

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION for

**SECONDARY DWELLING**

11 Ferguson Street ,  
FORESTVILLE NSW 2087



Prepared for  
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By

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July 2020

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This SEE is part of a Development Application which includes Architectural, Hydraulics and Landscaping drawings.

## 1.0 Introduction

This Report forms a part of Development Application for the development of a proposed Detached Secondary Dwelling at 11 Ferguson Street FORESTVILLE NSW

The property at 11 Ferguson Street is owned by Mr Leo Boghossian. He has owned the property for over 1 year.

The development comprises of a Secondary Dwelling at the rear. The proposal includes the demolition of the existing garage and all associated ancillary structures and trees around the property. The proposed secondary dwelling (granny flat) comprises of a family room, external alfresco and BBQ area with wet areas with a family room .

This report provides Information about the site and the proposed development. Key planning Issues are discussed which, also outlines the reasoning for Development Consent from Ryde City Council.

## 1.1 Background

The Development Application seeks consent for a proposed single storey Secondary Dwelling to the rear of the existing dwelling

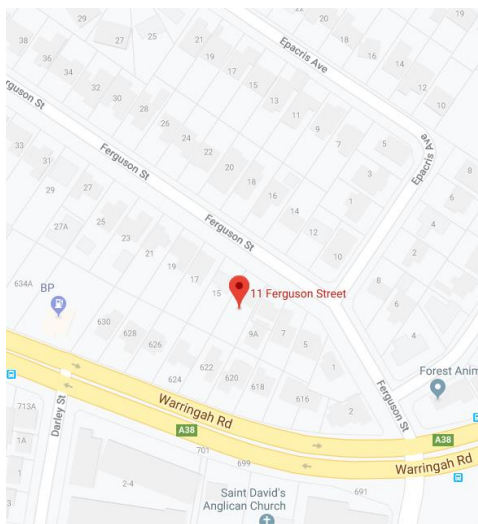
Private Open Space for the dwelling is over 24sqm.

## 1.2 The Site & Zoning

## 1.3 Site Details

The site of the proposed development is shown on the accompanying plans and survey by Peak Surveying Services Survey Drawing No. 19-12235 - Dated 5.11.2019 registered surveyor.

The sites true descriptions is Lot 13 DP: 23390. The survey shows the area to be 689sqm by a site frontage of 15.24 at the boundary. The building line frontage is approx. 17.95m measured boundary to boundary



Location Plan 11 Ferguson Street ,Forestville NSW ([www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au))



Zoning Map 11 Ferguson Street ,Forestville  
R2 : Low Density Residential ([www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au))

The site as per Warringah LEP 2011 is R2 Zone.

Development permitted with consent from authority Included in this zone are Dwelling Houses

**Permitted with consent**

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals*

LEP: Excerpt from Warringah Council LEP 2011 Land Use Table – R2 Zoning

#### 1.4 Site Context

The proposed development is within an existing residential area, and currently the site is privately owned.

The existing principal dwelling is a clad single dwelling, with a tiled roof.

The property also some ancillary external structures, and an external deck

The current site owners are lodging the DA for a Secondary Dwelling

The site does not have any low line trees and shrubs. The rear area to the property contains trees in which have been nominated as being removed , In which we seek consent

The property boundary to the rear binds onto other residential properties. The property and all neighbouring properties along Ferguson street are also classified as R2 low density residential and comprise of a single and double storey dwellings of modern and older architectural styles .

The site faces North onto Ferguson Street and falls steeply to the street boundary by approximately 4.5 m over a distance of 40.5 meters, which is a gradient of approximately 1:0.02. The site is relatively flat in the west / east directions and doesn't fall much

The houses along Ferguson Street– and opposite the dwelling and along Ferguson Street also compromise of a mix of single story and double story fibro and brick dwellings, with many newly built dwellings leading east to Warringah road intersection.

The site is within a residential area, and as such is bound by single and double storey dwellings around to each boundary

#### 1.5 Zoning, Warringah Council LEP.

The site is zoned R2 under the Warringah Council LEP 2011 (WLEP 2011). The proposed use is Low Density Housing



Zoning Map 11 Ferguson Street , Forestville NSW  
R2 : Low Density Residential ([www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au))

The objectives of the zone description as per the LEP is to provide housing for the needs of the community with a low-density residential environment. Also, to enable other land uses that provide facilities or services to meet the day to day needs of the residence.

The proposed use of the secondary dwelling with respect to this definition is permissible, with consent under the zone, as the development use is for residential purposes.

**Zone R2 Low Density Residential**  
**1 Objectives of zone**

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide a suitable low scale residential character commensurate with a low dwelling density.*
  - *To ensure that a high level of residential amenity is achieved and maintained.*

The requirements of FSR, Site Coverage and Building Height , Landscaped area and Private Open Space under the Council LEP & DCP, also apply to the site and the proposed development

## **2.0 Site Suitability**

### **2.1 Site Description & Description of the Development**

The proposed development is Illustrated on the plans prepared by Planning / Design / Architecture dated 10.08.2020.

The drawings numbered DA 1000 – DA 1005, DA 1010 & DA 1020, DA 1030 – DA 1031 & DA 1040. The drawings include, Site Plans, Site Analysis Plans , Floor and Roof Plans , Elevations and Sections , Sediment Control and Landscape Concept Plans

The proposal is for a detached Secondary Dwelling. The existing dwelling and garage is to be retained for the requirements of this proposal. The trees to the rear are to be removed as well

### **2.2 Current Uses of The Site, and Access to Local Services.**

The site use is currently privately owned and is residential. A single timber framed dwelling with pitched roof and ancillary structures. A driveway and garage are also on the premises.

Existing services to the property include electricity and gas, in which have also been engaged to the proposed secondary dwelling.

The site is primarily within a low – medium residential context. A 2\minute drive closest to the Frenches Forest City LGA. The property is near buses operating through Warringah road and up along Ferguson Street providing services to all nearby schools, Frenches Forest LGA, other libraries and public services buildings.

The property driveway also provides plenty more parking spaces of approx. 3-4 additional open-air car spaces.

### **2.3 Site Analysis**

A Site Analysis for the site is documented on drawing DA 1003\_Site Analysis

### 3.0 Design Guidelines and Considerations

#### 3.1 Environmental Planning and Assessment Act 1979, Warringah Council LEP (WLEP 2011) & Warringah Council DCP

The Warringah City Council Local Environment Plan 2011 (WLEP – 2011) and its controls relate to the site and the proposed development.

These controls are specifically clauses 4.3 Building Height, 4.4, 5.11. These controls along with the controls within the DCP are stipulated below.

#### 3.2 Warringah Council LEP Controls, and The Warringah Council DCP Controls

#### 3.3 Warringah Council Local Environment Plan (WLEP 2011) , & Warringah City Council 2011 DCP Dwelling Houses

Warringah Council stipulates no Floor Space Ratio to the site.

The Gross Floor Area as defined by council LEP includes all habitable ancillary spaces already allocated to a site, excluding garages, lifts and garage areas and other non-habitable areas.

The site area is as per DP is : 689sqm.

##### The Gross Floor Area

- Secondary Dwelling – 68.0sqm

**Total Area inclusive of the Principal Dwelling is : 188.73sqm.**

The Site Coverage allocated to the site is 344.5 sqm ie 50% of the site.

Proposed Landscaped Area to the site is 335.37sqm

The private open space now to the secondary dwelling as per Sepp is 24sqm .

SITE AREA CALCULATIONS	
11 FERGUSON STREET , FORESTVILLE NSW . Lot 13 - DP 23390	
SITE AREA : 689 sqm	
<b>SITE COVERAGE :</b> ALLOWED 344.5 m2	
ACHIEVED : PRIMARY DWELLING - 124.34sqm	
SECONDARY DWELLING - 64.85	
<b>TOTAL : 188.73sqm</b>	
<b>SECONDARY FLOOR AREA :</b> ALLOWED : 60sqm	
ACHIEVED : 60sqm measured internally	
<b>REAR SETBACK :</b> ACHIEVED : 0.9m to secondary dwelling ,	
<b>SIDE SETBACK :</b> REQUIRED : 0.9m	
ACHIEVED : 0.9m	
<b>PRIVATE OPEN SPACE :</b> REQUIRED : 24m2	
ACHIEVED 24m2	
<b>HEIGHT :</b> 3.8m to Roof	
<b>LANDSCAPED AREA :</b> TOTAL 335.37 m2	

Site Plan – Architectural Calculations Table

#### **4.0 Conclusion**

The proposed new secondary dwelling is 60sqm measured Internally . Externally approx. 64.5sqm .

The proposal also seeks a variation to the rear setback of 3.0m to 0.9m and a separate variation statement accompanying this report stipulates this variation and the need for Development Approval .

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