	Not applicable.	Not applicable.

B5 – Side Boundary Setbacks Minimum 0.9 metres	East = 3.944m Unchanged West = 1.704m Proposed = 1.009m South = 7.138m Proposed = 0.903m	Yes The setback along the eastern side boundary is unchanged with this proposal. Yes The setback along the western side boundary is unchanged with this proposal. Yes The setback along the southern side boundary is unchanged with this proposal.
B6 – Merit assessment of Side Boundary Setbacks	Not applicable.	Not applicable.
B7 – Front Boundary Setback Minimum 6.5 metres	Not applicable	Not applicable.
B8 – Merit assessment of front boundary setbacks	Not applicable.	Not applicable.
B9 – Rear Boundary Setbacks Minimum 6.0 metres	11.495m Unchanged	Yes All proposed works are located behind the rear setback.
B10 – Merit Assessment of Rear Setbacks	Not applicable.	Not applicable.
B11 – Foreshore Building Setback	Not applicable.	Not applicable.
B12 – National Parks Setback	Not applicable.	Not applicable.
B13 – Coastal Cliffs Setback	Not applicable.	Not applicable.
B14 – Main Roads Setback	Not applicable.	Not applicable.
Part C – Siting Factors		
C1 – Subdivision 1.R2 Low Density Residential zone requirements: Proposed new allotments: a) Minimum width: 13 metres b) Minimum depth: 27 metres; and c) Minimum building area: 150m ²	Not applicable	Not applicable
C2 – Traffic, Access and Safety Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	Not applicable	Not applicable
C3 – Parking Facilities 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. 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, the garage or carport opening must not exceed 6 metres or 50% of the building width, whichever is the lesser.		Yes The proposed location of the garage does not dominate the façade and does not impede the view of any windows from the front of the dwelling. The proposed development helps enhance the façade of the dwelling, creating a usable front courtyard area.

C4 – Stormwater To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	All collected stormwater within the proposal to drain to the existing drainage system.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required.	Yes A Soil Erosion Management Plan has been prepared and is included in the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements The objective of this policy is to ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.		Yes
C7 - Excavation and Landfill Land excavation or fill work should not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties, or create airborne pollution. The integrity of the physical environment should be preserved, as well as the visual and scenic quality.	The proposal does not require extensive earthworks. Minimum excavation is required to allow for the concrete slab and footings of the proposed double garage.	Yes
C8 – Demolition and Construction Waste management plan required.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes
C9 – Waste Management Waste storage area to be provided.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes

Part D – Design

D1 – Landscaped Open Space and Bushland Min 40% Landscaped Area to be maintained.	The existing landscaped open space measures at 34% (237.4m ²). The proposal increase this by 7% (43.87m ²) and measures 41% (280.91m ²).	Yes
D2 - Private Open Space Dwelling houses with 3 or more bedrooms Min 60m ² with minimum dimension = 5m.	The proposal does not alter the existing private open space of 75.5m ²	Yes
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not applicable.
D4 – Electromagnetic Radiation	Not applicable.	Not applicable.
D6 – Access to sunlight The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	The proposal does not result in any additional over shadowing. Refer to Shadow Diagrams included in DA package. DA12-DA14	Yes Shadow diagrams have been prepared which depict the existing and proposed shadowing.

D7 – Views View sharing to be maintained.	The proposal does not result in loss of views for any of the adjoining neighbouring buildings.	Yes
D8 – Privacy This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposed decks do not overlook on the private open spaces of the adjoining properties. The existing vegetation and fences also contribute to retain the privacy.	Yes
D9 – Building Bulk This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The additions are well articulated, maintain the existing setbacks to the adjoining property boundaries and do not result in any unreasonable bulk or scale.	Yes
D10 – Building Colours and materials External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing dwelling.	Yes
D11 – Roofs The LEP requires that roofs should not dominate the local skyline. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Roofing materials should not cause excessive glare and reflection.	The proposed roof over the deck is of an appropriate form & scale to that of the existing building.	Yes
D12 – Glare and Reflection Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls Fences located within the street setback area are to be compatible with the existing streetscape character.	No new fences or front walls included in the proposal.	Yes
D14 – Site Facilities Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places	Garbage storage areas and other facilities maintained.	Yes
D15 – Side and Rear Fences Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Existing side fences compliant and retained as they are.	Yes
D16 – Swimming Pools and Spa Pools Pools are not to be located in the front building setback.	No swimming pools and spa pools included in the proposal.	Yes
D17 – Tennis Courts	Not Applicable	Not Applicable
D18 – Accessibility Safe and secure access for persons with a disability to be Provided where required.	Not Applicable	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street	The dwelling will maintain a good outlook of dwelling approach and street.	Yes

D21 – Provision and Location of Utility Services The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	The proposal makes the best use of natural ventilation, daylight and solar energy.	Yes
D23 – Signs Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable	Not Applicable

Part E – The Natural Environment

E1 – Private Property Tree Management Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any vegetation	Not applicable
E2 – Prescribed Vegetation	Not identified on map	Not applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not applicable
E4 – Wildlife Corridors	Not identified on map	Not applicable
E5 – Native Vegetation	Not identified on map	Not applicable
E6 – Retaining unique environmental features Unique or distinctive features within a site to be retained.	Not applicable	Not applicable
E7 – Development on land adjoining public open space	Not identified on map	Not applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not applicable
E9 – Coastline Hazard	Not identified on map	Not applicable
E10 – Landslip Risk Identified on map as B Flanking slopes from 5 to 25 degrees.	Due to the planning controls a preliminary geotechnical report is required.	Yes
E11 – Flood Prone Land	Not identified on map	Not applicable

08 EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP.

Construction of alterations/additions to the existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations/additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations/additions to an existing dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for alterations/additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

09 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents with the exception of those discussed in detail previously in this statement. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to The Warringah Council for assessment and granting of development consent.