



STATEMENT OF ENVIRONMENTAL EFFECTS

Property details
14 Ellen Street, Curl Curl, 2096
Lot 35 DP 19638

16 Ellen Street, Curl Curl, 2096
Lot 101 DP 1224100

Peter Stutchbury Architecture
5/364 Barrenjoey Road, Newport, NSW 2106

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1. Introduction

a. Background

A subdivision is currently under construction to adjust the boundaries of the following three properties:

- 2 Wyadra Avenue, Freshwater
- 14 Ellen St, Curl Curl
- 16 Ellen St, Curl Curl

The subdivision is approved under Development Consent DA2020/0147

The subdivision is underway, but is yet to achieve a Subdivision Certificate, or be registered.

b. Overview of the Proposed Development

Approval is sought to replace the existing retaining wall and fence with one located on the new boundary. This will involve the following:

- Demolish the existing boundary retaining wall and fence between 14 & 16 Ellen St
- Replace with a new retaining wall and fence on the new boundary as per drawings attached to this application
- Restore and construct landscaping as per drawings attached to this application

Approval for these works is sought prior to issue of certification and registration of subdivision approved under DA2020/0147.

Construction would commence after the subdivision is complete and new boundaries are registered.



2. Permissibility

a. Warringah LEP 2011

- Zone: R2
- Landslide risk land: Area B & C

Please refer to geotechnical assessment provided with this report

b. Warringah DCP

B7 Front Setbacks

- Requirement: 6.5m
- Complies?: An exception to this setback requirement is requested on the basis that all new works within a 6.5m setback or forward of the building line are to replace existing works, with locations adjusted to suit new boundary. The portion of the timber fence forward of the building line has been raised higher than the existing brick wall which it will replace, in order to adequately hide the bins from view of the street.

D1 Landscaped open space and bushland setting

- Requirement: 40% landscaped open space
- Complies?: Yes

D2 Private Open Space

- Requirement: 60sqm with minimum dimensions of 5m
- Complies?: Yes

D13 Front Fences and Front Walls

- Refer to B7. Front fences are articulated, and to be of materials to complement the existing streetscape character and architectural period of the buildings.



D15 Side and Rear fences

- Requirement: *'For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped'*
- Complies?: Yes, regularly stepped and generally matches existing. Materials to complement existing neighbourhood, concrete block and weathered timber to be used.

D20 Safety and Security

- Complies - As existing

E10 Landslip Risk

- Please refer to geotechnical assessment provided with this report