

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION for

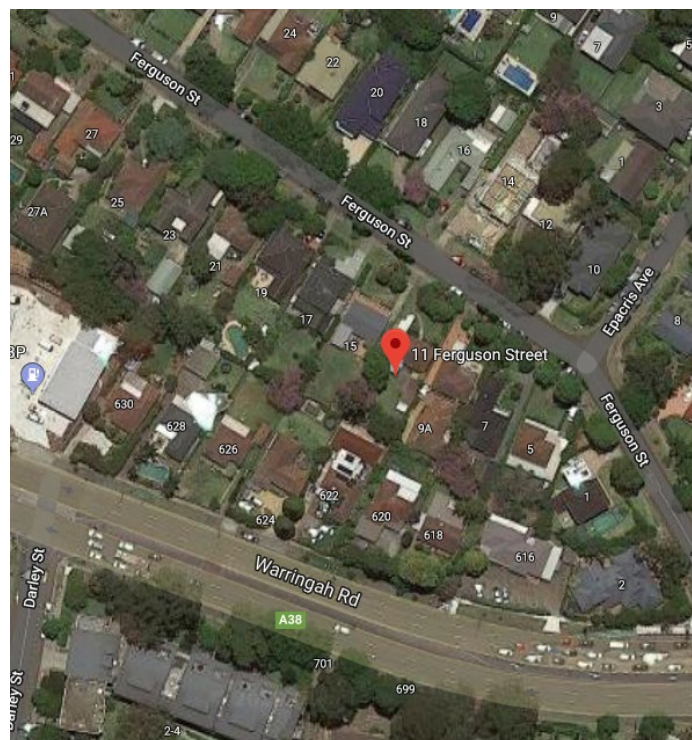
**SINGLE DWELLING HOUSE, WITH SWIMMING POOL AND LANDSCAPING AND  
SECONDARY DWELLING**

11 Ferguson

Street

FORESTVILLE

NSW 2087



Prepared for  
Mr. L.  
BOGOSSIAN

By

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October 2019

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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 Single Dwelling & swimming pool and 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 Single Double Storey Dwelling with landscaping and swimming pool and Secondary Dwelling at the rear. The proposal includes the demolition of the existing dwelling and all associated ancillary structures and trees around the property. The proposed dwelling comprises of a ground floor including family, external alfresco and BBQ area with wet areas with a family room , wet areas and kitchen / dining room , a double garage and first floor In which includes 3 bedrooms and balconies & additional rumpuss

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 2 storey single dwelling, including 5 bedrooms , first floor ground rumpus area , and ground floor family room , 2x bedrooms with double garage .

An external swimming pool and landscaping also comprise the development

Private Open Space for the dwelling is over 150sqm.

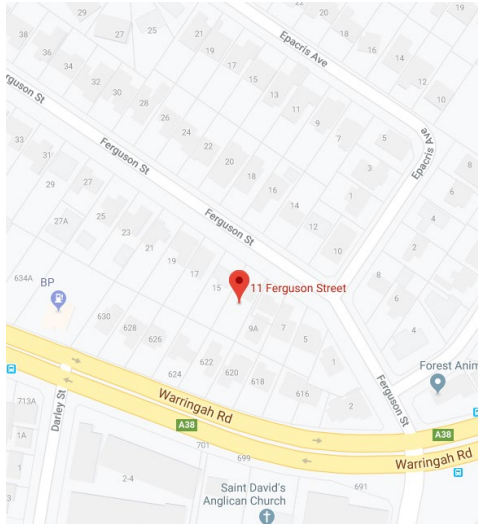
A secondary 60sqm Secondary Dwelling for rental purposes is also at the rear of the property in which comprises of 3 bedrooms , a combined bathroom / laundry and living and kitchen . The Secondary Dwelling has plenty of side access from the principal dwelling

## **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 to have a Single Dwelling House, with swimming pool and 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 a public reserve on the eastern boundary, and residential to the south.

#### 1.5 Zoning, Ryde 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 Shady Chahine - Planning / Design / Architecture dated 23.12.2019

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 Single Dwelling House and Double Garage. The existing dwelling and garage is to be demolished 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 new Dwelling house.

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 cars paces.

### **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 garbage areas and other non-habitable areas.

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

##### The Gross Floor Area

- Ground Floor – 164.80sqm
- First Floor – 154.32sqm
- Secondary Dwelling – 68.0sqm

**Total Area: 388.72sqm.**

The Site Coverage allocated to the site is 276.8 sqm ie 40% of the site.

Proposed New Landscape Area to the front of the dwelling, and the rear now is 275.60sqm

The private open space now to the principal dwelling including the swimming pool is 195.50sqm.

SITE AREA CALCULATIONS	
11 FERGUSON STREET , FORESTVILLE NSW . Lot 13 - DP 23390	
SITE AREA : 689 sqm	
GROSS FLOOR AREA : ALLOWED 311.40 m2	
ACHIEVED : PRIMARY DWELLING - 319.12sqm	
SECONDARY DWELLING - 69.6	
TOTAL : 388.72sqm	
SECONDARY FLOOR AREA : ALLOWED : 60sqm	
ACHIEVED : 60sqm measured Internally	
REAR SETBACK : ACHIEVED : 0.9 m to secondary dwelling	
ACHIEVED : 18.58 m to principal dwelling ,	
SIDE SETBACK : REQUIRED : 0.9m	
ACHIEVED : 0.9m	
PRIVATE OPEN SPACE : ACHIEVED 195.50 m2	
HEIGHT : 8.1m to Parapet	
LANDSCAPED AREA : TOTAL 275.60 m2	
ACHIEVED 275.71m2	

Site Plan – Architectural Calculations Table

#### **4.0 Conclusion**

The proposed new single dwelling has no-non compliances to the Warringah Council LEP, and DCP planning controls, and is also designed to meet the requirements of Warringah Council

Report prepared by:

**Planning / Design / Architecture**

Shady Chahine



