

formed gardens

Suite 304/20 Dale St
Brookvale NSW 2100
Australia
Tel: (02) 8036 8580
mail@formedgardens.com.au

www.formedgardens.com.au
Formed Gardens Pty Ltd
ABN: 29 123 977 702

14 LALCHERE ST, CURL CURL

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by: Formed Gardens Design & Construction

Prepared for: Nick & Nicole

Project number: FG 20 835

Date: 16.12.20

Issue: A – For Development Application

1.0	SITE DESCRIPTION.....	1
1.1	Introduction	1
1.2	General.....	1
1.3	Current use.....	1
1.4	Vegetation.....	2
2.0	PROPOSED DEVELOPMENT.....	2
2.1	General.....	2
2.2	Development compliance table	2
2.3	Consideration of Environmental impacts	3
3.0	CONCLUSION	4
3.1	General.....	4

1.0 SITE DESCRIPTION

1.1 Introduction

Formed Gardens has been engaged by Nick & Nicole Guidera to prepare a Statement of Environmental Effects Report (SEE) in support of a proposed swimming pool + associated landscape works on a site described as No. 14 Lalchere Street, Curl Curl.

A Development Application (DA2020/1135) has previously been lodged for the construction of a new two storey dwelling. Demolition of the existing dwelling on site has also been sought as part of that application.

1.2 General

The site is a rectangular shaped lot site with an area of 606.8m² that is located at the northern termination of Lalchere Street. The site has a frontage of 15.24m to Lalchere Street and depth of 39.8m. The site currently contains a single storey brick dwelling with a concrete tile and metal roof which is proposed to be demolished as part of the development application.

The site falls gently from the front south eastern corner (AHD 4.34) to the lower north western rear corner (AHD 2.91) as illustrated on the survey plan prepared by Total Surveying Solutions. We note that the site is constrained by flood affectation as detailed on the Flood level information issued by Northern Beaches Council.

This proposal seeks for the addition of a new concrete swimming pool and minor alterations to associated decking and improved landscaping within the rear setback, vehicular and pedestrian access gates.



IMAGE A – Google Maps Images showing site context

1.3 Current use

This site is located within a low density residential area of Curl Curl comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site.

1.4 Vegetation

There are several native canopy trees across the site which are to be retained and protected in accordance with the attached arborist report by Seasoned Tree Consulting.

New and additional planting is proposed to improve privacy and screening along rear and side boundaries in the rear and adjacent to the pool and private open space areas. A deciduous canopy tree and low-medium level planting is proposed for seasonal shading of living room windows. (refer proposed plant schedules within the *Landscape Works Plan*).

2.0 PROPOSED DEVELOPMENT

2.1 General

The proposed development includes:

- New timber pedestrian and vehicle gates
- New 5.3x3.7m partially above ground concrete swimming pool/ spa (RL 4.06) in the rear set back with associated decking, access stairs and landscape upgrades
- General landscape upgrades across the site including; new access pathways, stairs, garden beds and planting to improve functionality, and to increase screening and privacy.

The proposal seeks to highlight and retain the unique and natural character of the site whilst improving the functionality and amenity of available private open space for the existing owners.

2.2 Development compliance table

DCP CONTROLS	CONTROL	PROPOSED	COMPLIANCE
Wall Heights	7.2m	NA	NA
Setbacks Side (north)	0.9m	1.00m (pool + decking)	YES
Landscape Open Space	40% of 606.8 ² =242.7 ²	243m ²	YES
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Existing masonry fence to be retained with open style timber infill to 1.2m high to match proposed dwelling.	YES
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	1.8m Existing boundary fences to be retained and made good if necessary	YES
D16 Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Pool has been sited to intersect the proposed deck footprint to ensure it does not impede on existing trees in the rear yard	YES
E7 Development on land adjoining public open space	Site adjoins open space to the north east.	Proposed screen planting along north eastern boundary will protect visual amenity of the dwelling and public	YES
E10 Landslip Risk	Identified as landslip risk A.	No landslip risk. Refer attached geotechnical report	YES

E11 Flood Prone Land	Flood prone land.	The site is mapped as flood prone land. The finished pool level has been designed to be above Council's required flood levels, including freeboard	YES
6.1 Acid Sulphate Soils	Site is not mapped with high acid sulphate soils		YES
6.2 Earthworks	The pool requires limited excavation as it has been raised to sit above the flood planning level.	Estimated maximum depth of excavation is 1.2m	YES
6.3 Flood Planning	The site is mapped as flood prone land. The pool level has been raised to meet the finished floor level of the proposed dwelling which has been designed in accordance with the flood information produced by Northern Beaches Council	All electrical equipment + connections below flood planning level will be waterproofed	YES

2.3 Consideration of Environmental impacts

Key environmental impacts to consider are:

Privacy of neighbouring properties and street

- The design and location of the new swimming pool utilises the portion of site with the best solar access and least impact to existing vegetation.
- The proposed pool deck features 2m planted privacy screening along the shared public boundary to protect visual privacy and overlooking issues
- The front boundary fence retains the low masonry wall 0.8m H with 0.4m H passive timber/ steel panels (50) % open). This allows casual surveillance from the front door and driveway areas.
- Existing native canopy trees provide visual bulk and scale to the planting and ensure compliance with the DCP objectives.
- The proposed pool is to be located above councils flood planning level meaning excavation depth will be limited to approximately 1.2m negating any risks of acid sulphate soil contamination – Refer attached acid sulphate soils report.

Flooding, drainage, land slip, soil erosion, mine subsidence and any other risks:

- All proposed works are to be connected to the existing DA approved drainage plan and sewer system on the property, negating any impact on flooding or drainage.
- The property does not have any known mine subsidence issues or risks.
- A geotechnical report has been provided with this submission to identify ground stability

Effect on landscape, streetscape, national park or scenic quality of the locality:

- The streetscape is characterized by an established pattern of part masonry/timber front boundary fences and vehicle gates. The proposed work will not alter the scenic quality of the locality.
- Existing native vegetation will soften the impact of built elements in the front setback which complies with the objectives of the DCP.
- The proposed works are well considered to respect the site's topography and further aim to improve the amenity and visual appearance of the site with increased planted areas for screening
- The new swimming pool has been carefully located to sit within the already modified sections of the site allowing for minimal excavation, fill or demolition.

Impact on existing and future amenity of the locality:

- Proposed works will not affect the amenity of the locality.

Waste disposal arrangements and location storage areas throughout construction:

- During construction, all excavated material is to be either stockpiled and reused on site or disposed of in waste recycling centres with the use of skip bins (which are to be located within the property boundaries).

Availability of utility services, power, telephone, water/sewer:

- All these utilities are currently in use on the property and are to be used during construction and for the long-term/ongoing service of the proposed new works

Anticipated impact of noise levels to the site locality:

- Construction noise will be undertaken in accordance with Council's requirements

Effect on historical and archaeological aspects:

- The property does not have any known historical and archaeological aspects.

Effect on flora and fauna:

- New plantings and trees are to be local natives and will enhance the biodiversity of the area (refer planting schedules with *Landscape Works Plan*)

Access for the disabled:

- This is on a private residential property and is not applicable

3.0 CONCLUSION

3.1 General

The seeks to improve the amenity and useability of the site by creating considered improvements to outdoor recreation space for the occupants.

The proposed works have been designed to fit within existing vegetation onsite and further comply with the Objectives and Built Form Controls of WARRINGAH'S DEVELOPMENT CONTROL PLAN 2011 and WARRINGAH'S LOCAL ENVIRONMENT PLAN 2011.