

STATEMENT OF ENVIRONMENTAL EFFECTS

50 Aubreen Street, Collaroy Plateau

Site description

The site is known as 50 Aubreen Street, Collaroy Plateau and described as Lot B in D.P. 381480. The site has an area of 634.00m². The street frontage faces east. The site adjoins residential lots to the north, west and south.

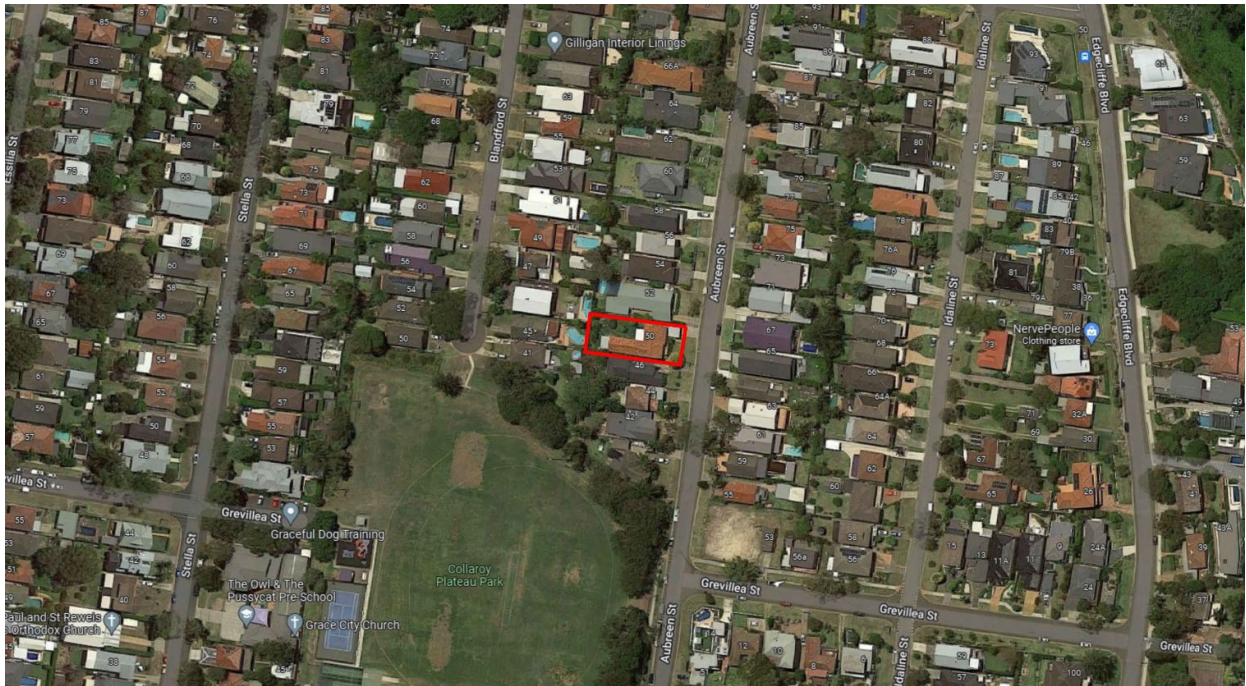


Image 1. Aerial view of the development site. Image source: Google Earth.

The proposal

It is proposed to:

- Construct a new boundary fence and masonry retaining wall to northern side of site.
- Construct a stepped front boundary wall with access gates.
- Construct a replacement entry path.
- Construct a concrete access path to the southern side of the site.
- Install associated landscape works.



Image 2. The existing house as seen from the street (now demolished). The proposed front fence and retaining wall will be constructed in the foreground.



Image 3. Location of rear retaining wall showing garage wall on adjoining property.

Site analysis

50 Aubreen Street, Collaroy Plateau is a gently sloping block which falls 1.79 metres from the south-western corner to the north-eastern corner. A new two storey rendered and clad dwelling house with Colorbond roof and an attached secondary dwelling is being constructed which was approved by CDC2021-1190.

The site will have the benefit of double garage with access from Aubreen Street.

Previous and present uses

The present and previous known uses of the site have been, and are for, a single residential dwelling. The adjoining allotments are also used for residential development and public recreation. As a result, it is felt that the site would not be likely to be contaminated in any way from its known use, nor would there be any need to test the site to confirm this belief.

Development standards & design guidelines

The statutory and strategic planning controls that guide this proposal are:

- Warringah Local Environmental Plan 2011 (WLEP)
- Warringah Development Control Plan 2011 (WDCP)

Warringah Local Environmental Plan 2011 controls

The planning maps contained in WLEP 2011 show the site is zoned as R2 Low Density Residential. The site is found on the Land Slip Risk Map. The relevant controls are addressed below.

Part 6 Additional local provisions

6.2 Earthworks

Earthworks have been proposed as part of this Development Application in the form of fill to the north of the site to create a level lawn area and ramped access between the laundry and the rear yard. Minor grading and fill will be required in the rear yard to allow a smooth transition between the alfresco area of the dwelling under construction and the turf area.

It is felt that there will be no 'disruption of, or detrimental effect on, drainage patterns and soil stability in the locality of the development because of the fill and minor excavation. Any imported fill soil is to meet the relevant standards. There will be no adverse effect by the development on the existing and likely amenity of adjoining properties.

6.4 Development on sloping land

The site is zoned as Land Slip Risk Area A – *Slopes less than 5 degrees* and will have no 'significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land'. If Council deems it necessary, a Geotechnical Report will be provided.

Warringah Development Control Plan 2011 controls

The relevant controls are addressed below.

Part C Siting factors

C4 Stormwater

The proposed development will result in a minor increase in impervious areas. It is felt that there will be minimal increased load on Council's stormwater assets and not cause any downstream flooding.

C7 Excavation and landfill

As noted above in WLEP 2011 6.2 *Earthworks*, earthworks are associated with this Development Application. The areas of fill will be contained wholly within the site and will not have an adverse impact on the visual or natural environment of the adjoining properties.

C9 Waste management

A Waste Management Plan has been completed and has been submitted as part of this Development Application.

An area will be allocated for the sorting and storage of materials for recycling and disposal. Refer to sheet L-01 *Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs for details.

The construction site will be managed to ensure vehicular and people movements are safe and do not impact surrounding infrastructure and residents. Demolition and construction waste will be legally handled, transported and disposed of including any asbestos if discovered. Demolition and construction waste will be minimised, and source separation, reuse and recycling of materials will be maximised.

Part D Design

D1 Landscaped open space and bushland setting

50 Aubreen Street, Collaroy Plateau is required to have 40% of the total site area as Landscaped Open Space. The Landscaped Area Calculations are illustrated on sheet L-01 *Site Plan, Site Analysis & Sedimentation Control Plan* as prepared by Serenescapes Landscape Designs and are outlined again below:

Site Area:	634.00m ²
Required Landscape Open Space:	253.60m ² (40%)
Approved Landscape Open Space (CDC2022/0334):	276.73m ² (43.65%)
Proposed Landscape Open Space:	268.59m ² (42.36%)

As seen above, the proposed works associated with this Development Application comply with the control.

D8 Privacy

It is felt that the works proposed as part of this Development Application will have no adverse impact upon the private open space such as swimming pools or living rooms of adjoining properties. Although the levels in the front yard will be raised, the area will not be used as a major thoroughfare and to mitigate any negative impacts a new boundary fence and screen planting is proposed. The area on the neighbouring property adjoining the fill is a driveway and carport with existing screen planting.

In the rear yard, screen planting is proposed between the proposed raised turf area and the existing boundary fence. The fill is offset from the boundary to increase the sense of privacy between the two properties. A garage is directly opposite on the adjoining property as seen in *Image* above. The garage wall is solid block with no windows and creates a separation between the private open space of 52 Aubreen Street.

D10 Building colours and materials

A Building Colours and Materials Schedule accompanies this Development Application. It is felt that the proposed colours and materials will compliment those of the dwelling house under construction and the streetscape as a whole.

D13 Front fences and walls

The front fence has been designed to complement the approved dwelling (CDC2021-1190) and surrounding streetscape. The fence height balances the bulk and scale of the building, and the materiality reflects that used within the existing streetscape.

The colour and form suits the modern design aesthetic of new houses in the street and the eclectic mix of materials throughout.

Visual interest is incorporated through materiality and changes in height provide articulation between the fence and pillars. Tall screen planting behind will spill over and soften the fence.

The fence steps in height to follow the grade on the street. On the southern boundary the fence is 1000mm tall and the northern most pillar reaches a height of 1500mm. This is in keeping with other properties on the street built on sloping blocks. The height of the approved dwelling behind provides ample casual surveillance into the street.

All proposed gates open inwards toward the property.

D15 Side and rear fences

The northern boundary fence has a maximum height of 1500mm high (measured from the adjoining property) and maintains this height to the alignment of the dwelling house under construction. The fence then steps up to a maximum of 1960mm high (measured from the adjoining property) finishing at a height of 1490mm (measured from the adjoining property). At this point the proposed fence terminates at the existing 1800mm high fence which is to be retained. Refer to Sectional Elevation BB on sheet *L-04 Sectional Elevations* as prepared by Serenescapes Landscape Designs for details.

Part E The natural environment

E10 Land slip risk

As noted above in 6.4 *Development on Sloping Land*, the subject site is zoned as Land Slip Risk Area A – Slopes less than 5 degrees. If Council deems it necessary, a Geotechnical Report will be provided.

Conclusion

It is felt that the proposed development will increase the amenity of the site for the owners through the provision of increased areas of passive and active recreation and by the provision of a secured site.

The proposed works associated with this Development Application meet Council's planning controls with positive compliance.

Prepared by Ben Farrar TLA Member Serenescapes Landscape Designs. 14/07/2023