

Statement of Environmental Effects

NEW RETAINING WALLS

Lot 16, DP236420, 32 Loblay Crescent,

Bilgola Plateau NSW

For J. Brunker

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for a new retaining wall and steps at 32 Loblay Crescent Bilgola Plateau.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by DP Surveying dated 31/05/23.
- Architectural Plans, RW DA.01-RWDA.04 prepared by Jo Willmore Designs dated JUNE 2023.
- Waste Management Plan.
- Aboricultural Impact Assessment- prepared by Treeeism Aboricultural Services dated July 2023

Site Analysis:

32 Loblay Crescent, Bilgola Plateau, Lot 16, DP236420

Site Area : 716.5 sq.m.

Locality: Bilgola Locality

Zoned: C4 Environmental Living

Hazards effecting site: nil known

32 Loblay Crescent is situated on the high south western side of

Loblay Crescent. The site is of irregular shape with a frontage of 12.19m and varying depth of between 35.74m and 39.20m. The site falls from the rear south western boundary to the front boundary with a fall of approximately 10m. A two storey brick & tile home with basement garage is situated centrally on site with steep driveway providing access to the garage. Decks to both storeys of the house are situated to the northwest and northeast side of the house with a pool as approved under DA 2022/1768 under construction to the western side of the house. Landscaping to the site consists of terraced gardens to the rear, unkept grassed area along the northwest boundary and smaller garden beds to the front. The houses in the immediate area are similar in size and style.

Design / Streetscape Statement:

It is proposed to replace a number of existing dilapidated brick and stone retaining walls which run along the north western boundary of the site. The proposed new walls are to be large sandstone block format and positioned to both the front and rear of the north western boundary with a new timber paling fence to the centre of this boundary. The rear stone retaining wall will allow for some levelling of the rear garden area and will be capped by a powder coated metal rail to provide for safety. Sandstone steps will also allow for access to the area below the pool presently under construction. As the retaining walls are replacing existing and will be at a similar height there will be no change to the bulk and scale of the built form however will remove the probable risk from failure of the existing dilapidated walls. The new walls will also enhance the existing landscape character by using materials that blend with the natural environment. Existing gardens will also be upgraded once retaining walls have been replaced further improving the landscape character from both neighbouring and public areas.

Pittwater LEP 2014 Considerations (as relevant)

Zone C4 Environmental Living

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Proposal:

The proposed new retaining walls are considered to be permissible with the consent of council and will not alter the use from existing residential. The new retaining walls will enhance the landscape character of the site and provide increased safety to downhill neighbours while maintain all existing soft landscaped area. There will be no change to the building footprint or bulk and scale of the existing home. The proposed works are consistent with the desired future character of the locality.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

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

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Proposal:

As the proposed retaining walls are replacing existing there will be minimal excavation required with all material being used for fill to the rear garden areas which will be slightly levelled. With minimal earthworks there will be no detrimental effect on neighbouring properties, drainage or stormwater flow or soil stability.

Part 7.6 Biodiversity protection

The stated objectives of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

- (a) protecting native fauna and flora, and,*
- (b) protecting the ecological processes necessary for their continued existence, and,*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats*

Proposal:

The works are to replace existing retaining walls however one tree is proposed to be removed under recommendation by the arborist. All other significant planting is to be retained and with existing soft landscaped areas to be upgraded there will be no negative impact on habitats of native fauna and flora.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.3 - Bilgola Locality

Desired Future Character

The Bilgola locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations.....

The Pittwater Foreshore Area:

Contains areas of visual significance when viewed from the public open space of Pittwater. The visual amenity, natural flora and fauna, heritage and social values of the Pittwater Foreshore should be retained and protected. Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on

slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Natural scenic views from the Bicentennial Walkway will be preserved.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded.....

Proposal:

The proposal is consistent with the desired character of Bilgola & Pittwater foreshore Area. It will not alter the use from existing residential, maintaining the low density and scale of the area. With the works being low in scale and with the majority of planting to be retained or upgraded little of the proposed works will be visible from the street or Pittwater foreshore and new works will integrate with the existing natural environment.

SECTION B GENERAL CONTROLS

B4 - Controls relating to natural environment

Wildlife Corridors

The proposed works will have minimal impact on the landscaped area of the site with any areas of disturbance too be upgraded at completion of works and with the same area of soft landscaping to be retained existing wildlife habitat and corridors will also be maintained.

B5 - Water Management

Stormwater

As there is no increase in built upon area a stormwater detention system is not required. Existing stormwater lines are to remain as is which connect by gravity to councils stormwater system in Loblay Crescent.

B6 - Access & Parking

Parking Facilities

The existing basement garage will remain and be unchanged therefore providing for the required parking spaces.

B8 - Site Management

Excavation and landfill

As excavation will be limited to footings for retaining walls there will be no adverse impact on adjoining land and the stability of the site will be maintained.

Waste Minimisation

Waste materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly to the ground beside the existing lower floor deck with this area of soft landscaping to be upgraded at the completion of construction. Appropriate waste management procedures will be implemented during the construction phase.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As the proposed works are for the replacement of existing retaining walls there will be minimal impact on the existing landscaping. Under recommendation from the arborist one tree is proposed to be removed due to its reliance on the existing wall and possibility of failure however as the majority of all other planting is to remain or upgraded at the completion of construction the landscaped character of the site will be enhanced.

View sharing

Due to the low scale of the proposed works there will be no impact on views presently experienced from neighbouring properties.

Solar Access

Due to the low scale of the proposed works there will be no increase in overshadowing to any neighbouring properties.

Visual Privacy

As the proposed works are for landscaping elements and replacing existing retaining walls there will be no change to neighbours existing level of visual privacy.

Acoustic Privacy

No adverse noise is anticipated from the proposed works.

Waste & Recycling Facilities

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction

phase to minimise any waste. Area below the existing lower level deck and adjacent to the garage is available for bin storage with household waste removed by council garbage collection service.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D3 - Bilgola LOCALITY

DCP Part D3.1 Character as viewed from a public Space

Proposal:

As no change is proposed to the existing house and works are for replacing existing dilapidated retaining walls the overall height, bulk and scale and landscape character of the home will remain compatible with neighbouring homes and streetscape.

DCP Part D3.3 Building colours and materials

Proposal:

The proposed retaining walls are to be sandstone therefore complimenting the existing rick outcrops and blending with the natural environment.

DCP Part D3.6 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater. Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

No change is proposed to the front setback.

DCP Part D3.7 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

There will be no change from the proposed works to setbacks to existing house, pool or decks.

DCP Part D3.9 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

With the proposed works being for the replacement of existing retaining walls and low in scale all works will fall well below the imposed building envelope planes.

DCP Part D3.11 Landscape Area - Environmentally Sensitive

Control: The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

There will be no change to the soft landscaped area which will remain at 309sqm or 43.13% of the site and though not compliant with the minimum required of 60% the proposed works include for planting to be upgraded at the completion of works therefore improving the landscaped character of the site.

DCP Part D3.15 Scenic Protection Category One Areas

Proposal:

As stated above the proposed works will have minimal visual impact on the area as the works are modest in scale and materials and colours chosen will blend with the natural environment. As the majority existing trees and planting are to be retained and existing unkept garden areas to be upgraded visual impact from the proposed works on the natural environment when viewed from Pittwater and Loblay Crescent will be enhanced.

Summary

The proposed works are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. There are no adverse effects from the proposed development on either the neighbours or surrounding environment, it is consistent with the objectives of Pittwater Council's LEP and DCP and therefore we feel suitable for approval.

Jo Willmore
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