



Date: 11/11/21

STATEMENT OF ENVIRONMENTAL EFFECTS

9 Avalon Pde, Avalon Beach.

1. Project description.

The proposal is for construction of a retaining wall partly on the site and partly on council land at the corner of Barrenjoey Road and Avalon Beach.

The existing wall was failing and the object of an Order from Northern Beaches Council dated 2/9/2020. Part of the order is to lodge and application with council to reconstruct the wall. After extensive communication with council, council have advised that a DA is the correct application to lodge.

The property is SP 12668

The site is R3 zoned.

The site is 600m² and roughly rectangular in shape. The site is slightly sloping from east to west

The site is not affected by bushfire, landslip, flooding, or Acid sulphate soils.

General Discussion

2. Flora impact

The proposed works do not require the removal of any tree or impact any existing tree. Minor impact from the suspended boardwalk path will be caused to the existing Phoenix Palm tree. These trees are known to have a compact root zone and be immune to minor encroachments into the root zone.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the development being near existing ground level.

The proposed works do not form any functional open space and such, alterations to privacy is of no concern.

4. Streetscape and impact on public domain.

The proposal aims to greatly enhance the aesthetic qualities of the streetscape. The owners and Architect approached Council and requested coordination with their future plans for the NE corner of the same road intersection, in order to present a coordinated design intent to this important intersection. Unfortunately, no coordination has been possible, and council seem uninterested. Regardless, at the direction of the owners, the Architect has designed a landscape that will be sympathetic to the local context and begin a local character more suitable to the coastal locale that the existing development both public and private.

5. Risks

The site is not affected by flood, bushfire, landslip, or Acid sulphate soils.

6. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible. Excess excavated material will be carted off-site and disposed of as per controls set out in P21DCP. The excess spoil will be recycled at Kimbriki centre or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling centre or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

Relative Controls.

7. Controls in LEP and DCP

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

The landscape design aims to present a coordinated design intent to this important intersection. The Architect has designed a landscape that will be sympathetic to the local context and begin a local character more suitable to the coastal locale than the existing development both public and private.

- D1.13

The proposed landscape area is 9.33%. This is unavoidably below the control due to existing development and the requirement for a pedestrian entry path.

- D1.17

The existing retaining wall has been split into 2 walls to allow terracing of the land that will reduce visual bulk of the wall.

New retaining walls are sandstone to be more aesthetically appealing in the local character of the site.

End.



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Landscape Architect