



88 FRENCHS FOREST ROAD SEAFORTH

STATEMENT OF ENVIRONMENTAL EFFECTS FOR LANDSCAPE WORKS

Report prepared for
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24.07.2019

1. INTRODUCTION

This is a statement of environmental effects for landscape works at 88 Frenchs Forest Road Seaforth.

This report is to be read in conjunction with Landscape Architectural Drawings.

The site is located in Seaforth on the corner of Frenchs Forest Road and Montauban Avenue. The site is bordered by neighbouring properties on the eastern and northern boundaries.

The site is zoned as R2 low density residential and located in area OS3 (*in reference to Manly DCP 2013*).



Fig 01 – Aerial Photograph

2. PROPOSED DEVELOPMENT

The development proposes the following works:

1. A concrete driveway
2. A carport
3. Retaining walls
4. Paving
5. Soft landscape works
6. Pool and surrounds

Concrete Driveway (*refer image 1-3*)

A new driveway is proposed with an area of 56m², not including the council crossover but including an existing concrete dish drain. It will be constructed from reinforced concrete subject to engineer's detail and specification.

A concrete dish drain will be retained adjacent the driveway along the northern boundary.

Carport

A carport is to be constructed utilising steel posts, the roof will be framed in timber. The roof will be of skillion design and constructed from corrugated iron. The total roof area is 41.8sqm. All runoff will be channelled into a downpipe and connected to an existing stormwater system. The carport is offset 500mm from the rear boundary and 1m from the eastern boundary.

A vertical timber screen will partially enclose the southern side of the carport. The screen will be utilised as a pool fence adjacent the pool, and a barrier where the retaining wall is higher than 1m.

Retaining Walls

A reinforced blockwork retaining wall is proposed to retain the northern lawn area. This wall returns partially along the eastern boundary. The purpose of the retaining wall is to create a level lawn which correlates to the FFL of the dwelling. The wall splits the levels between the lawn and driveway, allowing the driveway to follow the existing grade.

A reinforced blockwork retaining wall is proposed to the western boundary. The purpose of this wall is to retain the existing levels along the boundary given the extent of cut.

A timber sleeper retaining wall will be constructed on the southern boundary at a maximum of 1m high.

All blockwork will be finished in a painted render

All walls will be designed in accordance with AS 4678-2002.

Paving

Paving will be utilised for the side access paths and pool surrounds. All paving will be constructed in accordance with AS 3727.1:2016.

Soft Landscape Works

Soft landscape works are proposed to the front and rear of the property. The structure of planting to the front will provide screening from the road and neighbouring dwellings, in turn increasing the landscape amenity to the street frontage. Planting will help control overland flow and mitigate erosion.

Pool and Surrounds

A new swimming pool is proposed to the rear of the property adjacent the AI fresco area. Surrounding the pool will be a 1200mm high glass pool compliant fence and gate in accordance with AS1926 – 2012.

3. PLANNING CONTROLS

Floor Space Ratio

The landscape works will have no impact on the existing FSR.

Acid Sulphate soils

The site is nominated as having Class 5 Acid sulphate soils.

4. MANLY DEVELOPMENT CONTROL PLAN

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is consistent with the objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Landscape Character

The design of development will not impact the natural environment and the native fauna that inhabit the area.

Planting

Planting is positioned in locations that will minimise visual impacts on neighbouring properties.

Flood Hazard

The site is not affected by flooding.

Landslide

The site is not affected by landslide.

Safety and Security

The proposed works will have no detrimental impacts on the safety and security of the site.

View Sharing

The proposed works will not impact any views.

Visual Privacy

The proposed works do not impact on existing visual privacy to adjacent properties. Where there is proposed fill, planting is utilised to screen neighbouring properties.

Private Open Space

All existing private open space will be retained, refer LPL_0001 on Landscape Architectural Drawings for site calculations.

5. CONCLUSION

The proposed development application for the landscape works at 2 Harvey Street Seaforth is appropriate and will have minimal effects on the existing natural environment.

Appendix A – Site Photos

Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



