

K & P S SERVICES

STATEMENT OF ENVIRONMENTAL EFFECTS

94 Bantry Bay Road Frenchs Forest NSW 2086

LOT 2 DP 22162

proposed carport

Prepared for: Richard Mirabito

Date Prepared: 5/08/2023

Northern Beaches Council

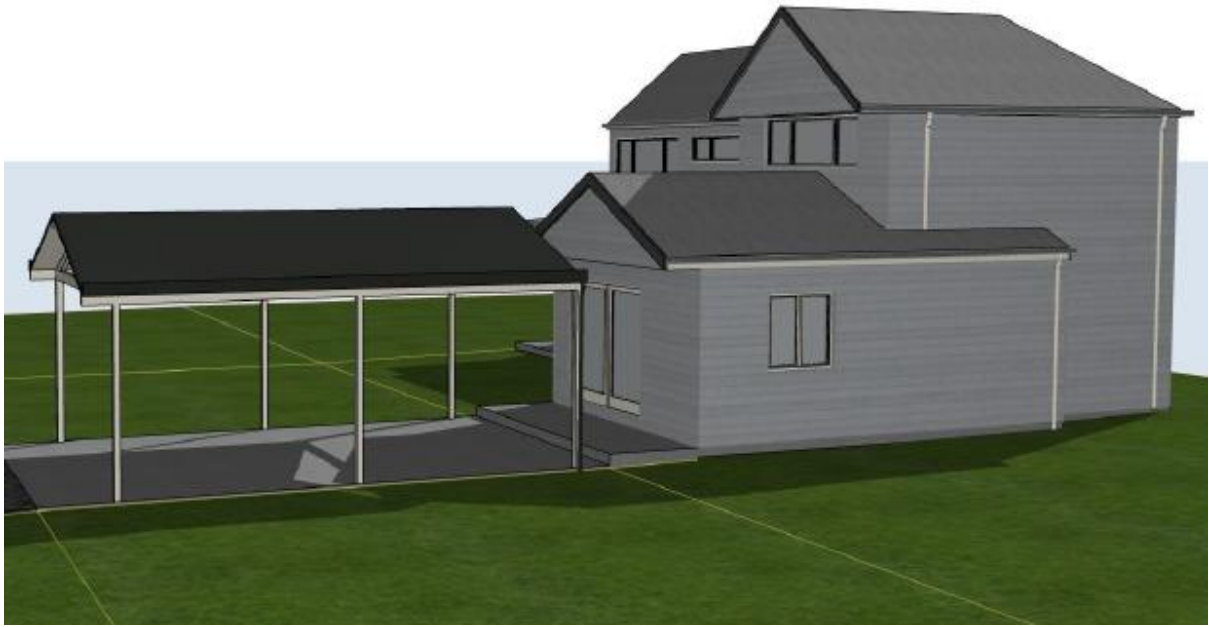
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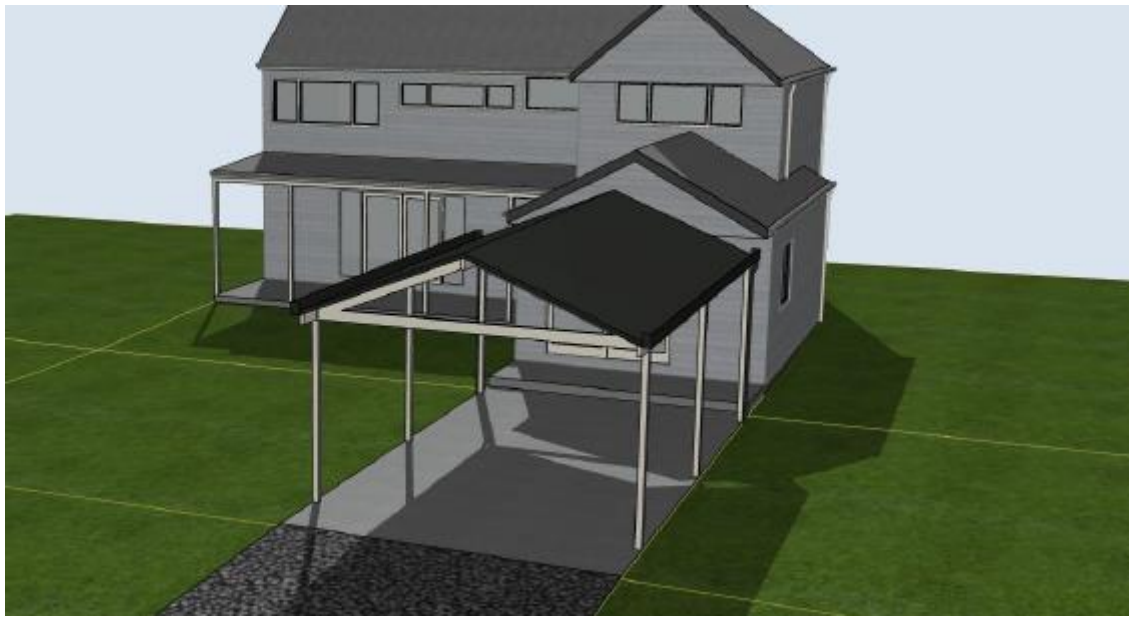
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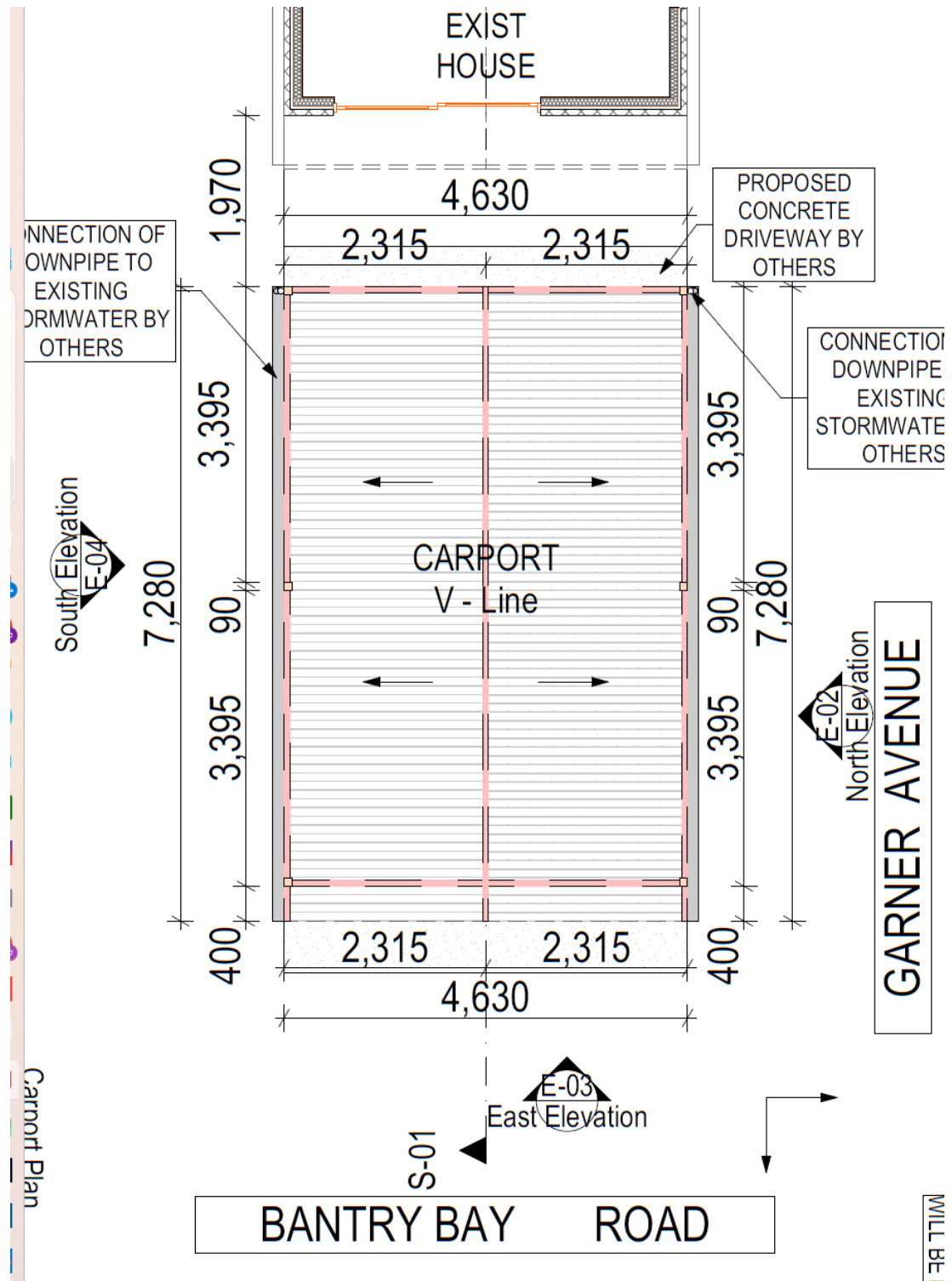
3D PLAN



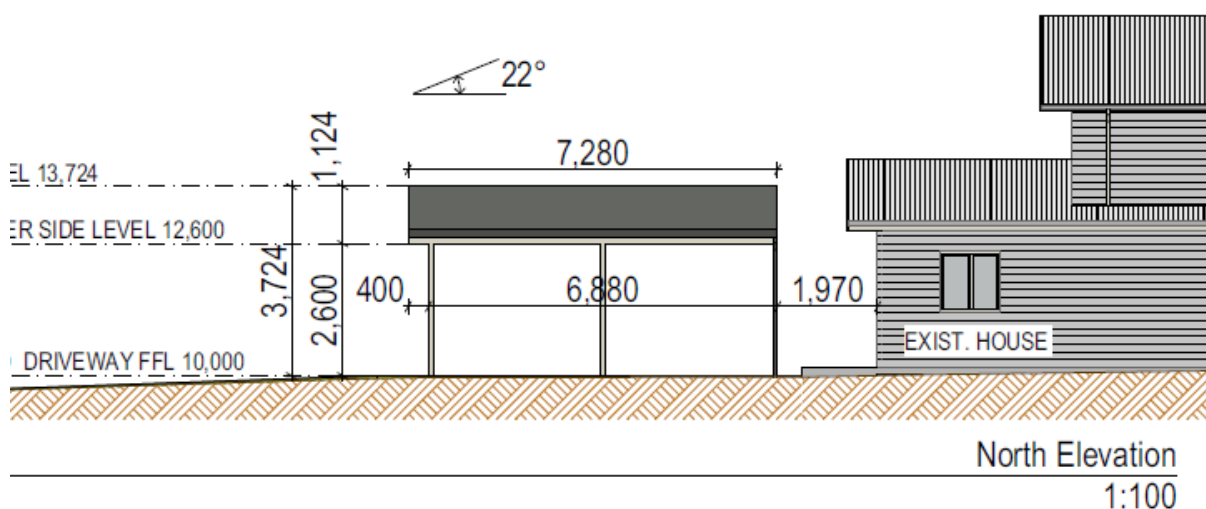
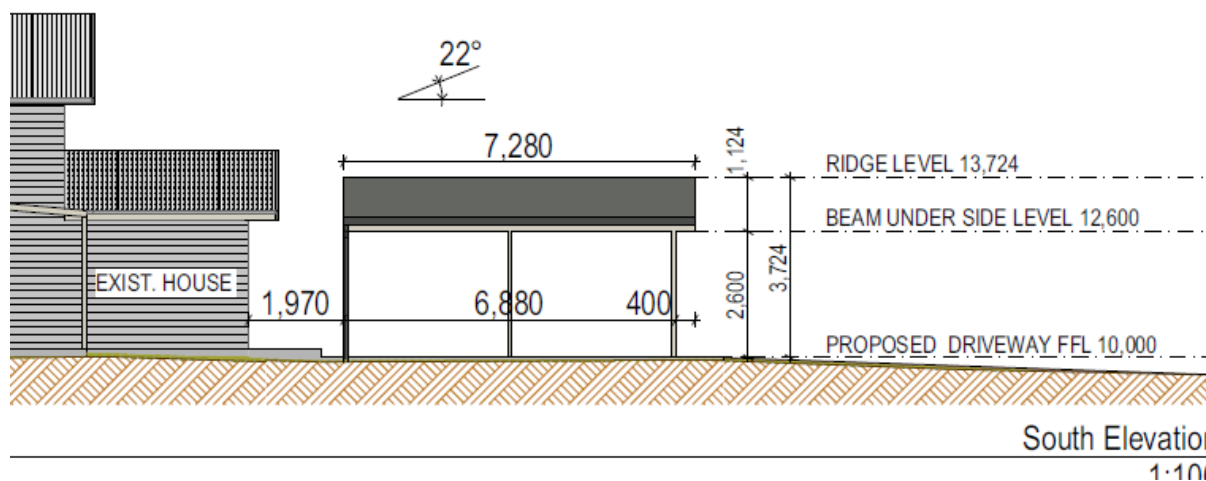
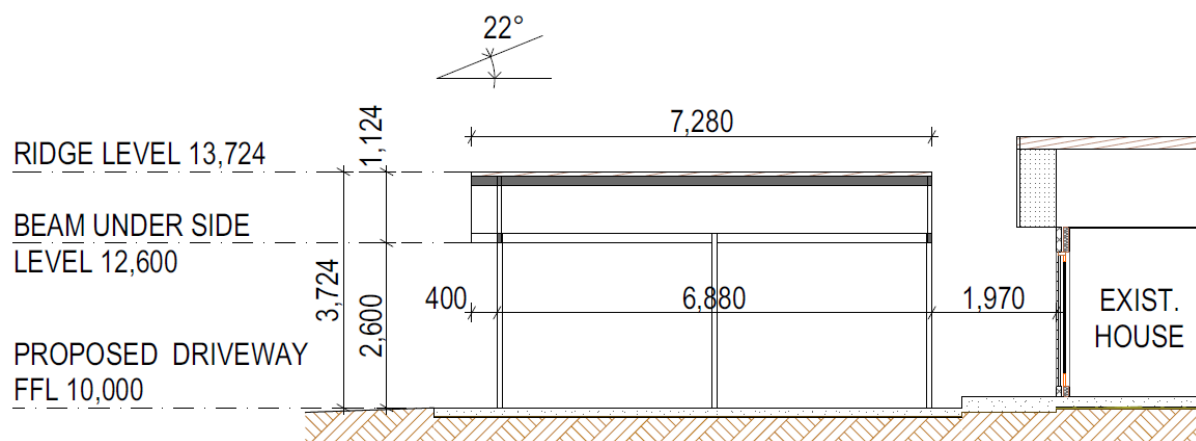
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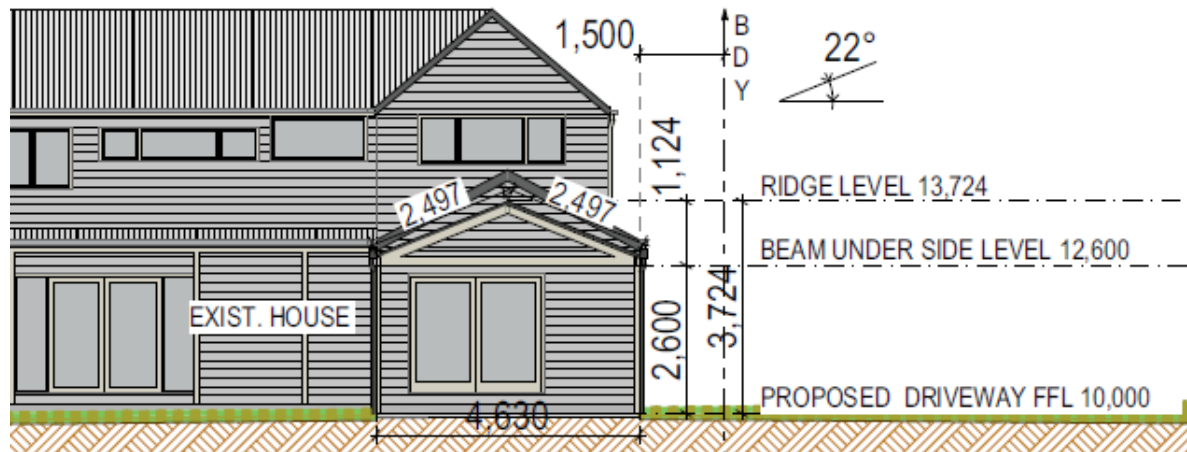
FLOOR & ELEVATION PLAN



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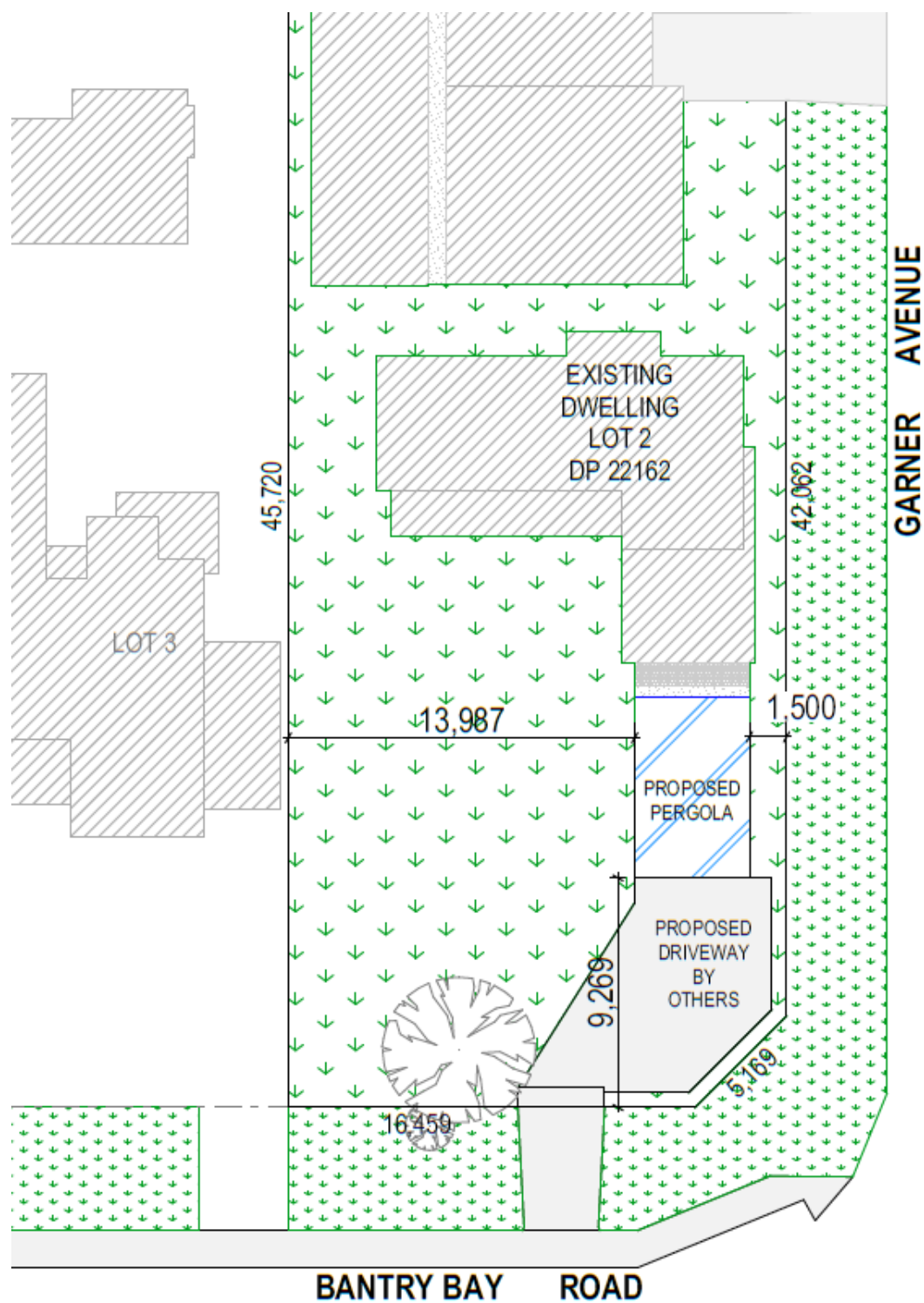
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East Elevation

1:100

SITE PLAN



PHOTOGRAPHS OF THE PROPERTY



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ENVIRONMENTAL EFFECTS

INTRODUCTION

K & P S SERVICES has prepared for Richard Mirabito a Statement of Environmental Effects for the proposed carport at 94 Bantry Bay Road Frenchs Forest NSW 2086 .

This Statement has been prepared to address the proposal in accordance with the Environmental Planning & Assessment Act 1979.

Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

This report should be read in conjunction with the Drafted plans and all other reports prepared.

PROPERTY DETAILS

The proposed site is zoned Zone R2 - Low Density Residential

The proposal is a 10a building

STREETSCAPE AND CHARACTER

The proposed development maintains neighbourhood amenity and appropriate residential character by providing boundary setbacks reduce bulk and overshadowing of adjoining properties.

BUSH FIRE HAZARD MANAGEMENT

The proposal doesn't cause any risk to the bushfire risk as it is set away from the boundaries and it is to comply with the current Australia Standard AS3959 Construction of Buildings in Bush Fire-prone areas Section 3 and 9 (BAL 29-FZ) and Section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection 2006.

The materials are to be non-combustible and the roof will comply with clause 3.9.2 of AS3959-2009 (the construction of buildings in bushfire prone areas.)

11. Bush fire prone land

All the land is bush fire prone land.

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MINE SUBSIDENCE

The land has not proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

GEOTECHNICAL SITE STABILITY

The land has been identified as not being a Geotechnical hazard and as such the proposal doesn't impact on the soil movement, and the land slip does not adversely affect the proposed development.

BUSHLAND AND BIODIVERSITY

The proposed works does not impact on the flora and fauna species as no removal of existing trees are required.

16. Biodiversity Stewardship Sites

The Council has not been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

17. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

FLOOD COMPATIBLE MATERIALS AND METHODS

The proposed works is not in a flood area.

- (1) The land is not within the flood planning area and subject to flood related development controls.
- (2) The land or part of the land is not between the flood planning area and the probable maximum flood and subject to flood related development controls.

In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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EROSION AND SEDIMENT CONTROL

The Proposal is a minor construction and does not require any erosion and sediment control as there is no excavation or fill required.

HERITAGE

The proposed Type has not been identified as heritage land so will not require special conditions for heritage development.

(e) Outstanding biodiversity value

The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

(f) Conservation areas

The land is not in a heritage conservation area.

(g) Item of environmental heritage

The land does not contain an item of environmental heritage.

STORMWATER MANAGEMENT

The proposal is a minor development and will have minimal impact on stormwater flow, a qualified plumber is to connect the new downpipe to existing stormwater in accordance with the design guidelines set out in "Australian Rainfall and Runoff 1987" published by the institution of Engineers, Australia.

Stormwater Drainage is to comply with Part 3.5.2 Gutters & downpipes – PCA 2016 AS/NZS 3500.3

PEDESTRIAN ACCESS, SAFETY AND SECURITY

The proposed works are minor development and there is plenty of access around the residential property, it does not impact or block of access in any manner.

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SETBACKS

The proposal setback from the boundaries is **9,269** mm from the front and **1500** mm from the side boundary it complies with the appeal of the streetscape and does not have any impact on the privacy and sunlight to adjacent dwellings.

The proposed works provides visual separation to building forms, privacy and opportunities for landscaping, the proposals height allows sunlight and daylight to habitable rooms, there is available useable area of private open space.

SITE COVERAGE

Total Site area 923.2m²

Site coverage 201m² 21.8%

The Proposed works is a minor development that does not change the existing site coverage.

Existing Site coverage 201m² 21.8% Proposal Site coverage 0% Total Site coverage 201m² 21.8%

GROSS FLOOR AREA

Gross floor area 258m² 28%

The Proposed works does not change the existing gross floor area.

BUILDING HEIGHT

The existing dwelling height does not change.

PRIVATE OPEN SPACE

The proposed works does not impact on the private outdoor living space, as an extension of the dwelling, for the enjoyment of residents. It provides outdoor living spaces which receive a reasonable quantity of sunshine during all months of the year.

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LANDSCAPING AND OPEN SPACE

The proposal does not impact on the existing landscape design. 479m2 52% it will remain the same.

DECKING/ROOF STRUCTURE DESIGN AND CONSTRUCTION

The proposal has been designed best to suit and maximise natural sunlight.

BUILDING MATERIALS

The proposed works will comply with Environmental Planning and Assessment Act 1979, Local Government Act 1993, and Building Code of Australia.

The choice of materials and external finishes are compatible with surrounding developments and landscape features in terms of colours, textures, and quality.

PRIVACY – VISUAL AND ACOUSTIC

The proposed works are designed to ensure maximum protection of privacy for neighbouring properties and street view.

LIGHTING

The design maximises the use of natural lighting through the height of the design.

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Summary

It is concluded that the proposed carport is an appropriate proposal for the dwelling at 94 Bantry Bay Road Frenchs Forest NSW 2086. The proposal is supported on the following:

- A Development Application is submitted to the Northern Beaches Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application.
- The proposal is suitable for the Zone R2 - Low Density Residential and meets the current zoning objectives.
- The proposal meets the requirements of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.
- There will be no adverse social, economic, or environmental impacts.
- Impacts to the amenity and character of the Frenchs Forest area are negligible.
- The proposal is considered acceptable in terms of the Environmental Planning and Assessment Act 1979.