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STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

17 Farrer Place
Frenchs Forest NSW 2086

Prepared on behalf of G. Peters

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

20th December 2022

1.0 Site Description

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies.

The subject site is known as 17 Farrer Place, Frenchs Forest, NSW 2086; described as Lot 61, D.P.262723. The site is a battle axe block located on the low side of the road with a SW aspect and a site area of 1274.3m².

The subject site is surrounded by detached low density residential developments with the rear of the property backing onto bushland.

The subject site contains a one and two storey dwelling. An in ground swimming pool is located at the rear of the site with an attached deck.

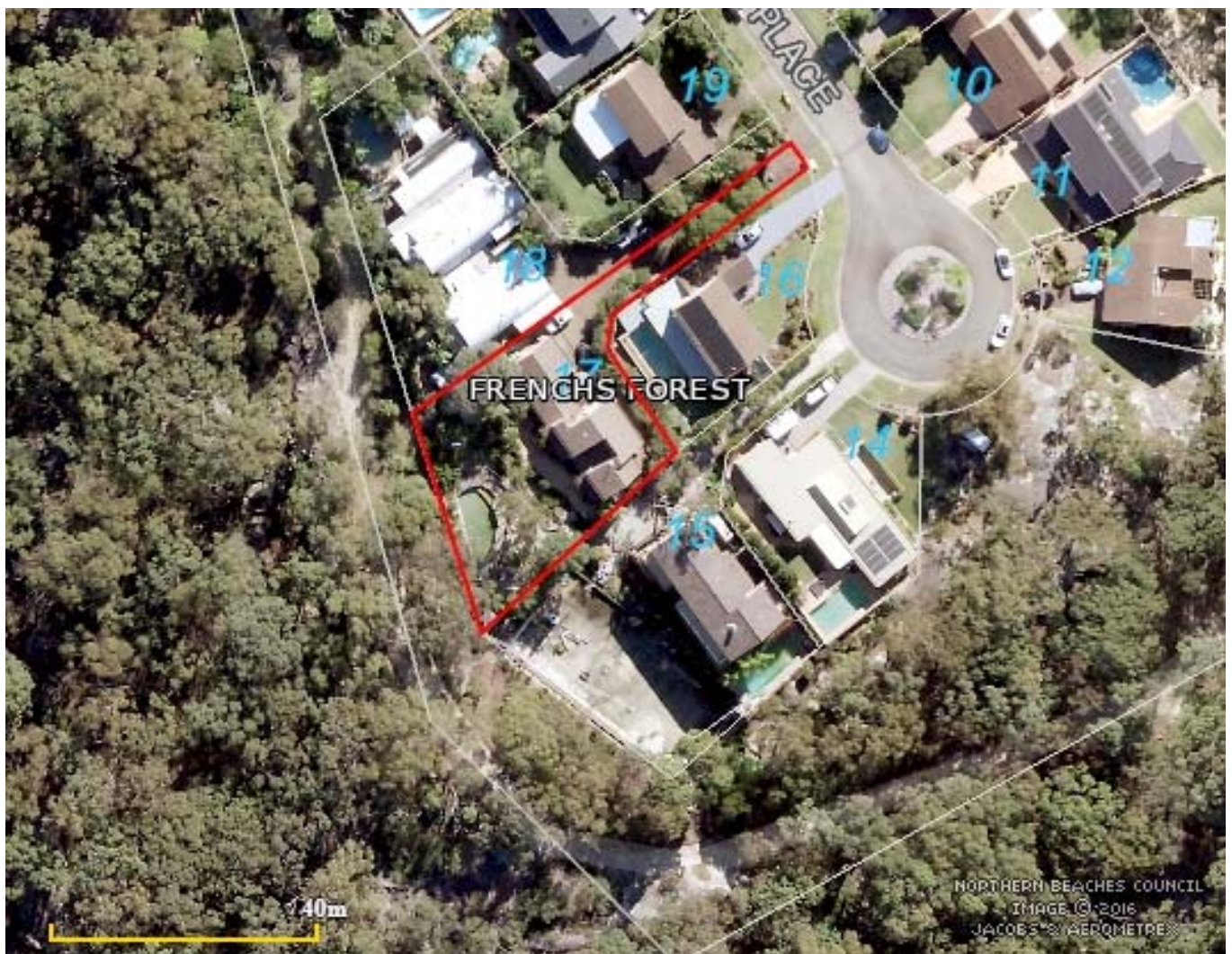


Image 1 - Site location courtesy of Northern Beaches Council

3.0 Background

The existing site consists of a small rear paved pathway at the rear of the dwelling with pockets of gardens at various levels. The owners would like to create a level turf area for children to be able to play with an outdoor paved area adjacent to the dwelling for outdoor seating.

As the subject site is located on Bushfire Prone Land, the new turf area would provide an Asset Protection Area for the existing building.

4.0 The Proposal

The proposal seeks approval for the following external alterations and additions:

- Construct new paved alfresco area and stairs with louvered roof over at rear of dwelling
- Construct new concrete block retaining walls
- Replace existing window with sliding doors
- New paving and non-combustible decking around existing pool
- Remove 2 trees

5.0 Planning Considerations

Relevant pieces of legislation applicable to this development is as follows:

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

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 proposal does not alter the existing floor space as all proposed works are external.

Height

The standard height of buildings permitted is 8.5m. The proposed louvered roof is 3.78m high above existing ground level. The development does not propose a change in the building height of the existing dwelling.

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 Geotechnical Report has been provided which confirms the site is suitable and no further investigations are required.

Bushfire

The subject site is located on Bushfire Prone Land. A Bushfire Report has been provided.

Acid Sulfate Soils

The site is Class 5 Acid Sulfate Soil and no excavation will lower the water table. The present and previous use of the site is residential. The site is located adjoining other residential sites. Although no testing has been done it can be assumed the site is not contaminated.

Earthworks

The proposed works will not have any detrimental impact on surrounding land. New retaining walls are not located near any site boundary.

Development on Sloping Land

Not applicable.

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	3.78		Yes
B2 Number of storeys	8.5m	N/A		
B3 Side boundary Envelope	4m	N/A		
B5 Side Boundary Setbacks	0.9m	Retaining walls over 0.9m from any boundary		Yes
B7 Front Boundary Setbacks	6.5m to primary street frontage	N/A		
B9 Rear Boundary Setback	Maximum 50% of 6m rear setback	39.9%		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	N/A		
C4 Stormwater		The proposed development	The vergola gutters and	Yes

		will decrease the landscape open space by 3% (38.9m ²).	downpipes will be connected into the existing stormwater system	
C6 Building over or adjacent to council easements		N/A		
C7 Excavation and Landfill		Excavation will be appropriate given the context and constraints of the site.	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 shown on DA-02.	Yes
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 1274.3m ² = 509.72m ²	512.95m ² or 40.3%		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 being at ground level.		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 roof structure is not visible from the streetscape.		Yes
D10 Building Colours and Materials	Ensure colours and materials are sympathetic to the surrounding natural and built environment.	The roof structure will be metal and colour sympathetic to the surrounding natural and built environment.		Yes
D11 Roofs	Designed to improve the urban environment	The roof will be louvered to allow for winter sun and protected against summer sun.		Yes
D12 Glare & Reflection		N/A		
D13 Front Fences and Front Walls	Fencing is to complement the existing streetscape character, including articulation and allow for casual surveillance.	N/A		
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	The site has an existing pool which will remain.		
D17 – D21		N/A		
D22 Conservation of Energy and Water		BASIX is required as works are over \$50,000.		Yes

DCP Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	Two trees are proposed to be removed. Both trees have been assessed by an Arborist and were found to be in ill health and not suitable for retention.
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	Existing rocks outcrops are to be retained around the pool.
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 Preliminary Geotechnical Assessment has been provided Report and recommends no further Geotechnical assessment is required for the proposed development.
E11 Flood Prone Land	N/A

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

4.1 The Likely Impacts of the Development

The proposed development will not have a detrimental social or economic impact in the locality given the character of the proposal.

4.2 The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties. It is therefore considered to be within the public interest.

7.0 Summary

The proposal has been designed to complement the existing dwelling and improve the amenity of the site for the owners. It has been designed as an upgrade to the existing site. The proposed covered alfresco area will provide outdoor entertaining space.

The location of new retaining walls at the rear will allow a more useable private open space adjacent to the existing dwelling. The retaining walls will be more stable and allow for a more useable open area of level turf for the owners to enjoy. The turf will also act as an asset protection zone.

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 impact the visual quality of the streetscape.

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

SITE PHOTOS



Image 2 – Rear of subject site showing existing rock outcrops to be preserved and metal pool fence to be removed and new fence installed closer to dwelling



Image 3 – Rear of subject site showing existing paving removed and replaced with new paving and covered area



Image 2 – Rear of subject site showing existing window to be replace with a door