

Statement of Environmental Effects

PROPOSED NEW DRIVEWAY, PAVED AREAS, RETAINING WALLS, AND LANDSCAPED GARDEN AREAS

at

35 Ferguson Street, FORESTVILLE NSW 2087
(Lot 2, DP 25053)

Issued: 10th February, 2025

Site Area	714.50 m²
Existing Built Upon Area	272.70 m²
Proposed Additional Built Upon Area	133.50 m²

1. The Proposal

35 Ferguson Street, FORESTVILLE is a typical house within the area. It has been recently constructed and the external spaces of this project remain unfinished.

The front of the property has no concrete driveway or crossover but does have a portion of the front landscaping completed with a section of garden and turf that is to be retained and incorporated into the proposal.

A new concrete driveway and vehicular crossover is proposed to Council's specifications (as shown on the proposed landscape plans).

It is the owner's intention to try and create a safer and more practical frontage to the property with a new driveway that will allow improved pedestrian and vehicular entry to the property.

The owner also wants to turf the side access of the property and pave the rear courtyard to allow for a more practical, useable, and overall aesthetically pleasing environment. New masonry and timber retaining walls will finalise and resolve the levels in the rear yard.

Additionally, any new landscaping will be designed to complement the dwelling and existing streetscape and provide a garden that is synonymous with the suburb.

In addition to the submitted plans and the above, a summary of the proposed works on this development is below;

- Construct a concrete driveway, including vehicular crossover to Council's specifications and details.
- Supply and Lay 115m² of 'Sir Walter Buffalo' Turf to side access area
- Supply and Lay 67.5m² of selected paving to rear yard
- Excavate and construct approximately 20.4m² of treated pine garden and retaining walls
- Excavate and construct approximately 30.3m² of masonry retaining walls to suit finished levels
- Excavate and remove any spoil and waste from the site (as required)

2. View

To and from the property

Aesthetically, the proposed works will compliment the landscapes of Forestville and provide better access to and from the property. The property has no views from the property. There will be no change to the current situation.

3. Solar Access

Impact on solar access of adjacent properties

There will be minimal impact on the existing or adjacent properties from the proposed works regarding solar access on this project. The proposed works will be undertaken along the northern and western portion of the site and will not cast shadows onto the private open spaces of these or adjoining properties.

Any existing trees on the property will be retained.

These new works have been designed to minimise any impacts on existing or adjoining properties and vegetation that may occur.

4. Privacy

Impact of privacy on neighbours

The proposal will not create overlooking problems for the adjacent properties.

The privacy of the neighboring properties will improve once the new boundary fencing is installed.

5. Noise

Impact of Noise

Currently, the property is a residence typical of the area. There will be no change to the current situation.

6. Visual quality of the modification in relation to streetscape and other elevations

Currently, the property is a residence typical of the area. There will be minimal change to the current situation.

All new fencing will create more privacy and improve the visual quality to and from this property. This fencing is typical and is in keeping with the character of the existing suburb.

7. Scale/Bulk of the proposed modifications

The scale and bulk of the proposed construction work has been taken into consideration.

These works have been designed and located on the site to reduce its impacts on the existing residences in the area. This proposal will be an improvement on the existing situation and will dramatically enhance the private open space provision of the existing residence.

The proposed scale and bulk of the design is in keeping with other residences in the area.

8. Siting

How the modifications fit in with the setbacks and building envelope guidelines

The proposed works are similar to other properties in the area so it would be considered appropriate and in keeping with the surrounding suburb.

The proposal will improve and create new opportunities for the use of private open spaces on this property. It will also significantly improve vehicular access onto and off the property.

9. Light

Light spillage or reflection

There will be minimal impact on the adjacent properties. There will be no change to the current situation.

10. Vehicular access & Parking

The new vehicular crossover and driveway will improve the ease of access to and from the property. It will be an improvement on the current situation and it will be constructed to Council's specifications.

Engineering details and a Road Opening Permit will be obtained as required.

11. Fences

Height, Material and position of any fences or wall erected on a boundary

Currently, the northern boundary is unfenced.

The proposed design is to incorporate new fencing along this boundary and will be in keeping with the rest of the street.

All fencing will be designed as per Council's DCP.

12. Landscaping Design Principles

The major design requirement for this project is to provide a good living environment for the future residents whilst giving full consideration to the impact of the development on the adjoining property owners and the environment at large. TGS Landscape Architects have worked to develop a design which best satisfies these requirements.

Environmentally Sustainable Design

Generally, local indigenous species have low water requirements and have evolved to cope best with the existing conditions, hence reducing maintenance, fertilising and watering requirements.

These types of plants will be used where possible.

Minimizing Soil Erosion

The proposed construction works will be undertaken in accordance with recognized soil and water management practices. All precautions, such as silt fences, sediment control devices etc. will be installed in accordance with the approved plans.

Plant Species

Any additional planting proposed for this development will be in keeping with other houses in the area.