



29 PARNI PLACE FRENCHS FOREST

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING INCLUDING A FIRST FLOOR ADDITION



Report prepared for
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1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 29 Parni Place, Frenchs Forest.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by Geo Surv
- ◆ Site visit
- ◆ DA Plans prepared by Studio IL
- ◆ BASIX Certificate
- ◆ Geotechnical Report prepared by White Geotechnical Group
- ◆ Bushfire Report prepared by Backlash Bushfire Consulting
- ◆ Waste Management Plan

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the northern side of Parni Place, approximately 300 metres east of Warringah Road. The lot is legally described as Lot 24 DP 29462.
- 2.2 It is a slightly irregular shaped lot with a frontage of 18.35 metres along Parni Place. The rear (northern) boundary is 18.35metres, and the side (eastern) boundary is 38.2 metres while the other side boundary (western) is 38.215m. The site has an area of 695.6m². The site slopes from north to south.
- 2.3 The site is currently occupied by a single storey weatherboard dwelling with a metal roof.
- 2.4 The rear of the site is burdened by an easement for electricity, with power lines running over rear yard.
- 2.5 The site is surrounded by other one and two storey dwelling houses of similar styles and size. The rear of the subject site adjoins an open space reserve with a water pipeline.

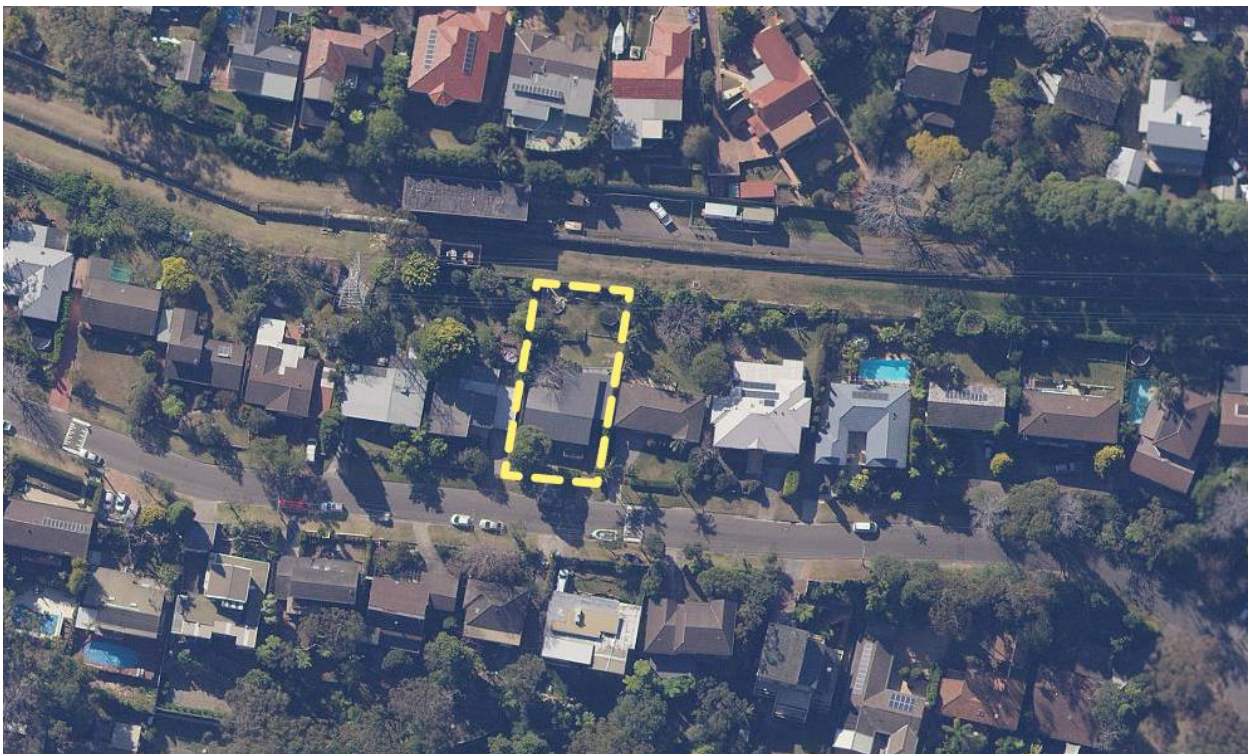


Figure 1. The site and its immediate surrounds

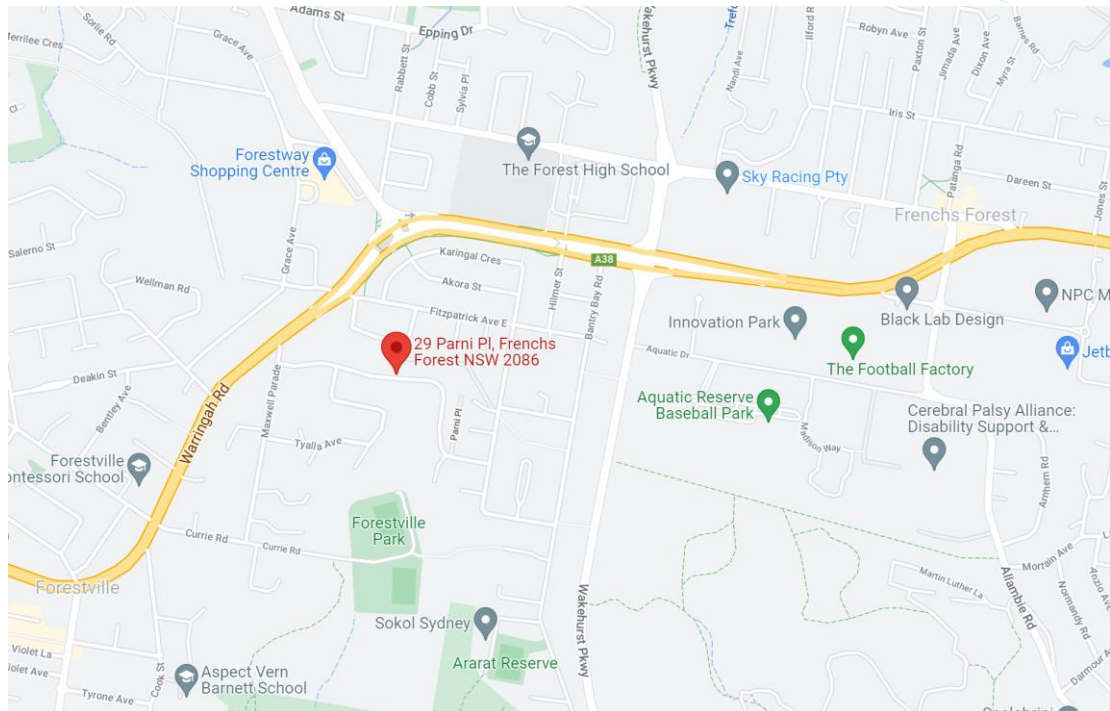


Figure 2. The site within the locality

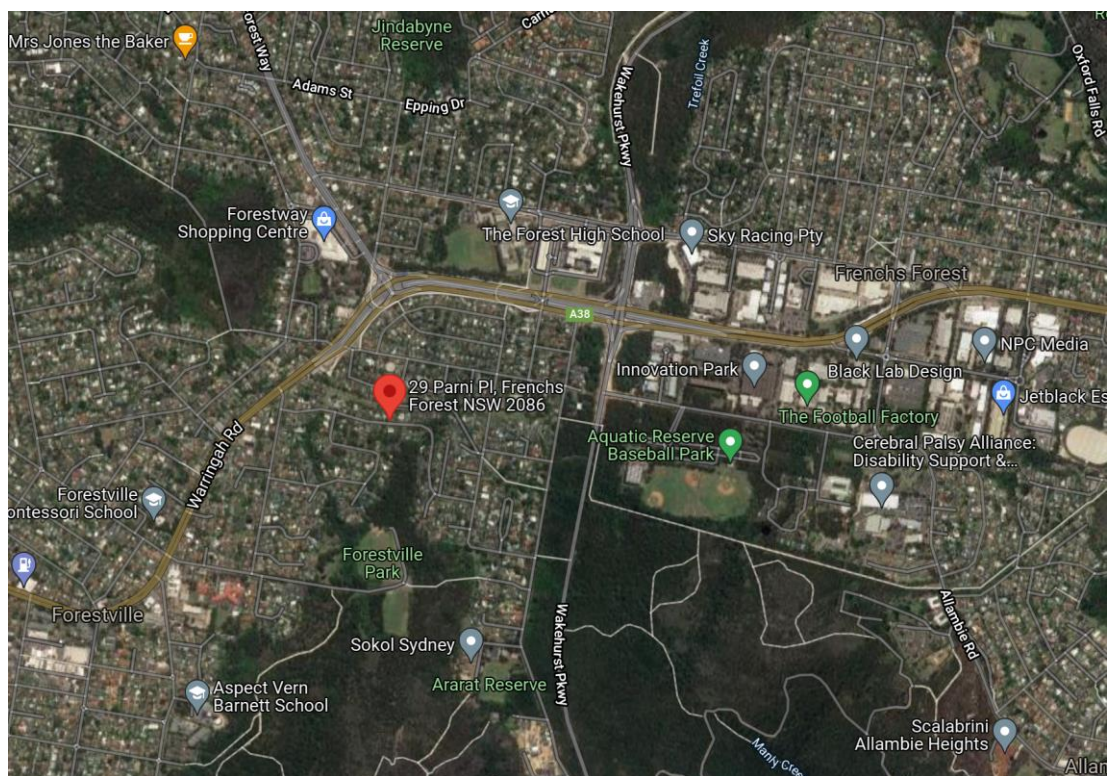


Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling, view from Parni Place (looking north)



Figure 5. The existing rear of the dwelling, view (looking south)



Figure 6. Existing front fence



Figure 7. Reserve at the rear of the subject site (looking east)



Figure 8. View of adjoining property



Figure 9. Existing car parking and driveway on the western side of the property

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling, including a first floor addition.

4.2 The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy, solar access and views are maintained for neighbours and the subject site.

4.3 The development will be made up as follows:

Ground Floor

- Demolish multiple internal walls and doors
- Demolish part of existing roof
- New staircase
- Existing bedrooms 1, 3 and 4 converted into the proposed master bedroom, walk-in-robe and study

First Floor

- Proposed Bedroom 1, 2 and 3
- Proposed Bathroom
- Proposed rumpus room
- Proposed front balcony and planter box
- Stair access to lower level

4.4 The existing on site parking and garden surrounds will be unchanged.

5. Statutory Framework

5.1 Rural Fires Act

The subject site is mapped as Bushfire Prone Land - Vegetation Buffer.

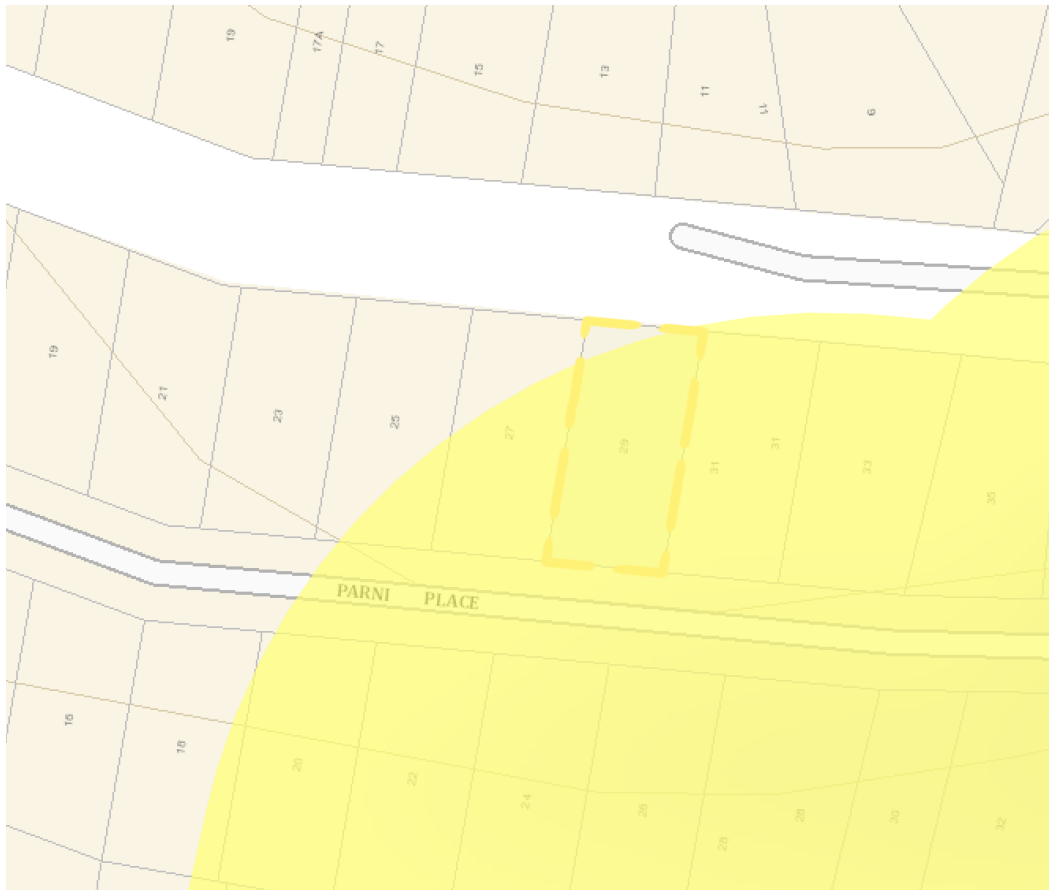


Figure 10: Extract – Bush Fire Prone Land Map

The *Rural Fires Act 1997* (RF Act) aims to protect the community from injury or death, and property from damage, arising from fires, and protect infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires. Clause 100B of the RF Act requires applicants to obtain a bush fire safety authority (BFSA) for subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes or development of bush fire prone land for a special fire protection purpose. If a proposal requires a BFSA it is considered integrated development under Clause 4.46 of the EPA Act.

Section 4.14 of the EPA Act requires that a council does not approve any development on bush fire prone land area unless the development application complies with Planning for Bush Fire Protection (PBP) requirements. All developments on land that is

designated as bush fire prone has a legal obligation to consider bush fire and meet the requirements of Planning for Bush Fire Protection.

Comment: The proposal is not for subdivision or a special fire protection purpose and is therefore not integrated development and does not require a BFSa from RFS. The site is however bush fire prone land, and therefore the proposal must comply with Planning for Bush Fire Protection. A Bushfire Assessment Report is provided with this application which concludes that the property has a BAL-12.5 construction requirement.

Appropriate construction standards will be adhered to for compliance with relevant Australian Standards and Planning for Bushfire Protection 2006 Bushfire Attack Level BAL-12.5.

5.2 State Environmental Planning Policies

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development is considered consistent with this policy as it does not propose the removal of any trees.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

5.3 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 11. Extract from Warringah LEP zoning map

Demolition

Minor demolition works are proposed, as described above, and illustrated in the attached DA plan set, to allow the construction of the proposed alterations and additions.

Lot Size

The subject site is mapped with a minimum subdivision lot size of 600m². The site comprises of a compliant area of an area of 695.6m² and no subdivision is proposed.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed first floor addition has a height of 8.2 metres and complies with the control.

Heritage

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Development on Sloping Land

The site is located in the area nominated the LEP maps as Area B – 5°-25°. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

5.4 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

5.4.1 Part B - Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted on the site by the DCP. The development proposes a maximum wall height of 6.950 metres.

Side Boundary Envelope

The site requires a side boundary envelope of 4m/45°. The proposal seeks the addition of a first floor on the western and eastern and side boundary. The proposal creates a minor building envelope encroachment through the roof form on the western boundary. A variation to the building envelope is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

Comment:

The proposed encroachment is minor in nature. The partial encroachment provides significant internal amenity while remaining consistent with surrounding dwellings. There is no major impact on height or bulk due to this proposed encroachment with an easily compliant height and the breach being for a limiting component of the site. The proposed dwelling is consistent with the existing dwelling and streetscape character.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Comment:

The neighbouring sites will continue to receive adequate solar access and light despite this minor encroachment. Privacy is mitigated through strategic window placement and ample setbacks.

- *To ensure that development responds to the topography of the site.*

Comment:

This proposal is highly responsive to the topographic features of the site. This minor encroachment is present because the siting of the existing dwelling house. The first floor addition creates a minor encroachment, however, as stated earlier the increased internal amenity and negligible impact on neighbouring properties and is consistent with the streetscape character and warrants an approval, in this instance.

Side Setbacks

Side setbacks of 900mm are permitted on the subject site. The proposed development is consistent with new first floor works proposing compliant setback as follows:

- 1.43 metres (west)
- 2.845 metres (east)

Front Setback

A front setback of 6.5 metres is required on the site by the DCP. The existing front setback is non-compliant with the ground floor front verandah of the house within the front setback area.

The proposed first floor also includes a balcony which minimally exceeds the 6.5 metres setback, sitting above the ground floor verandah. The dwelling walls are all within the 6.5 metre setback. The small variation to the front setback for the first floor balcony is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To create a sense of openness.*

Comment

The proposed balcony will complement the existing veranda and assist in breaking up the bulk of the building. No additional frontage of the site is lost, with the only encroachment proposed as a part of this application being on the first floor and above existing approved works.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment

The entry area is to be maintained and consistent with the existing dwelling and presents with visual continuity from the street. The setback proposed by the first floor is lesser than existing and is complementary to the street front.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

Comment

The proposed additions to the dwelling will result in a complementary visual presentation to the streetscape.

- *To achieve reasonable view sharing.*

Comment

A site visit has been undertaken and there will be no impact on any views.

Rear Setback

A rear building setback of 6 metres is required on the site. The rear setback is comfortably compliant at 17 metres.

5.4.2 Part C - Siting Factors

Traffic Access and safety

The proposal does not include any changes to traffic access. The site currently contains a driveway for vehicle access and footpath for pedestrian access.

Parking

The existing driveway provides provision of 2 stacked car parking spaces, which are proposed to be retained.

Stormwater

Stormwater runoff resulting from the proposed development will be connected to the existing infrastructure draining to Parni Place.

Erosion and Sedimentation

All Council controls and conditions of consent will be complied with. Appropriate devices will be used during the construction process to ensure no issues arise regarding erosion and sedimentation.

Excavation and Landfill

No excavation and landfill are proposed.

Demolition and Construction

The proposed alterations and additions will involve minimal demolition works as detailed in the attached plans.

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible, which is detailed in the accompanying Waste Management Plan.

The dwelling has existing bin storage areas and waste will be collected by Councils regular service.

5.4.3

Part D - Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site, which is equivalent to 278.24m² for the site area of 695.6m². The existing landscaping is 57% or 396.49m². The proposal does not include changes to the existing landscape area of the site which is sufficient for the dwelling.

Private open space

The DCP requires a minimum 60m² private open space. The existing will retain the existing rear deck. The site contains extensive rear yard allows for additional usable open space areas.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in partial overshadowing to the front yard of the adjoining dwelling to the west (27, Parni Place) and the subject site.

12pm – The development will result in a minor increase in shadowing to the front yard of the subject site.

3pm – The development will result in a minor increase in shadowing of the front yard of the neighbouring site to the east (31 Parni Place) and the subject site.

It is concluded that the private open space of both the subject site and the adjoining properties maintain compliant solar access.

Views

A site inspection of the subject site has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Privacy

Privacy will be retained for neighbours with no changes to existing setbacks and no direct overlooking into any key living areas. The design and strategic placement of windows will provide privacy for the residents and the adjoining properties.

Building Bulk

The proposed alterations and additions do not create inappropriate building bulk, with design, planter box and landscape providing an attractive and appropriate addition to the street. The development is considered appropriate for the residential setting.



Figure 12. Perspective of the proposed development

Building Colours and Materials

The proposed building materials are complimentary with the existing dwelling. All materials and finishes are complementary to the residential surrounds and consistent with a modern finish.

Roofs

The proposed new roof for the addition will match the metal roof and be a 6° and 3.5° roof. The roof design is consistent with the existing streetscape character of the area.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Front Fences and Front Walls

No change to the front fence is proposed.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities.

Side and rear fences

No change is proposed to the existing side or rear fencing

Safety and Security

An ability to view the street frontage is retained from the existing dwelling which is to the benefit of safety and security of residents. The first floor addition will increase the casual surveillance of the street.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

5.4.4 Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

The development does not propose the removal of any vegetation.

Waterways and Riparian Lands

There will be no impact on waterways or riparian lands in the locality.

Landslip Risk

A geotechnical report has been prepared in support of the application in its current form.

Compliance Table

	Standard	Proposed	Compliance
Warringah LEP 2011			
Lot Size	600m ²	695.6 m ²	Yes
Building Height	8.5 metres	8.2 metres	Yes
Floor Space Ratio	Not identified	-	-
Bushfire	Buffer		Yes
Geotech	Area B		Yes
Warringah DCP 2011			
Wall Height	7.2 metres	6.95 metres	Yes
Side Boundary Envelope	4 metres / 45 degrees	East – Yes West – outside	Yes No Merit assessment
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	1.43 metres (west) 2.845 metres (east)	Yes Yes
Front Boundary Setback	6.5 metres	Existing veranda – 3.96m First floor balcony 5.6 First floor wall 6.5	No (unchanged) No Merit assessment Yes
Rear Boundary Setbacks	6 metres	17 metres	Yes
Parking	2 spaces	1 space + stacked driveway	No unchanged
Landscaped Open Space and Bushland Setting	40% of lot area 278.24m ²	57% 396.49m ²	Yes
Private Open Space	60m ²	>60m ²	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Shadow to street	Yes

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

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

6.1. Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The alterations and additions are appropriate and will have negligible impact on adjacent properties.

6.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise because of the proposed development.

6.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

6.4. Utilities

There will be no impact on the site, which is already serviced.

6.5. Flora and fauna

There will be no impact.

6.6. Waste

There will be no impact.

6.7. Natural hazards

The site is affected by slip. A report has been provided by an expert, with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. This report accompanies the development application.

The site is located on bushfire prone land. A report has been provided by an expert, regarding the bushfire protection and is supportive of the proposal subject to recommendations. This report accompanies the development application.

6.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

6.9. Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed alterations and additions are highly appropriate to the site, with regard to all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

6.10. Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures, compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the *Environmental Planning and Assessment Act 1979*.

7. Conclusions

- 7.1 The proposed development for alterations and additions including a first floor addition to the existing dwelling at 29 Parni Place, Frenchs Forest is appropriate considering all State and Council controls.
- 7.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3 Considering all the issues, the development is considered worthy of Council's consent.