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14 LALCHERE ST, CURL CURL

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

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Prepared for: Nick & Nicole Guidera

Project number: FG 20 835

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Issue: B – For Development Application

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1.0 SITE DESCRIPTION

1.1 Introduction

Formed Gardens has been engaged by Nick and Nicole Guidera to prepare a Statement of Environmental Effects Report (SEE) in support of a proposed swimming pool and associated landscape works at the site described as No. 14 Lalchere Street, Curl Curl.

A Development Application (DA2020/1135) has previously been lodged for the construction of a new two storey dwelling. Demolition of the existing dwelling on site has also been sought as part of that application.

This SEE has been updated to reflect changes made in response to Council's request for additional information 11.08.21. These changes are to be read in conjunction with the new Flood Management Plan prepared by Taylor Consulting. The Flood Management Plan address the non-compliance with regards to the 1% flood planning controls in the DCP.

Further to the above the dimension of landscape areas has been checked to ensure compliance with the minimum 2m width control which was also raised by council.

1.2 General

The site has an area of 606.8m² and is located at the northern end of Lalchere Street.

The site has a frontage of 15.24m to Lalchere Street and depth of 39.8m.

The site currently contains a single storey brick dwelling with a concrete tile and metal roof which is proposed to be demolished as part of the development application.

The site falls gently from the front south eastern corner (AHD 4.34) to the lower north western rear corner (AHD 2.91) as illustrated on the survey plan prepared by Total Surveying Solutions. We note that the site is constrained by flood affectation as detailed on the Flood level information issued by Northern Beaches Council.

This proposal seeks for the addition of a new concrete swimming pool and improved landscaping within the rear setback as well as vehicular and pedestrian access gates at the front of the site.



IMAGE A – Google Maps Images showing site context

1.3 Current use

This site is located within a low density residential area of Curl Curl comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site. site.

1.4 Vegetation

There are several native canopy trees across the site which are to be retained and protected in accordance with the attached arborist report by Seasoned Tree Consulting.

New and additional planting is proposed to improve privacy and screening along rear and side boundaries in the rear and adjacent to the pool and private open space areas. A deciduous canopy tree and low-medium level planting is proposed for seasonal shading of living room windows . (refer proposed plant schedules within the *Landscape Works Plan*).

2.0 PROPOSED DEVELOPMENT

2.1 General

The proposed development includes:

- New pedestrian and vehicle gates at the front of site
- New 5.3x3.7m (partially above ground) concrete swimming pool/ spa (RL 4.06) in the rear set back with associated decking, access stairs and landscape upgrades
- General landscape upgrades across the site including; new access pathways, stairs, garden beds and planting to improve functionality, and to increase screening and privacy.

The proposal seeks to highlight and retain the unique and natural character of the site whilst improving the functionality and amenity of available private open space for the existing owners.

2.2 Development compliance table

DCP CONTROLS	CONTROL	PROPOSED	COMPLIANCE
Wall Heights	7.2m	NA	NA
Setbacks Side (north)	0.9m	1.00m (pool + decking)	YES
Landscape Open Space	40% of 606.8 ² =242.7 ²	243.7m ²	YES
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1.2m, of an open style to complement the streetscape and not to encroach onto street.	Existing masonry fence to be retained with open style timber infill to 1.2m high to match proposed dwelling.	YES
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	1.8m Existing boundary fences to be retained and made good if necessary	YES
D16 Swimming Pools and Spa Pools	Pool 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.	Pool has been sited to intersect the proposed deck footprint to ensure it does not impede on existing trees in the rear yard	YES

E7 Development on land adjoining public open space	Site adjoins open space to the north east.	Proposed screen planting along north eastern boundary will protect visual amenity of the dwelling and public	YES
E10 Landslip Risk	Identified as landslip risk A.	No landslip risk. Refer attached geotechnical report	YES
E11 Flood Prone Land	Flood prone land.	The site is mapped as flood prone land. Refer to attached Flood Management Report by Taylor consulting	YES – refer Flood Management Report which demonstrates that the requirements of DCP are satisfied
6.1 Acid Sulphate Soils	Site is not mapped with high acid sulphate soils		YES
6.2 Earthworks	The pool requires limited excavation as it has been raised to sit above the flood planning level.	Estimated maximum depth of excavation is 1.2m	YES
6.3 Flood Planning	<p>The site is mapped as flood prone land. And the pool is located with the 1% AEP flood extent.</p> <p>Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level.</p> <p>Where it is not possible to have a pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact of flood conveyance on or from the site.</p>	<p>Attached Flood Management Plan outlines the minimal impact the pool has on the potential flood storage levels.</p> <p>All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level. All chemicals associated with the pool are to be stored at or above the Flood Planning Level</p>	YES – refer Flood Management Report which demonstrates that the requirements of the DCP are satisfied

2.3 Consideration of Environmental impacts

Key environmental impacts to consider are:

Privacy of neighbouring properties and street

- The design and location of the new swimming pool utilises the portion of site with the best solar access and least impact to existing vegetation.
- The proposed pool deck features 2m planted privacy screening along the shared public boundary to protect visual privacy and overlooking issues
- The existing low masonry front fence retained. A new 0.4m timber infill reflects the architectural style of the new dwelling + allows casual surveillance from the front door and driveway areas.
- Existing native canopy trees provide visual bulk and scale to the planting and ensure compliance with the DCP objectives.

- The proposed pool is to be approx. 600mm above existing ground meaning excavation depth will be limited to approximately 1.2m negating any risks of acid sulphate soil contamination – Refer attached acid sulphate soils report.

Flooding, drainage, land slip, soil erosion, mine subsidence and any other risks:

- All proposed works are to be connected to the existing DA approved drainage plan and sewer system on the property, negating any impact on flooding or drainage.
- The property does not have any known mine subsidence issues or risks.
- A geotechnical report has been provided with this submission to identify ground stability
- A Flood Management Report has been prepared to address the proposed pool's height above ground and non-compliance with the DCP development on Flood Prone Land requirement.

Effect on landscape, streetscape, national park or scenic quality of the locality:

- The streetscape is characterized by an established pattern of part masonry/timber front boundary fences and vehicle gates. The proposed work will not alter the scenic quality of the locality.
- Existing native vegetation will soften the impact of built elements in the front setback which complies with the objectives of the DCP.
- The proposed works are well considered to respect the site's topography and further aim to improve the amenity and visual appearance of the site with increased planted areas for screening
- The new swimming pool has been carefully located to sit within the already modified sections of the site allowing for minimal excavation, fill or demolition.

Impact on existing and future amenity of the locality:

- Proposed works will not affect the amenity of the locality.

Waste disposal arrangements and location storage areas throughout construction:

- During construction, all excavated material is to be either stockpiled and reused on site or disposed of in waste recycling centres with the use of skip bins (which are to be located within the property boundaries).

Availability of utility services, power, telephone, water/sewer:

- All these utilities are currently in use on the property and are to be used during construction and for the long-term/ongoing service of the proposed new works

Anticipated impact of noise levels to the site locality:

- Construction noise will be undertaken in accordance with Council's requirements

Effect on historical and archaeological aspects:

- The property does not have any known historical and archaeological aspects.

Effect on flora and fauna:

- New plantings and trees are to be local natives and will enhance the biodiversity of the area (refer planting schedules with *Landscape Works Plan*)

Access for the disabled:

- This is on a private residential property and is not applicable

3.0 CONCLUSION

The proposal seeks to improve the amenity and useability of the site by creating considered improvements to outdoor recreation space for the occupants. Exemption is sought for the above ground swimming pool which is justified within the attached Flood Management Report by Taylor consulting.