

Revised Statement of Environmental Effects

Sec 4.55 Submission

NEW RETAINING WALLS
Lot 16, DP236420, 32 Loblay Crescent,
Bilgola Plateau NSW

DA2023/1023

For J. Brunker

Introduction:

We are seeking approval to modify DA2023/1023 for Alterations and additions to a dwelling house including new retaining walls at 32 Loblay Crescent, Bilgola Plateau. A schedule of changes is attached however the proposed modifications include

- Change to rear approved retaining wall from sandstone to concrete
- Rear approved retaining wall height modified to achieve consistent single height (part reduced by 300mm, part increased by 200mm)
- Screen above retaining wall to be reduced from 1.5m to 1.2m
- Request that a condition be included to the Notice of Determination stating that the existing shared Viburnum Hedge to the rear of the north west boundary be maintained at a height of no more than RL132.45 (200mm above the top of the proposed screen)

The proposed modifications have been proposed to allow for easier construction of the approved retaining wall with no change to boundary setback or positioning. All works can be constructed fully from 32 Loblay Crescent and will have no impact on neighbouring properties in terms of privacy, bulk and scale, overshadowing or view loss from that which was approved. The retaining wall will be screened by the existing Viburnum hedge on the neighbours side and though the screen has been lowered slightly it will along with the proposed Lilli Pilli screen to 32 Loblay Crescent provide privacy to and from adjacent neighbours. We have requested that

the addition of a condition for the existing Viburnum Hedge on the north western boundary be maintained at a maximum height of 132.45 so that it will maintain the privacy screening but limit overshadowing and loss of view from 32 Loblay Crescent. There will be no change to the landscape character of the site as all previously proposed landscaping will be maintained. The modifications have been designed in line with the aims & objectives of all relevant Policies in force by Northern Beaches Council.

Please note that no works have commenced on any of the areas proposed for modification.

Zone C4 Environmental Living

The proposed modifications will not alter the use from existing residential which is permitted within the zoning.

Building Height

As the works are for new retaining walls there will be no change to the height of the existing house.

Earthworks

As the proposed modifications are for a change in material to the retaining wall there will be no change to the excavation required from that approved.

Biodiversity protection

No change is proposed from that approved to soft landscaped areas or landscaping therefore there will be no negative impact on habitats of native fauna and flora.

Wildlife Corridors

No change is proposed to soft landscaped areas or landscaping therefore all wildlife habitat and corridors will be maintained as approved.

Stormwater

No change is proposed to pervious areas and as such stormwater disposal will remain as approved

Parking Facilities

No change is proposed to the existing parking facilities.

Excavation and landfill

As excavation will be limited to footings for retaining walls and there has been no change to the position of the retaining wall all excavation will remain as approved.

Landscaping

As all proposed modifications are either change in material of the retaining wall or modification to height of wall and screen there will be no change to the soft landscaped area from that which was approved.

View sharing

There will be no impact from the proposed modifications on existing neighbouring views from that which was approved.

Solar Access

There will be no impact from the proposed modifications on overshadowing from that which was approved.

Visual Privacy

There will be no impact from the proposed modifications on existing neighbouring privacy from that which was approved. The screen above the proposed retaining wall has been lowered slightly however as this screen is lower than the neighbouring Viburnum Hedge and proposed Lilli Pilli landscape screen varying the screen height will not create any privacy issues.

Acoustic Privacy

No adverse noise is anticipated from the proposed works.

Streetscape

The proposed modifications are not visible from the street and screened from neighbouring property by existing landscaping therefore there will be no change to the existing streetscape character.

Building colours and materials

The proposed rear retaining walls will be changed from approved sandstone to off form concrete however as this wall is screened by an existing landscape hedge little of the concrete will be visible and its colouring will blend with the natural environment.

Front Building Line

All boundary setbacks will remain unchanged from that which were approved.

Side and Rear Building lines

All boundary setbacks will remain unchanged from that which were approved.

Building Envelope

With minimal change proposed to the overall height of the rear retaining wall all works will remain well below the imposed building envelope planes.

Summary

As the proposed modifications are minor in nature and very little visible due to existing landscape screening there will be no negative impacts on neighbouring properties or surrounding environment. All proposed modifications comply with council's regulations and will not alter the original proposed development significantly.

Jo Willmore

B.Arch