

# Statement of Environmental Effects

Accompanying a development application for

The installation of a 25,000-litre water tank

At

Lot 1108 DP 752038

87 Wearden Road, Frenchs Forest, 2086

19/08/2020

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## **1. Introduction**

This statement of environmental effects has been prepared by Joseph Earl to accompany a development application for a 25,932-litre water tank at 87 Wearden Road, Frenchs Forest, 2086 (the site). The application is being lodged by Joseph Earl, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Warringah Local Environment Plan 2000, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal is to install an above ground water tank on a concrete bed. The tank will be constructed from stainless steel or colorbond steel to ensure it is fireproof. The tank water will be used for firefighting and watering the garden. Water will be collected from the roof of the existing dwelling via PVC down pipes which will be run underground from the house to the tank. A first flush diverter will be installed at the tank. A pump will be installed close to the tank to allow water to be used for firefighting and garden watering.

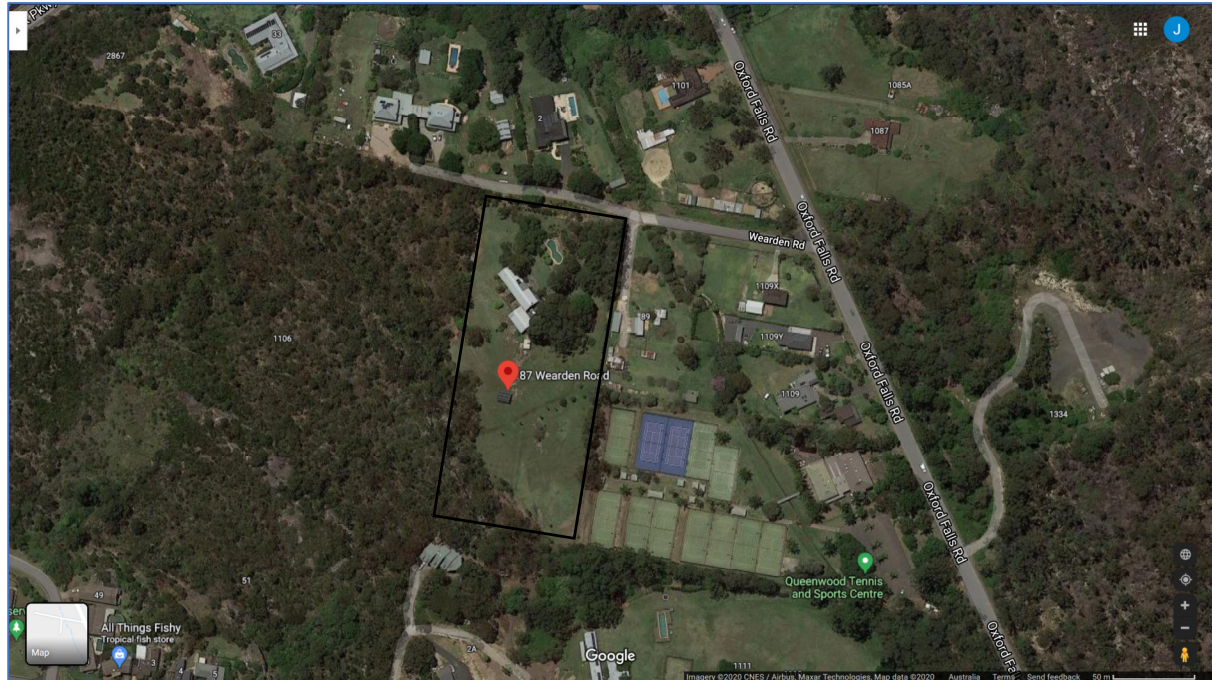
This statement has been prepared having regard to the following documentation:

- Site survey showing location of tank.
- Round Water Tank Data Sheet.pdf

## 2. Site description and analysis

### 2.1 Location and property description

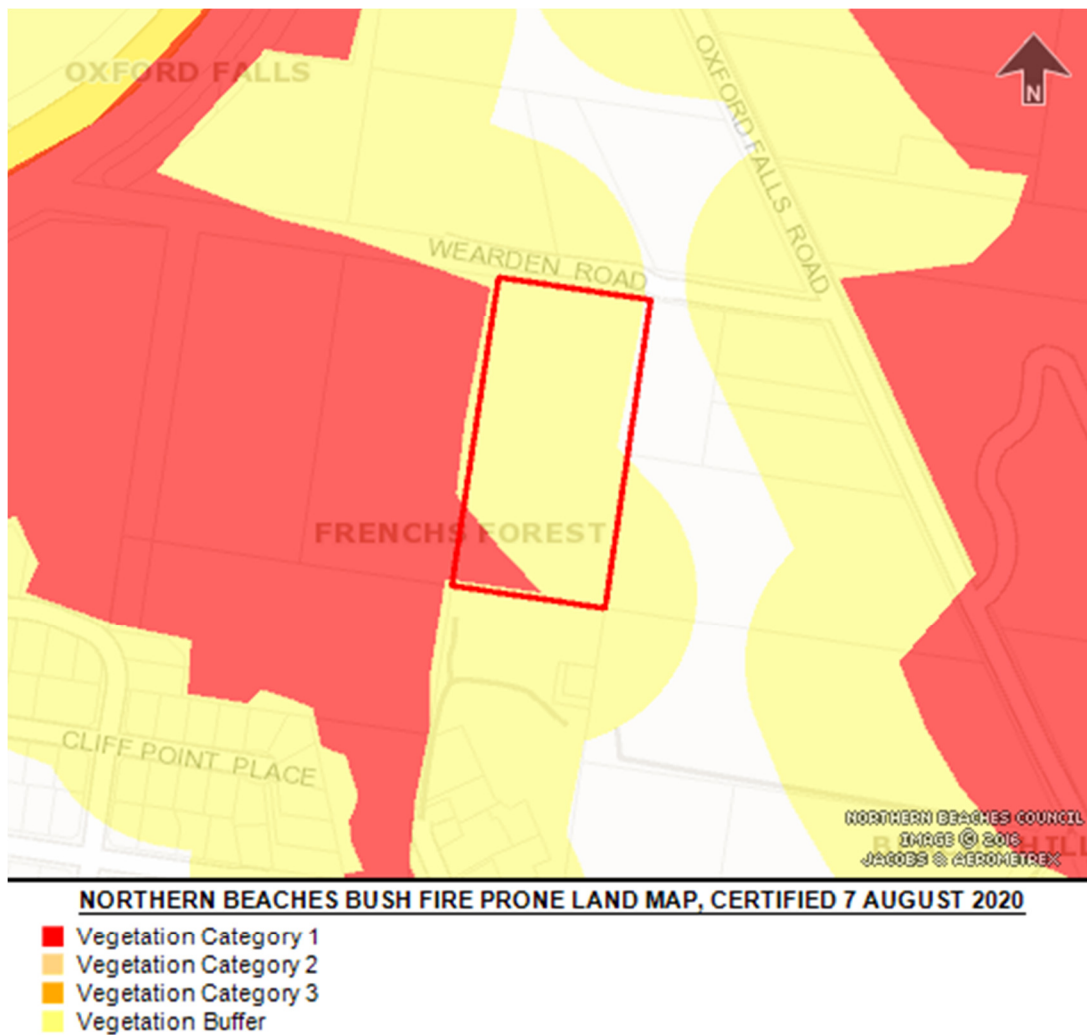
The property is located at 87 Wearden Road, Frenchs Forest, 2086.



### 2.2 Site characteristics

The site is gently sloping, is mostly cleared, is approximately 2.2 hectares in area and currently has a single dwelling plus 2 garden sheds. The site currently has a zoning of B2 but for the purposes of this document it is being treated as E3.

The site is adjacent to bushland and has a bushfire classification of “Vegetation Buffer”.



### 2.3 Surrounding development

The site faces Wearden Road to the north and is adjoined by bushland to the west.

The eastern boundary adjoins 2 properties, Lot C/DP 334507 and Lot 1110/DP 752038. Lot C DP 334507 contains a residential dwelling and several sheds. Lot 1110 DP 752038 contains commercial tennis courts and a commercial building.

The southern boundary adjoins Lot 20/DP842523 which has a residential dwelling and some bushland.

### **3. Details of proposal**

#### **3.1 Proposed works**

Installation of a round metal water tank with the following characteristics:

- 304 Made to Measure Stainless Steel Water Tank
- Round 3500 Dia x 2695 High
- Capacity 25,932 litre

The tank will be seated on a 100mm 20MPA concrete slab with F72 reinforcing mesh. The slab will be 100mm larger than the water tank all around. The slab will be cured for 7 – 10 days prior to the tank being put into position.

Water will be collected from the main building via gutters. Gutters will be protected from debris by wire gutter guard.

Rainwater will be collected into PVC pipes which will run underground from the house to the tank.

The tank will be fitted with a first flush diverter.

The charged pipe system will be fitted with a sump so that water can be drained from the pipes between rain events to ensure that the first flush diverter diverts the first fall of water from the roof.

Overflow from the tank will be incorporated into existing stormwater system.

A mound will be built around the tank with any soil excavated for the concrete slab. The mound will be planted out with native shrubs to provide additional screening of the tank from the street.

The tank inlet will be fitted with a mesh screen top prevent mosquitos from entering or exiting the tank.

The tank overflow will be incorporated into the existing storm water system.

#### **4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

***(a) the provisions of:***

***(b) (i) any environmental planning instrument***

#### **State Environmental Planning Policies**

The development complies with State Environmental Planning Policy (Exempt and Complying Development codes) 2008, Part 2, Division 1, Subdivision 32 – Rainwater tanks (above ground).

2.63 – the location of the rainwater tank is not on foreshore land or in an environmentally sensitive area.

2.64, 1(b) The tank will be situated more than 10 metres from all boundaries

2.64, 1(c) The tank is situated behind the building line of Wearden Road (the outside of the tank is more than 20 metres from Wearden Road)

2.64, 1(d) The tank will sit on a concrete slab independent from the existing dwelling

2.64, 1(e) The tank will require less than one metre of cut below the existing ground level, no fill will be required.

2.64, 1(f) The tank will be fitted with a screen rainhead and all gutters will be fitted with gutter guard

2.64, 1(g) A first flush diverter will be fitted at the tank and in addition a sump will be installed so that the charged pipes can be drained between rain events.

2.64, 1(h) The inlet and outlet of the tank will be fitted with mesh to prevent mosquitos entering and breeding in the tank

2.64, 1(i) The overflow will be connected to the existing stormwater system which disperses onto the lawn and existing garden beds and feeds into the natural water flow on the property.

2.64, 1(j) A sign will be affixed to the tank indicating that it contains rain water.

2.64, (k) The tank is not being installed on or in a heritage item or a draft heritage item.

#### **Local Environmental Plan - Warringah LEP2000 - B2 Oxford Falls Valley**

##### **Desired future character:**

Oxford Falls has a long history farming and water tanks have played a key role in making that possible. This site (and many others in Oxford Falls) has had a number of water tanks in the past and so the installation of a new tank is compliant the primary goals of the above LEP:

“The present character of the Oxford Falls Valley locality will remain unchanged”.

**Natural landscape:**

The location of the new water tank is on managed land and therefore has no impact on the natural landscape. Furthermore, indigenous native plants will be grown on the mound in front of the tank thus enhancing the natural landscape.

“The natural landscape including landforms and vegetation will be protected and, where possible, enhanced”.

**Visual impact:**

The site is in a valley and is not visible from Wakehurst Parkway or Narrabeen Lagoon.

“There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.”

**Setbacks:**

The tank complies with all setbacks and height restrictions for buildings in this locality.

“The minimum front building setback to all roads is 20 metres”

“The minimum rear and side building setback is 10 metres”

“Buildings are not to exceed 8.5 metres in height”

***(iii) any development control plan***

**Glare and Reflection:**

A stainless-steel water tank will reflect sunlight however this will be mitigated by building a mound on the street side of the tank and planting it with indigenous natives to screen the tank from the street.

The development complies with all other items in the control plan.

***(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F***

N/A

***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

N/A

***(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,***

N/A

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

N/A

***(c) The suitability of the site for the development,***

N/A



***(d) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(e) the public interest.***

The installation of a 25,000litre water tank provide additional water in case of bushfires and provide water for the garden in times of drought thus lessening demand on public water resources.

## **5.0 Other considerations**

### **5.1 Visual Impacts**

The tank will not be visible from the street as the boundary of the property has already been planted with native vegetation and additional native vegetation will be planted on the mound around the tank.

### **5.2 Open Space**

There is minimal impact on open space as less than 2% of the entire property will contain built forms.

### **5.3 Overshadowing and Privacy**

No impact.

### **5.4 Noise**

An enclosed water pump will be installed between the tank and the house. The nearest neighbours are more than 50 metres from where the pump will be installed so there will be little or no noise from the pump.

### **5.5 Erosion Control Measures**

Soil extracted to lay the concrete slab will be mounded on the high side of the tank to ensure that any free running water is directed away from the site of the tank. The mound will be planted with indigenous natives and mulched with bark.

Existing drains to the west of the house direct water well away from the tank so only rain falling on the lawn will impact the tank area.

### **5.6 Economic and Social Impacts**

The tank will help to reduce water usage on the site.

### **5.7 Environmental Benefits**

Tank water will be available, when water restrictions are applied, to water existing garden beds, thus enhancing local vegetation.

### **5.8 Disabled Access**

N/A

### **5.9 Security, Site Facilities and Safety**

N/A

#### **5.10 Waste Management**

Any waste created during construction will be recycled where possible and taken to Kimbriki tip if recycling is not possible.

#### **5.11 Building Code of Australia**

The tank and the concrete slab comply with all Australian building code. See attached document "Round Water Tank Data Sheet.pdf" for more information.

#### **5.12 Traffic**

N/A

#### **5.13 Stormwater/flooding**

The north eastern corner of the property is subject to periodic flooding from the tributary to Middle Creek. The tank will be situated approximately seventy metres upslope from the edge of the riparian zone of the creek. The property has a slope of about six degrees from the flood zone to the tank, so the tank is roughly seven metres above the flood line.

The tank will therefore not be impacted by any flooding.

A storm water drain runs along the western boundary of the property so all storm water is diverted away from the tank.

## **6.0 Conclusion**

The tank location complies with all setbacks and will be screened from the street by existing and proposed landscaping.

The tank will be installed by an experienced plumber who will ensure that all development controls are adhered to including a first flush diverter, gutter guard to keep debris out of the tank and mesh to protect against mosquito larvae.

The water in the tank will be used for firefighting and to provide water for vegetation in times of drought thus providing a benefit to the local community.

The tank is complying development and meets all requirements of 4.15(1) of the Environmental Planning and Assessment Act 1979 and should be approved.