

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

FOR

SECONDARY DWELLING

11 Ferguson Street

FORESTVILLE NSW

**STATEMENT REQUEST TO VARY A DEVELOPMENT STANDARD
UNDER SEPP 70 (AFFORDABLE HOUSING SEPP)**

Prepared for
Mr. L. BOGHOSSIAN

By

Planning / Design / Architecture
1 Septimus ave Punchbowl NSW 2196

August 2020

This Statement Request to Vary a Development Standard is part of a Development Application which includes Architectural, Hydraulics and Landscaping drawings.

1.0 Introduction

This Statement forms a part of Development Application for the development of a proposed Secondary Dwelling at 11 Ferguson Street , Forestville , New South Wales.

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

1.1 Proposed Development

The Development Application seeks consent for a proposed 1-storey Class 2a , 60 sqm Secondary Dwelling measured Internally, comprising of 2 bedrooms including a bathroom , family room and combined kitchen and dining .

Private Open Space for the dwelling is over 200 sqm .

1.2 Application of the Planning Instruments

1.2.1 Affordable Housing State Environmental Planning Policy 70 (Sepp 70)

The Northern Beaches – Residential Development (DCP) does apply to this site, as the proposed development is within a R2 residential zone.

The Northern Beaches planning maps and LEP (Local Environment Plan) also apply to the site

1.3 Is Development Consent Required?

Development consent is required, following from Clause 18, Chapter 3, Part 1 of the SEPP (SL) 2004:

“Development allowed by this Chapter may be carried out only with the consent of the relevant consent authority unless another environmental planning instrument allows that development without consent.”

In this instance, Development consent is required.

1.4 Consent Authority

Northern Beaches Council is the consent authority for the proposed development

1.5 Structure of the report

This report is divided into 6 sections which are as follows: -

Section 1 Introduction

Section 2 describes the site, its location, key issues, context to surrounding built form

Vehicular access, local transportation

Section 3 describes and evaluates the development proposal

Section 4 examines the planning context and conformance with current planning instruments

Section 5 summarises the environmental effects of the proposed development

Section 6 Conclusion

Following pages:

Page 6: Figure 1 Zoning Plan

Page 7: Figure 2 Location Plan

2.0 The Site

2.1 Site Description

The subject property address is 11 Ferguson Street Forestville NSW.

The real property description is Lot 13, DP 23390

The site area is 689 m².

The site falls from the north to the south boundary by approximately 2.5 m over a distance of 42 meters, which is a gradient of approximately 1:0.02. The site is relatively flat in the west / east directions and doesn't fall.

2.2 Site Uses

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

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

The current site owners are lodging the DA to have a Secondary Dwelling approved, for investment purposes

The site also has some low line trees and shrubs on the front boundary. The rear area to the property contains no trees at all. The proposed secondary dwelling will not affect any neighbouring trees, and has very minimal privacy affections to the neighbouring properties and amenities.

2.3 Neighbourhood Context

The houses along Ferguson Street – and opposite the dwelling and along Ferguson Street also comprise of a mix of single storey and double storey fibro and brick dwellings, with many newly built dwellings leading west 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.

2.4 Access to Local Services

At present, the nearest ancillary service areas closest to the property along are along Boundary rd leading north to Dee Why Town Centre and the North Sydney .

2.5 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations and sections. Reference: Architectural Drawing No's 13010 DA_1010.

A Stormwater – Hydraulics concept plan has also been attached to the DA outlining how and where all stormwater pitts and run-offs will be allocated and managed, it also proposes the design of all retaining walls with regards to the site and sediment control.

3.0 Design Guidelines and Considerations

3.1 Setbacks , Building Envelope and Urban Design

The front setback to the eastern side of the dwelling is 0.9 m. And the overall height of the dwelling is 3.0m

4.3 Overshadowing

No neighboring dwellings, backyards or the like are affected by overshadowing from the Proposed dwelling

5.0 Clauses and Design Variations to the Sepp 70 (State Environmental Planning Policy 70 : Affordable Housing)

Clause 4 Maximum floor area for principal and secondary dwelling

- (1) The floor area of a secondary dwelling (excluding any ancillary development) must not be more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.
- (2) The floor area of a principal dwelling, secondary dwelling and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to either dwelling and enclosed by a wall (other than the external wall of a dwelling) higher than 1.4 metres above the floor level on a lot must not be more than the following:
 - (a) 380 square metres, if the lot has an area of at least 600 square metres but not more than 900 square metres,

The total area of the proposed secondary dwelling (measured internally) – 62sqm
The total area of the proposed secondary dwelling (measured externally) – 70sqm The total site coverage to the property is 188.72 sqm ie 27% of the total site

Clause 10 Setbacks from rear boundaries

- (1) Development for the purposes of a secondary dwelling or ancillary development must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a rear boundary of less than the following:
- (a) 3 metres, if the lot has an area of at least 450 square metres but not more than 900 square metres,

The rear setback to proposed secondary dwelling is 0.9 m and 0.9m to the side .
This is to accommodate for a future Development Application for a swimming pool and new dwelling to the front

6.0 Conclusion

The proposed new secondary dwelling is being lodged and as such the current land owners would like their property reinstated.

We hope council can support the proposal, and provide a speedy approval

Report prepared by:
Planning / Design / Architecture

Shady Chahine