

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE.

4A BARNES ROAD, FRENCHS FOREST

LOT 2

DP 863876

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1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1241/24, drawing numbers DA.01 to DA.17 dated APR/24 to detail proposed alterations and additions including a new deck and patio area to an existing dwelling at 4A Barnes Road, Frenchs Forest.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

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

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Warringah Local Environmental Plan 2011
- # Warringah Development Control Plan 2011
- # Warringah Development Control Plan Map 2011

2. SITE CHARACTERISTICS AND DESCRIPTION

The subject allotment is described as 4A Barnes Road Frenchs Forest, Warringah.

- The site area 543.8m²
- The site is in R2 Low-Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is in bush fire prone land: Buffer. The bushfire report is attached to this application with an outcome of BAL40.
- The site is in area B of landslip risk zone. The geotechnical assessment report is attached to this application.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The site is located in wildlife corridors.
- The property is a battleaxe block. Access to the property is provided from Barnes Road with a long concrete driveway that is shared with properties; 4 and 6 and accessed from the North-west of the site.
- The site is very irregular in shape consisting of 8 boundaries.
- The site is currently developed with a single storey rendered brick dwelling with a tile roof and sunroof to the front.
- The site has a fall from the south rear of the property into a very rocky terrain area located in the North-east of the property.

- Minimal vegetation exists on this property as the majority of the existing site is located on a rock platform or concrete paving to allow access to the property.



Figure 1: THE AERIAL VIEW OF THE SUBJECT SITE (Source: Northern Beaches Council)



Figure 2: DRIVEWAY ACCESS FROM BARNES ROAD

3. THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and the Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

- New timber deck and patio area with a Colorbond roof to the North-West of the property with decking and steps that wrap around to the rear of the building.
- New sliding door and walls to existing sunroom area.
- New front door and entrance, extending a small portion of the front façade to be flush with the existing windows.
- Minor extension to South-West of the property to enclose existing entrance.
- Minor internal alterations to the kitchen / laundry / office space.
- New sliding door to the existing terrace area
- Small portions of tiled and concrete areas are proposed to be excavated for the new landscaping.

4. Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions to the existing dwelling are permissible with the consent of the council.

Figure 3: WARRINGAH LAND ZONING MAP - R2 LOW-DENSITY RESIDENTIAL



4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum building height of 8.5m.

The new gable roof to the proposed extension to the existing dwelling **COMPLIES** with the building height control.

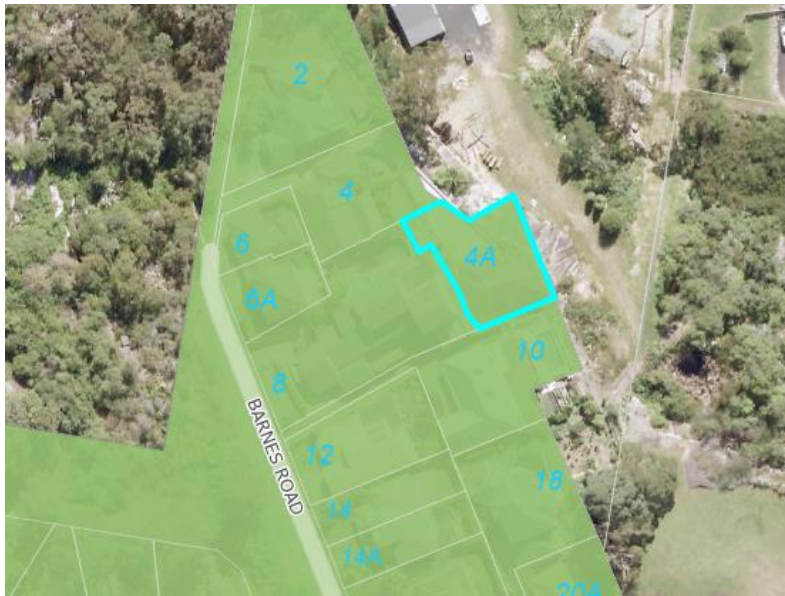


Figure 4: WARRINGAH HEIGHT OF BUILDINGS MAP – 8.5m

4.3 General Principles of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

5. BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed alterations and additions are below the wall height requirement as shown on the drawings **COMPLIES** with this control.

Side Boundary Envelope (DCP B3)

The side building envelope control includes a height plane of 4 metres along the side boundary with a projection inward of 45 degrees.

The proposed extension and alterations **COMPLY** with this control as shown on the drawings.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 0.9m side setback.

The proposed alterations and additions **COMPLY** with this control.

PROPOSED EXTENSION

East-side setback to new deck	1.541m - COMPLIES
West-side setback varies between -----	1.3m – 1.4m COMPLIES

Front Boundary Setbacks (DCP B7)

*Warringah DCP control is a min. of 6.5m front boundary setback. – **NO FRONT BOUNDARY TO SITE***

The existing property is a battle-ax block with a long SHARED driveway from Barnes Road

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6m. – **NO CHANGE TO REAR SOUTH SETBACK**

6. DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area 543.8m ²	40% Control	217.5m ²
Existing Landscaped open-space area (area more than 2m in any direction note included)	16.62%	90.37m ²
New Landscaped open space area	18.1%	98.33 ² - COMPLIES landscaping area has increased

Due to the nature of the site and areas of built upon areas which majority is used for vehicle moveability. It is difficult to strongly adhere to the landscaping control. Currently the existing landscaping is very low, the proposal has increased this area by reinstating areas of hard surface areas to porous materials and or garden.

It is requested that this non compliance be supported as it will not affect adjoining properties in view sharing, solar access or privacy issues. The proposed new deck addition will provide the owners much needed indoor/outdoor recreational and private open space which directly connects the indoor living areas. Currently there is very little in the way of a private outdoor space.

Private Open Space (DCP D2)

The requirement is a total of 60sqm with a minimum dimension of 5m.

The unusual existing terrain and rock site did not allow for an existing private open space?

The proposed new deck will allow the owners to have 32.77sqm of an outdoor covered and private open space area.

Existing rear outdoor area – 37sqm – this area can now be better used with the provisions of a new larger sliding door.

Total of private open space (some less than 5m) ----69.77sqm

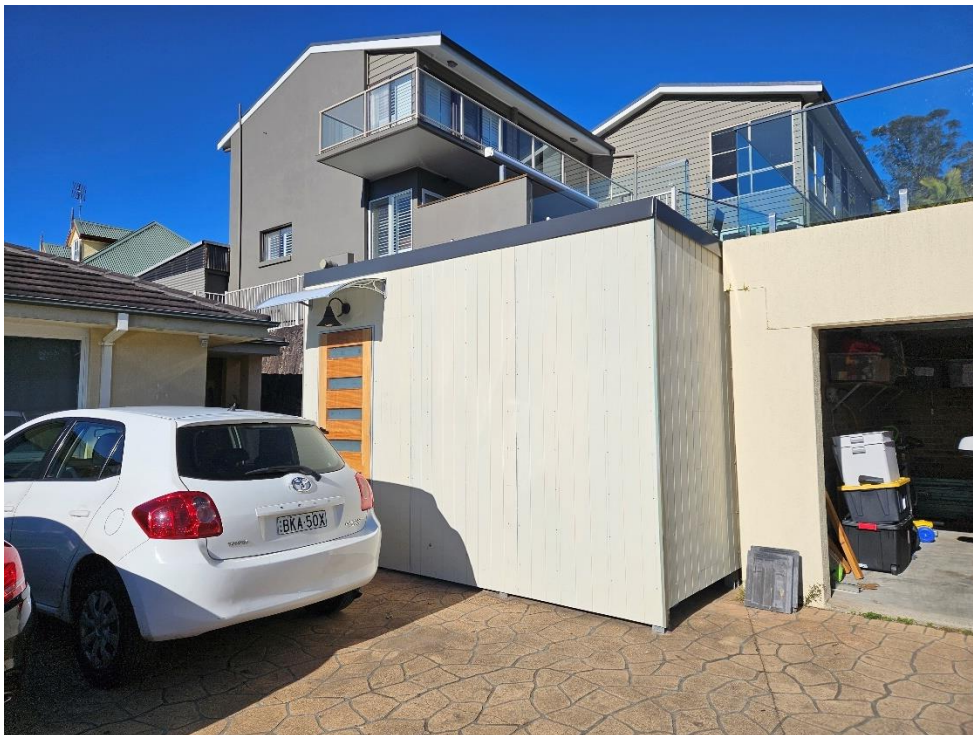
Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. - **COMPLIES**

Adjoining properties to the west are located approximately 4.5m above the subject dwelling. There will be no effect upon these properties.



Entry to be enclosed. Large rock cliff separating the adjoining dwellings, there will be no solar loss to these properties.



Adjoining properties to the west located approximately 4.5m above the subject site

Views (DCP D7)

Neighbours views will not be affected by the proposed additions.

Privacy (DCP D8)

There will be no loss of privacy due to the proposed additions.

Traffic , Access and safety - C2

There are no changes to the existing crossover and layback.

Small portion of the existing concrete driveway to be removed in order to reinstate and increase landscaping, there will be no affect upon the access.

Parking Facilities – C3

2 spaces per dwelling house are required. Parking in accordance with AS/NZS 2890.1.

There will be no changes to the existing 2 car garage

Stormwater – C4

To be provided in accordance with council stormwater drainage design guidelines and designed by a hydraulic engineer at a later stage prior to CC.

THE NATURAL ENVIRONMENT – WILDLIFE CORRIDOR (E4)

There will be no effect upon the natural environment and no vegetation is to be removed

7. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

7.2 Any development control plan

Majority of the development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

7.3 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

7.4 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

7.5 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.6 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.7 The public interest

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

8. Conclusion

The proposal which provides for alterations and additions to an existing dwelling, will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with the Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of the Council is requested.

8. APPENDIX 1: PHOTOS OF EXISTING SITE



Image 1: NORTH VIEW OF THE EXISTING DWELLING – NEW DECK EXTENSION/PATIO AREA WITH NEW ENTRY EXTENSION AND LOCATION. PORTION OF PAVING TO BE REMOVED TO REINSTATE LANDSCAPING.



Image 2: NORTH-WEST VIEW OF THE EXISTING DWELLING –EXISTING ENTRY TO BE ENCLOSED AND PORTION OF PAVING TO BE REMOVED TO REINSTATE LANDSCAPING.



Image 3: EAST VIEW OF EXISTING BUILDING – NEW WINDOW TO EAST SIDE WITH DECKING AND STAIRS TO WRAP TO THE REAR OF THE BUILDING.



Image 4: SOUTH VIEW OF EXISTING BUILDING – NEW SLIDING DOOR TO NEW KITCHEN SPACE. CHARCOAL TILES TO BE REMOVED AND REINSTATED FOR LANDSCAPING.



VIEW LOOKING NORTH EAST. PROPOSED NEW DECK AND ROOF ADDITION OVER ROCK SHELF



VIEW LOOKING NORTH WEST - UP THE DRIVEWAY

9. APPENDIX 2: SCHEDULE OF EXTERIOR AND FINISHES

	MATERIAL	COLOUR
NEW ROOF (DECK EXTENSION AND PORTICO)	COLORBOND	MEDIUM TO DARK
NEW WALLS (EXTENSION DWELLING)	BRICK VENEER + RENDER	(TO MATCH EXISTING)
WINDOW FRAMING (EXTENSION & SECONDARY DWELLING)	ALUMINIUM	TO BE SELECTED