



STATEMENT OF ENVIRONMENTAL EFFECTS

19090 - 3 BIRDWOOD AVENUE, COLLAROY

REVISION NO: 01

DATE OF ISSUE: 13.01.2020

1.0 INTRODUCTION

This statement of environmental effects has been prepared by Lead Architects Pty Ltd to accompany a development application for the repair of an existing and dilapidated retaining wall and a new front fence at 3 Birdwood Avenue, Collaroy.

This statement has been prepared having regard to the following documentation:

- Architectural Site Plan and Elevation and Sections plan, prepared by Lead Architects Pty Ltd
- Land Survey plan, prepared by DP Surveying Pty Ltd
- Structural Design Certificate and Structural Design Drawing, prepared by Cornerstone Structures Pty Ltd

2.0 SITE DESCRIPTION AND ANALYSIS

2.1 THE SITE

The subject site is known as 3 Birdwood Avenue, Collaroy and has a legal description of Lot 2 in DP 9667. The site is illustrated in the figure below in which it is highlighted in yellow.



Figure 1, Aerial image of subject site. (Source: SIX Maps)

The subject site is rectangular in shape with a frontage to Birdwood Avenue. The site has an approximate area of 314 sqm in total, and has a north-south orientation. The site has a northern frontage of 12.19m to Birdwood Avenue. The site has an



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eastern and western side boundary of 40.35m. The site has a moderate slope over the site, with the higher part of the site located toward the site and sloping down towards Birdwood Avenue.

The subject building contains a two, part three storey brick walk-up style flat building. There is minimal vegetation on the site with most of the area surrounding the building paved in concrete and serving as driveway access and parking areas for vehicles. There is a freestanding garage outbuilding located at the south-east corner of the site.

Currently there is a retaining wall along the eastern boundary of the property which is in need of urgent repair, and this development proposal involves the replacement of this wall. A recently issued Council Emergency Order identified safety issues with the existing retaining wall, and a temporary propping system was approved (Council ref: EPA2019/0316) and installed and remains in place to support the retaining wall.



Figure 2, View of subject site and existing building.



Figure 3, View of existing dilapidated retaining wall.

3.0 DETAILS OF PROPOSAL

3.1 SUMMARY OF PROPOSAL

The development application involves the demolition of the existing dilapidated retaining wall located along the eastern boundary and construction of a new retaining wall with associated footings. A new front fence with pedestrian gate and automatic sliding gate is also proposed.

3.2 DEMOLITION WORKS

It is proposed to demolish the existing retaining wall and associated temporary support. Partial demolition of the existing concrete driveway will also be required to install the associated footing for the new retaining wall.



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3.3 NEW WORKS

The proposed new retaining wall is approximately 19.4 meters in length, runs along the eastern boundary of the property, and will be constructed from reinforced concrete block work in a style similar to the existing retaining wall. The overall size, profile and appearance of the new retaining wall will match the existing as much as practically possible.

The existing aluminium boundary fence adjacent to the retaining wall is to remain where practically possible however should removal of some of the fence panels be required to facilitate installation of the new retaining wall, these will be reinstated in the same position.

A new front aluminium fence and automatic sliding gate is proposed to the front boundary. This fence will be a picket style aluminium fence with a powdercoat finish, will have a maximum height of 1500mm from ground level and will have a minimum transparency of 30% all in line with Council guidelines.

4.0 ENVIRONMENTAL PLANNING ASSESSMENT

3.1 PREAMBLE

The development application involves the demolition of the existing dilapidated retaining wall located along the eastern boundary and construction of a new retaining wall. Due to safety concerns Council have previously issued an emergency Development Control Order in respect of this retaining wall, and temporary support propping has been installed inline with that Order.

3.2 STATUTORY COMPLIANCE

The proposed new retaining wall seeks to replace the existing retaining wall which is failing and in need of urgent repair. Therefore the proposed new retaining wall will not result in any new adverse environmental impacts. In this instance, and due to the minor and urgent nature of the proposed wall, we believe it is not necessary to demonstrate compliance against the relevant policy controls.

The proposed new front fence will comply with section D13 of Warringah Development Control Plan 2011 through the following:

- The proposed front fence will be a picket style aluminium fence with a powdercoat finish, will have a maximum height of 1500mm from ground level and will have a minimum transparency of 30%. The fence will be compatible with the existing streetscape which is currently comprised of a mix of fencing styles ranging from timber paling fence, low height brick and stone fences, and aluminium fences. The proposed fence will complement the character of the streetscape by contributing to this already varied tapestry of fencing styles.
- The fence will be transparent in style and will not result in a 'walled in' appearance to the streetscape.
- The fence will be transparent in appearance and will allow for
- The proposed sliding automatic gate will be within the property boundary and will not encroach over the boundary at any point during its operation.
- The existing building is a post war, two part three-storey building with simple forms and detailing. The proposed front fence will complement the existing building by adopting a similar aesthetic of simple lines and detailing.

5.0 CONCLUSION

Due to the minor nature of the proposed development and as the proposed works seek to remedy a failing retaining wall, we believe the proposal is in the public interest and worthy of Council's support. As the subject works are also urgent in nature, we believe Council should process this development application as a priority.