

Statement of Environmental Effects

7 Currie Road, Forestville

Site description

The site is known as 7 Currie Road, Forestville described as Lot 1, D.P. 24404. The site has an area of 706.07m² and the street frontage faces north. The site adjoins a residential lot to the west, Our Lady of Good Counsel Catholic Primary School to the east and an industrial lot to the south.



Image 1. Aerial view of the development site. Image courtesy of Google Maps.

The proposal

It is proposed to:

- Remove an existing tree.
- Construct a front boundary fence with pedestrian and vehicular gates.
- Construct a pedestrian entry path and side concrete area.
- Construct new timber decking and associated fencing around the existing swimming pool.
- Install boundary screen planting.



Image 2. Location of the proposed front fence and pedestrian path. The tree in the background is proposed to be removed.



Image 3. Location of the proposed concrete area.



Image 4. Location of the new timber deck connection to the existing swimming pool.



Image 5. Location of new timber decking around the existing swimming pool.



Image 6. Location of new timber decking around the existing swimming pool.

Site analysis

7 Currie Road, Forestville has an existing two storey rendered and brick residence with a tile roof and attached rendered garage. The dwelling house was approved via a Complying Development Certificate. The site is a sloping block, located on the high side of the street, with a 1.05 metre fall across its width from east to west.

Previous and present uses

The present and previous known uses of the site have been and are for a single residential dwelling. As a result, it is felt that the site would not likely to be contaminated in any way from its known use nor would there be any need to test the site to confirm this belief.

Development standards and design guidelines

The statutory and strategic planning controls that guide this proposal are:

- Warringah Local Environmental Plan 2011 (WLEP)
- Warringah Development Control Plan 2011 (WDCP)

WLEP controls

The planning maps contained in WLEP 2011 show the site is zoned R2 Low Density Residential and adjoins an area of Light Industrial to the south. The site is zoned as Land Slip Risk Area A-Slopes less than 5 degrees.

Part 6 Additional local provisions

6.2 Earthworks

Minor earthworks have been proposed as part of this Development Application. The front fence will retain the existing fill that has resulted from the dwelling house construction. Footings will be excavated to support the new decking structure around the existing swimming pool. All earthworks are not to 'have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land'. All fill is to be 'clean' and sourced from licenced suppliers.

6.4 Development on sloping land

The site is zoned as Landslip Risk Area A-Slopes less than 5 degrees. A Preliminary Geotechnical Report does not accompany this Development Application; however, one will be provided if Council deems it necessary in accordance with Council's requirements.

WDCP controls – Part B built form controls

B5 Side boundary setbacks

7 Currie Road, Forestville is required to have a side boundary setback of 900mm. The proposed concrete to the east of the site has a nil setback to facilitate access beside the garage. This setback then widens out to 900mm. It is felt that this should be acceptable given the variation is for a very short distance and is at existing ground levels. The proposed deck around the existing swimming pool is a minimum of 2.5 metres meeting the control with positive compliance.

B9 Rear boundary setbacks

The subject site is required to have a rear boundary setback of 6 metres that is free of any above or below ground structures. As illustrated on Sheet L-04 Zone B Landscape Plan as prepared by Serenescapes Landscape Designs, the rear boundary setback currently contains an existing garden shed and the corner of the existing swimming pool. It is proposed to add a section of deck around the swimming pool within the rear boundary setback.

The exceptions to the control state that *on land zoned R2 Low Density Residential, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.* The 6m rear boundary setback calculations are illustrated on Sheet L-01 Site Plan, Site Analysis & Sedimentation Control Plan as prepared by Serenescapes Landscape Designs.

The area of the required rear setback is 91.47m² allowing for 54.74m² of structures within the setback. The proposal has 11.29m² (12.34%) of structures within the rear setback, meeting the exceptions of the control with positive compliance.

WDCP controls – Part C siting factors

C4 Stormwater

The proposed development will increase the impervious areas of the site by 48.05m². This area includes the pedestrian entry path and the concrete to the east of the dwelling.

The impervious areas surrounding the swimming pool will be installed with fall toward the water of the swimming pool. The overflow relief gully will be constructed in accordance with AS/NZ 3500 ensuring all overflow is disposed of via Sydney Water's sewer mains.

The dwelling house has the benefit of 2 x 3,000 litre rainwater tanks and an 8,000 litre on-site detention tank.

C5 Erosion and sedimentation

Details of the erosion and sedimentation prevention measures are outlined on *Sheet L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs.

C7 Excavation and landfill

As noted above in 6.2 *Earthworks*, earthworks are associated with this Development Application. All landfill is to be clean and not contain any materials that are contaminated and must comply with the relevant legislation.

The excavation and landfill are to be contained wholly within the subject site, and not result in any adverse impact on adjoining land. On completion of the works, plantings are to be installed which will prevent any siltation or pollution of waterways and drainage lines or degrade or destroy the natural environment. The fill associated with this Development Application will have no adverse effect on the visual amenity or privacy of the neighbouring sites.

C8 Demolition and construction

A Waste Management Plan has been completed and has been submitted as part of this Development Application.

An area will be allocated for the sorting and storage of materials for recycling and disposal. Refer to *Sheet L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs for details.

The construction site will be managed to ensure vehicular and people movements are safe and do not impact surrounding infrastructure and residents. Demolition and construction waste will be legally handled, transported and disposed of including any asbestos if discovered. Demolition and construction waste will be minimised and source separation, reuse and recycling of materials will be maximised.

C9 Waste management

As noted above, a Waste Management Plan has been completed and has been submitted as part of this Development Application.

WDCP controls – Part D design

D1 Landscaped open space and bushland setting

7 Currie Road, Forestville is required to have 40% of the total site area as Landscaped Open Space. The Landscaped Area Calculations are illustrated on *Sheet L-01 Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs and are outlined again below:

Site Area	706.07m ²
Required Landscape Open Space	282.43m ² (40%)
Existing Landscape Open Space	315.68m ² (44.71%)
Proposed Landscape Open Space	246.47m ² (34.90%)

It is acknowledged that this is a variation on the control, however it is felt that this should be deemed acceptable. The works associated with this Development Application will provide appropriate areas for outdoor recreational activities on the site in line with the objectives of the control. The concrete area to the eastern side of the dwelling house will be used by the owner's young family for active and passive recreation. The additional area within the swimming pool enclosure will allow for greater space for both active and passive recreation and also for the supervision of swimming pool users.

D2 Private open space

The site has an area of private open space at the rear of the site that is 60m² with a minimum dimension of 5 metres meeting the control with positive compliance.

D3 Noise

There is no additional noise expected to be generated from the ongoing use of the works associated with this Development Application. The existing swimming pool equipment is to be relocated within a soundproof enclosure meeting the control with positive compliance.

D6 Access to sunlight

It is felt that the proposed works will not restrict sunlight from reaching the areas of private open space of the adjoining properties.

D7 Views

The proposed works associated with this Development Application will have no impact on view sharing. The adjacent dwelling houses are situated such that they will incur no view loss from the proposed development.

D8 Privacy

It is felt that the works proposed as part of this Development Application will have no adverse impact upon the private open space such as swimming pools or living rooms of adjoining properties. The control states that direct overlooking of adjoining dwellings and private open space areas should be protected by building layout, landscaping, screening devices or greater spatial separation. It is felt that the proposed works meet with the privacy controls for the following reasons:

- The proposed deck attached to the existing swimming pool, although up to maximum of 1.56 metres above existing ground level, has a generous boundary setback of 2.5 metres.
- The neighbouring properties are proposed to be screened by tree planting capable of obtaining a mature height of 10 metres has also been specified to create additional privacy.

D9 Building bulk

The objectives of the building bulk control include minimising the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. As noted above in *D8 Privacy*, the proposed deck attached to the existing swimming pool has a generous setback and screen planting to minimise the visual bulk of the development.

D13 Front fences and front walls

Currie Street, Forestville has a varied streetscape in relation to front fences and walls ranging from no fence to 1.8 metre high solid brick walls. The proposed front fence associated with this Development Application ranges from 1.2 metres high to 1.8 metres high. The top of the fence is level and the bottom of the fence follows the existing topography.

The fence is of a dwarf wall, pier and infill configuration creating visual interest. The dwarf wall has been kept to a minimum, ranging from 165mm to 730mm and is to facilitate the retention of the fill that has resulted from the construction of the existing dwelling house. The battens over the dwarf wall are to be spaced approximately 50mm apart to create a sense of openness to the fence.

Given the raised siting of the dwelling house, it is felt that casual surveillance will not be impacted by the height of the fence.

The gates will not encroach over the property boundary when opening or closing.

It is felt that the fence complements the architectural period of the dwelling house.

WDCP controls – Part E The natural environment

E1 Preservation of trees or bushland vegetation

One tree is proposed to be removed as part of this Development Application. Refer to the Arboricultural Impact Statement for details. One replacement native tree has been proposed to be installed in its existing location at the proposed levels.

Additional native and exotic planting have been proposed as part of this Development Application. Refer to Sheets L03 Zone A Planting Plan and L-05 Zone B Planting Plan as prepared by Serenescapes Landscape Designs for details.

Conclusion

It is felt that the proposed development will increase the amenity of the site for the owners through the increased provision of areas for active and passive recreation.

It is acknowledged that there is non-compliance upon the controls for *Landscaped Open Space*. However, it is felt that the proposed development has been designed in accordance with the spirit of Council's planning controls and will increase the amenity of the site for the owners and their family.

Prepared by Ben Farrar TLA Member Serenescapes Landscape Designs. 22/01/2020