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STATEMENT OF ENVIRONMENTAL EFFECTS

Covering Modifications to DA 2017/1347

102 John Oxley Drive, Frenchs Forest

Proposed Alterations & Additions to Lochrin residence

Lot 88 on DP 263490

Accompanying DA Plans 17-014 MOD

Dated – 13 December 2018

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1. Introduction

This application seeks approval for Modifications to DA2017/1347 for Additions and Alterations to an the existing Dwelling upon land at Lot 88 on DP 263490 also referred to as 102 John Oxley Drive, Frenchs Forest.

The following planning items have been considered in the preparation of this development application.

Environmental Planning & Assessment Act 1979

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

The following details and documents have been relied upon in the preparation of this document.

Survey Plan	- Prepared by TSS Total Surveying Solutions - 172721	dated 14/12/2017
Architectural Plans	- Prepared by Creative Homeplans - Job No 17-014 MOD	dated 20/11/2018
BASIX Certificate	- Prepared by Creative Homeplans - A336836	dated 14/12/2018
Bushfire Report	- Prepared by Ron Coffey - 1209	dated 03/12/2018

This Statement of Environment Effects describes the subject site and the surrounding area together with the relevant planning controls and policies pertaining to the site and the type of development being proposed on the subject site. It provides an assessment of the proposed development against the considerations as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed be considered as acceptable and is worthy of the support of the Council as presented.

2. Site Description and Locality

The Site is identified as Lot 88 in DP 263490, commonly know as 102 John Oxley Drive, Frenchs Forest.

The site is zoned R2 Low Density Residential and currently has an existing two level residential dwelling constructed in brick with some inserts of timber weatherboard cladding to sections of the front of the dwelling. There is an open timber deck from the living room which is on the first floor level as the dwelling house is formatted in a semi up side down lay out where the kitchen, dining and living are located on the first floor level. The site is surrounded with one and two storey single dwellings to either side and across the street. The streetscape is low density residential in character and scale with a number of trees on the street and in individual properties. (Refer to attached photographs). In general many of the surrounding residences have been upgraded more in keeping with current design and amenity requirements.

The property is located on the southern side of John Oxley Drive, it is a battle axe property of irregular shape with a site area 1071 square metres. The property borders Garigal National Park to its southern boundary facing towards Lockey Point and Carroll Creek. The site overall is quiet level only falling away close to the southern boundary and it has a large rock face to its eastern side boundary adjoining 100 John Oxley Drive. The house is located some 44 meters from the street down a shared 30 meter drive way.

The existing residence sits on a concrete slab floor with bearers and joist supporting the first floor and has a double garage for 2 cars at the front western side of the house.

The property has a large rock face on its eastern boundary, with a number of palms located around the property. There is a large paved area to the front of the house and a large mainly level grassed area to the western and southern sides of the house to these boundaries.

The neighboring three residences to the eastern, northern and western sides of the boundary of the property are located with generous distances between these residences and the subject property. There are district bush views over Garigal National Park to the southern side of the property. The proposed additions and alteration will not impeded or alter these views for the neighboring dwellings. The additions and alterations will also not effect the residences located on the northern side of the street as these properties sit well above the subject property and have the same district views over the subject property to the south.

Connection points for existing services are located at the front and rear of the property. All of the existing services are to remain intact. There is an existing Sydney Water sewer line located within the dwelling properties boundary with a man hole towards the northeastern corner. The alterations and additions that have been proposed are located at a minimum of 2.5 m from the sewer line mentioned. The alterations and additions that have been proposed will increase the site cover but will still maintain a landscaped area of 519.94 sq mt representing 48.5 % of the site.



View of 102 John Oxley Drive at driveways end



Rear View 102 John Oxley Drive



View down driveway to 102 and 100 John Oxley Drive



Street View of 98 John Oxley Drive

View of 100 John Oxley Drive at driveways end



Street View of 104 John Oxley Drive



Street View of 103 John Oxley Drive



Street View of 105 John Oxley Drive

3. Modification Proposal to DA2017/1347

This Modification Proposal seeks to remove the planned western additions to both the ground floor and first floor of the existing dwelling and instead add an addition to the northern side of the existing dwelling to incorporate a new kitchen and dining area, as well as a new ground floor laundry and double garage to the northern side of the existing dwelling. There will also be a new powder room added to the first floor and a reshaping of the approved new bathroom

Finishes and Colours

All new construction to the residence is to comply with current BCA and Australian Standards. The ground floor exterior walls are to be constructed as brick veneer to match the existing brick veneer residence with a small sections of timber cladding also to match the existing look of the dwelling. The new double garage will also be in the same brick. The new eaves will be of fibrous cement and are to be provided to the new sections of the residence. All building works, windows and doors must meet the prevalent bushfire standards as set out in the bush fire report prepared by R Coffey Ref 1209 dated 12/12/17 and the revised plan XXXXXXXXX and meet the BAL zone determined in the reports.

Site Works

The modification to the approved DA2017/1347 will require a new concrete slab to the new garage and the ground floor living area. The excavations to be carried out for the building of the new swimming pool will remain as approved. No works will be carried out within the front building line and all current landscaping and driveways will remain in tact.

Landscape and Stormwater

The existing landscaping and planting to the front, side and rear of the house will remain in tact while the site works will require some grassed area to the western side to be removed to accommodate the additions of the laundry and garage. The remaining grassed area and all planted out gardens and trees in the rear yard will remain unaffected by the subject works.

No front boundary fencing is proposed for the subject site. All other existing side and rear boundary fencing will remain unchanged.

The overall landscaped area after the completion of the proposed additions will be 519.94 sq mt representing 48.5 % of the site

The existing stormwater from hard surfaces and the roof of the residence including the new roof section will continue to flow to the existing stormwater drainage system.

During construction all of the required sediment protection fencing and other measures will be provided to ensure that stormwater and soil run off are minimised. Any exposed soil areas will be landscaped as soon as possible to avoid soil loss.

Site Area	1071 mts	Compliance
Approved Floor Area	166 sqm	Yes
Proposed Floor Area	190 sqm	Yes
Landscape Area	519.96 sqm / 46.8%	Yes
Private Open Space	60 sq mt	Yes

4. Zoning and Development Controls

The proposed development is identified as development requiring consent or the local Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the act and all the relevant planning instruments and policies of Warringah Council.

All relevant Prescriptive Controls for the site have been considered in the following Compliance table.

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of the local Council. The following provisions of the LEP are relevant to the proposed development.

Control	Requirement	Compliance
2.2 Zoning	Zone R2 Low Density Residential	Yes
4.1 Size of Subdivision	Minimum size of 600sqm for new subdivision Existing site is 1071 sq mts	Yes
4.3 Height of Building	Max height from natural ground level to ridge is 8.5mts	Yes

4.2 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) prepared by Council is in effect and the following table provides a summary of the relevant controls under the DCP.

Control	Requirement	Compliance
Part B	Building Form Controls	
B1 Wall Heights	Walls are not to exceed 7.2 meters from ground level (existing). This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls)	Yes
B2 Number of Storeys	2 Storeys	Yes
B3 Side Boundary Envelope	Building Envelope 45 degree from 4m.	Yes
B4 Site Coverage	Not Applicable	Not Applicable
B5 Side Boundary Setback	Minimum 0.9m	Yes
B7 Front Boundary Setback	Minimum 6.5m	Yes
B9 Rear Boundary Setback	6.0m setback required	Yes The modifications to the approved DA will now totally comply with the required setback
B11 Foreshore Building Setback	Not Applicable	Not Applicable
B12 National Parks Setback	Not Applicable	Not Applicable
B13 Coastal Cliffs Setback	Not Applicable	Not Applicable

Control	Requirement	Compliance
B14 Main Roads Setback	Not Applicable	Not Applicable
B15 Minimum Floor to Ceiling Height	Not Applicable	Not Applicable
Part C	Siting Factors	
C2 Traffic Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing Vehicular crossing to be maintained as is.
C3 Parking Facilities	Garage not to visually dominate façade, parking to be in accordance with AS/NZ 2890.1	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specifications.	Yes Connect to existing stormwater.
C5 Erosion and Sediment Control	To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment and prevent the migration of sediment off the site.	Yes Soil and sediment control fences to be implemented prior to construction commencing.
C6 Building Over or Adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 Excavation and Landfill	To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties and site stability is maintained.	Yes Only excavation works to provide slab footings required
C8 Demolition and Construction	Waste Management Plan required	Yes Waste Management Plan submitted
C9 Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling storage as proposed in drawing # DA05 of submitted plans
Control	Requirement	Compliance
Part D	Design	
D1 Landscaped Open Space and Bushland	Min 40% Landscaped area to be maintained	Yes Percentage of landscape area after works are complete on the subject site will be 48.5% /519.94m ²
D2 Private Open Space	Dwelling houses with 3 or more bedrooms Min 60m ² with min dimension of 5m	Yes The site currently provides for ample area of private open space in the rear eastern yard. This open space is to be maintained.

Control	Requirement	Compliance
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
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling. Compliance with BASIX requirements	Yes The site is orientated North - South and the proposed additions will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of this submission to Council. See – Report - BASIX & drawing #DA25 of submitted plans.
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 then three hours sunlight between 9am & 3pm on June 21 st , the winter solstice.	Yes Shadow diagrams have been prepared and form part of the submission. The proposal ensures at least three hours of solar access is provided to the subject site and adjoining properties as set out in the requirement.
D7 Views	View sharing to be maintained	Yes The site is situated on the southern side of the street. The subject & adjoining properties have views to the south and the proposed additions will have no impact on these views.
D8 Privacy	This cluse specifies that the development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The additions have been designed to ensure privacy of the adjoining properties is maintained with possible overlooking being kept to a minimum.
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties and not to visually dominate the street	Yes The proposal has been designed to minimise bulk and scale. This has been achieved by ensuring compliance with the maximum build height and

		set backs regulations.
Control	Requirement	Compliance
D10 Building Colours and Materials	External finishes and colours to be sympathetic to the natural and build environment	Yes External finishes selected to be compatible with the existing surrounding developments and the natural environment. See also drawing DA23 of submitted plans.
D 11 Roofs	The LEP requires that roofs should not dominate local skyline	Yes The new roof addition will continue at the same pitch as existing, the new roof conforms to the maximum height controls and does not dominate the skyline.
D12 Glare and Reflection	Glare impacts from artificial illumination to Be minimised, reflective building materials are to be minimised.	Yes The proposal will not result in unreasonable glare or refrection.
D13 Front Fences and Front Walls	Front Fences generally to be to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto the street.	Yes There is no front fencing to the subject property.
D14 Site Facilities	Garbage storage areas and mailboxes to have minimum visual impact to the street. Landscaping to be provided to reduce the view of site facilities.	Yes Existing facilities to be maintained.
D15 Side and Rear Fences	Side and rear fences to be a maximum 1.8m and have regard for Dividing Fences Act 1991	Yes Existing fences to be maintained.
D16 Swimming Pool and Spa Pools	Pools not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Yes The new proposed pool is to be located in the rear south western area of the property and therefore meets the requirement as set out.
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
D19 Site Construction in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 Safety and Security	Building to enhance the security of the community and to provide casual surveillance	Yes The building will continue to

	of the street.	provide a good outlook of approach via the properties battle axe driveway.
D21 Provision and Location of Utility Services	Utility services to be provided.	Yes Existing utility services to be maintained.
D22 Conservation of Energy and Water	A BASIX Certificate is required.	Yes BASIX Certificate provided
D23 Signs	Not Applicable	Not Applicable
Control	Requirement	Compliance
Part E	The Natural Environment	
E1 Private Property Tree Management	Arboriculture report to be provided to support development where impacts to trees are presented.	Yes No trees to be removed for the development.
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
E7 Development on land adjoining public open space	To ensure the development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.	Yes The proposed additions and alterations will not be detrimental to the natural qualities of the environment.
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 Landslip Risk B	Yes A preliminary Geotechnical Assessment for the proposed Additions and Alterations has been provide by Ascent Geotechnical Consulting and is attached to the DA documents. See Report – Prelim Geotechnical Assessment. Dated 19 December 2017 Ref AG17018
E11 Flood Prone Land	Not identified on map	Not Applicable

There are no further provisions of the DCP that apply to the proposed development.

5. EP & A ACT – Section 79C

The proposal is subject to provisions of the Warringah Local Environmental Plan 2011 (LEP). The site is zone R2 Low Density Residential under the provision of the LEP. Construction of alterations and additions to an 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 all the relevant provisions.

The Likely impacts of the Development

It is considered that the modification to the existing approved DA2017/1347 will not have a detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Proposed Development

The subject site is zoned R2 Low Density Residential and the construction of dwelling alterations and additions in this zone is permissible with the consent of Council. The resulting finished dwelling will be of a bulk and scale that is consistent with the existing surrounding development.

It is considered that the site is suitable for the proposed modification to the approved DA2017/1347.

Public Interest

It is considered that the proposed modification to DA 2017/1347 remain in the public interest, in that it will provide additions to an existing dwelling that is consistent with other developments in this locality without impacting on the amenity of the adjoining dwellings or public open space.

Conclusion

This application seeks approval for modifications to the approved DA2017/1347 for the construction of additions and alterations to an existing dwelling. As demonstrated in this report the proposed modifications to DA 2017/1347 are consistent with the aims and objectives of the Warringah LEP 2011. The proposed modifications to DA2017/1347 do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed modifications to DA2017/1347 covering additions and alterations to the existing dwelling upon the site known as 102 John Oxley Drive is worthy of Council consent.

Shane Rawson
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Thursday, 13 December, 2018