

Statement of Environmental Effects

Proposed Replacement of Boundary Wall

12 Burruga Avenue, Terrey Hills NSW 2084

Lot/Section/Plan No - 34/-/DP237855

Prepared by: Sunnyfield Disability Services

Date: 4th July 2024

Amendment: C

Amendment C Changes Include –

Proposed Development

Stormwater Plan

Contents

Introduction	3
Site Analysis	3
Adjoining Development.....	4
Landslip Risk	4
Bushfire Prone Land.....	4
Proposed Development	5
Stormwater Plan.....	5
Demolition Plan (Access)	6
Arboricultural Impact	6
Warringah Local Environmental Plan 2011 (WLEP2011)	6
Warringah Development Control Plan 2011 (WDGP2011)	6
Likely Environmental Impact.....	7
Conclusion	7

Introduction

This Statement of Environmental Effects has been prepared in support of a development application for the replacement of a boundary wall at 12 Burraga Avenue, Terrey Hills, Lot 34/-/DP237855. The existing wall is on the shared boundary between the subject site and No. 10 Burraga Avenue, Terrey Hills.

Sunnyfield is a not-for-profit organisation providing care to people with intellectual and physical disabilities across the Northern Beaches and beyond. The property at 12 Burraga Avenue, Terrey Hills is a Group Home for residents with disabilities owned by Gateway 2015 Properties No 1 Pty Ltd, an entity managed by Sunnyfield.

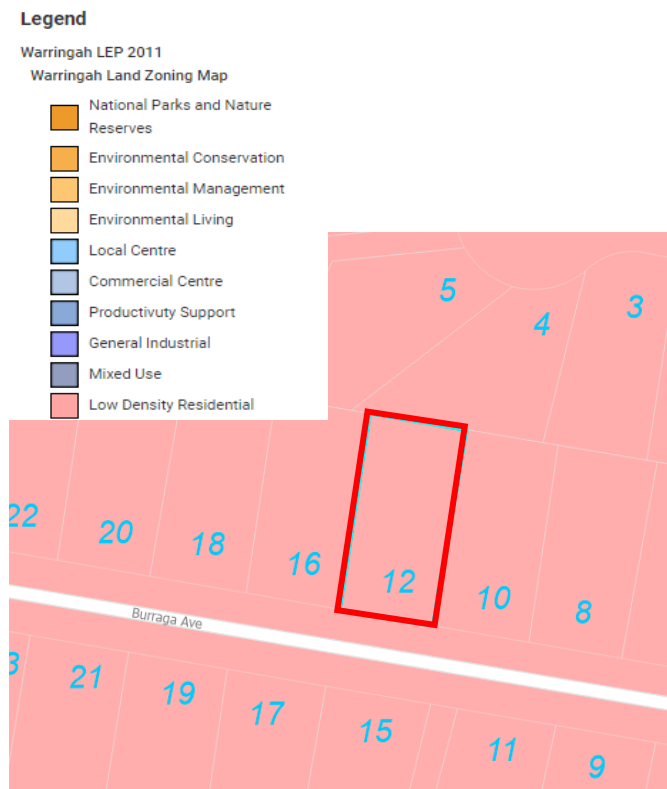
This Statement of Environmental Effects addresses the relevant statutory planning framework within which the development application is to be assessed and determined.

Site Analysis

The area for assessment is located at 12 Burraga Avenue, Terrey Hills, Eastern Boundary of the property and located in the Northern Beaches Council local government area (LGA). The subject site is zoned R2 Low Density Residential. The site has an area of approximately 700m² and includes a two-storey home along with a detached garage, swimming pool and landscaping.



Source: <https://maps.six.nsw.gov.au/>



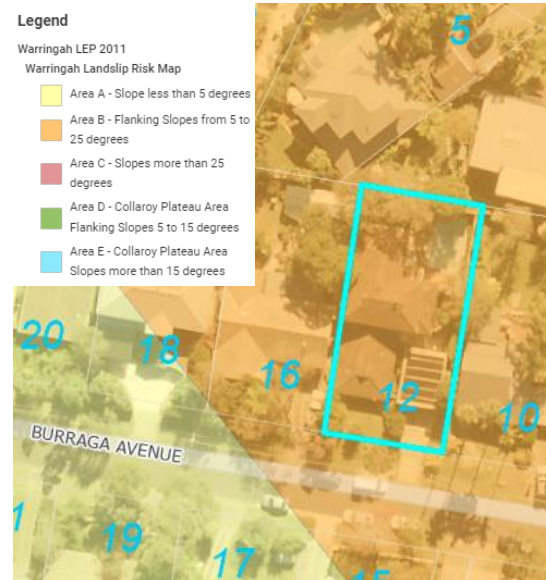
Land Zoning Map – 12 Burraga Avenue, Terrey Hills. Source: WLEP2011

Adjoining Development

The subject site is surrounded by residential housing, 10 Burraga Avenue to the eastern boundary, 16 Burraga Avenue to the western boundary, and 4 Hillpine Place to the northern boundary, and the southern boundary fronts Burraga Avenue.

Landslip Risk

The subject site has a landslip risk - Category B – Flanking slopes from 5 – 25 degrees. This information favourably supports Sunnyfields request for the replacement of the existing boundary wall.



Landslip Risk Map – Source: WLEP2011

Bushfire Prone Land

The Northern area of the subject site is identified as being affected by Bushfire Prone Land. Access to Burraga Avenue is provided without having to pass through bushfire prone land. A bushfire report has been provided with this application.

The proposed wall sits on the eastern boundary within part of the vegetation buffer zone, however the materials being used for the construction will be fire retardant, as shown in the development applications supporting documentation.



Vegetation Buffer
- Source:
Northern Beaches Bush Fire Prone Land Map 2020

Proposed Development

The proposed development is for the replacement of a boundary retaining wall along the Eastern side of the property.

The boundary wall will be 11m in length, with a maximum height of 1.8m, constructed with a combination of steel and concrete soldier piers and concrete sleepers. Details of the work can be found on the Footing Plan and Retaining Wall design provided by NB Consulting Engineers, attached to this application (2405096 Rev A 2024-06-24). Detailed specifications provided in supporting DA documentation. Architectural Plans also accompany this application.

Further to this, a ColorBond fence will be erected to a height of 1.8 meters to comply with NSW Regulations for pool compliance for a shared boundary fence.



Boundary Wall between
10 and 12 Burraga Road,
Terrey Hills.

Boundary wall location. Source: Google Maps 2023

Stormwater Plan

The proposed boundary wall has been designed to be free draining timber sleeper wall (with free draining backfill and adequate gap sizes between sleepers) with the aim to eliminate the need for any new subsoil lines.

As such there would be no proposed stormwater works and nil increase in impervious area deriving from the development. The current subsoil flows throughout the area would remain unimpeded and as is, and each dwellings existing stormwater systems would remain unchanged.

Demolition Plan (Access)

Dismantle and remove the existing timber fence and demolish and remove the dilapidated section of the existing concrete wall. All materials will be transported off site via walkway and driveway to builders' vehicles. All materials where appropriate to be recycled at Kimbriki Resource Recovery Centre at Ingleside/Terrey Hills as outlined in the Waste Management Plan.

Arboricultural Impact

The proposed development (replace a boundary wall) does not intend to remove any trees, however there are trees within 5m of the proposed works (not within the boundary of No 12) and an Arboricultural Impact Assessment Report by qualified AQF5 has been submitted as supporting documentation for this Development Application.

Warringah Local Environmental Plan 2011 (WLEP2011)

As indicated on the maps associated with the WLEP2011, the subject site is located within the R2 Low Density Residential Zone. The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*
- *Land use permissibility, Permanent Group Home, permitted with consent.*

Sunnyfield is a well-established not-for-profit organisation providing care and services for people with a disability and conforms to the definition.

Warringah Development Control Plan 2011 (WDCP2011)

As indicated on the map associated with WDCP2011 (Part E10), the subject site is located within Category B Landslip Risk. For land identified as being in Area B, requirements are as follows:

- *A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.*
- *If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.*
- *Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.*

As part of the Development Application Sunnyfield have provided both a Geotechnical Report and Engineered Design for the subject site and proposed development and conforms to these requirements.

Likely Environmental Impact

Further to WDCP2011, Part E – The Natural Environment

Parts E1 – E9 & E11,

There are unlikely to be any environmental impacts associated with the proposed development as no removal of any flora will be undertaken during the install, therefore the works will have no effect on tree or bushland preservation, threatened species, populations, or endangered ecological communities of their habitats.

Conclusion

Consultation has taken place between Sunnyfield and our neighbours at 10 Burraga Avenue, Terrey Hills, with respect to Sunnyfield replacing the dilapidated wall and replacing it with new. It is agreed the proposed works are an important step in maintaining a structurally sound boundary.

The proposed development for Lot/Section/Plan No - 34/-/DP237855, 12 Burraga Avenue, Terrey Hills, shall address the potential for failure of the boundary wall between the two properties. An assessment of the proposed development in accordance with the relevant provision of the WLEP2011 and WDCP2011, demonstrates that the proposal complies with the applicable requirements of these planning controls.

The proposed development will not have any impact on the natural environment that would warrant refusal of the development application.

The proposed development is reasonable and appropriate to ensure a safe environment along the shared boundary of the properties at 10 & 12 Burraga Avenue, Terrey Hills.