

STATEMENT OF ENVIRONMENTAL EFFECTS DA APPLICATION

Project

Boundary Wall Replacement

Location

Lot 11 DP 28512

9 Vines Avenue

Forestville NSW 2087

For: Mr & Mrs Hart

Date

27th February 2021

Prepared by

Tracy Hart

9 Vines Avenue

Forestville NSW 2087

INTRODUCTION

This Statement of Environmental Effects accompanies an Approved Development Application DA2019/1536 and Section 4.55 MOD2020/0154. The proposal seeks to replace the existing brick wall with screening along the western boundary with a new concrete filled Besser brick block rendered wall with additional light weight screening.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Warringah LEP 2011- Land Zone R2 –Low Density Residential.

As a result of this assessment it is concluded that the proposed amendment and development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

THE SITE

The site is identified as Lot 11 DP 28512 and is known as 9 Vines Avenue, Forestville NSW.

The site is located on the northern and low side of Vines Avenue, is a rectangular block, has a total area of 697m² and is bounded on three sides by residential properties. The site has a natural slope across East to West and falls from the road frontage to the rear approximately 2.6m over the 37.185m side boundary. The existing residence floor level is below the level of the footpath. In the area subject to this application, the residence on its western side (7 Vines Avenue) is 800mm lower than the site residence submitting this application (9 Vines Avenue).

The site has a swimming pool, is landscaped and maintains privacy to adjoining boundaries.

The site is connected to all services and is not subject to flooding, is in a Landslip Area B, is not in an acid sulphate zone, and is not in a Bushfire Prone Land zone.

THE EXISTING WALL

The existing brick wall is 13 meters long, 1.8 meters high and 200mm wide with additional lightweight screening. While the driveway of the existing carport was being demolished, the wall collapsed.

THE PROPOSED WALL

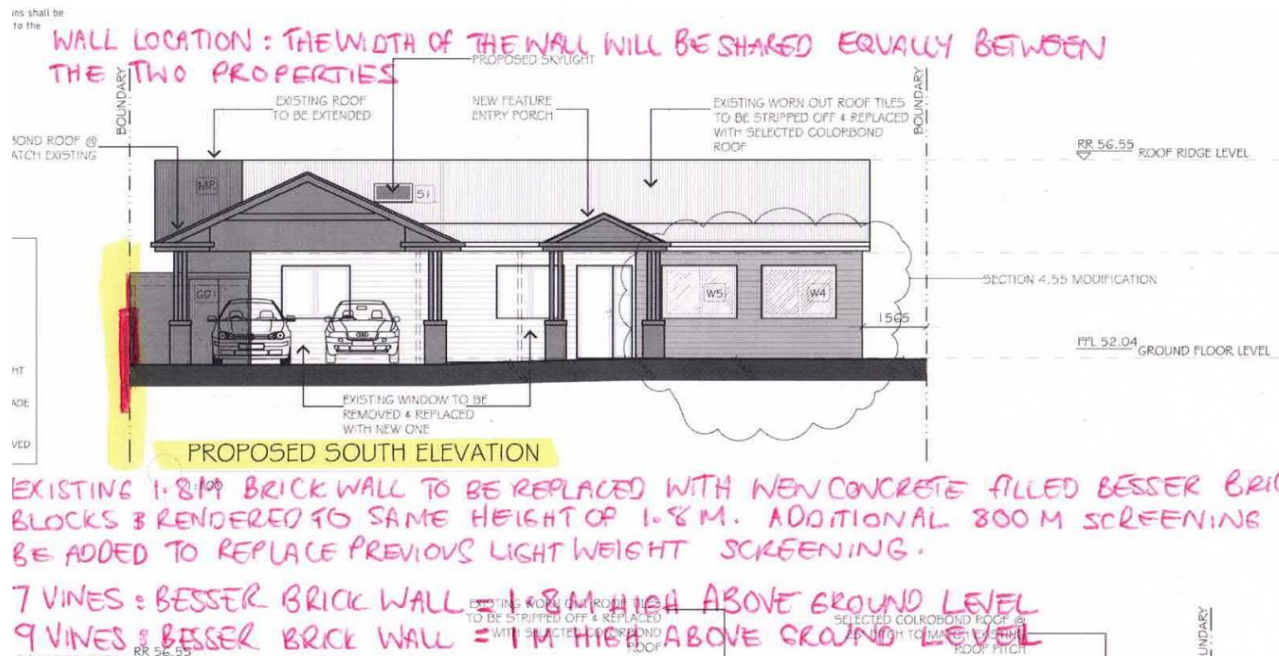
The proposed retaining wall is to be built out of concrete filled Besser blocks and rendered. The Besser brick wall is to be built to the same height of 1.8M high (on the side of 7 Vines Avenue), to a length of 14.5M and 200mm wide. Additional light weight screening measuring 800mm high is to be added. The height of the wall and screening on the side of 9 Vines Ave, will measure no higher than 1.8M.

The proposed retaining wall additional screening will also gradually step down from the back of the carport to the front boundary line of the property. The wall width will be shared equally between 9 Vines and 7 Vines Avenue. This will be in keeping with the landscape design, will be constructed to blend with the existing approved DA2019/1536. The wall will offer security, sound proofing and privacy for each residence on either side of the wall.

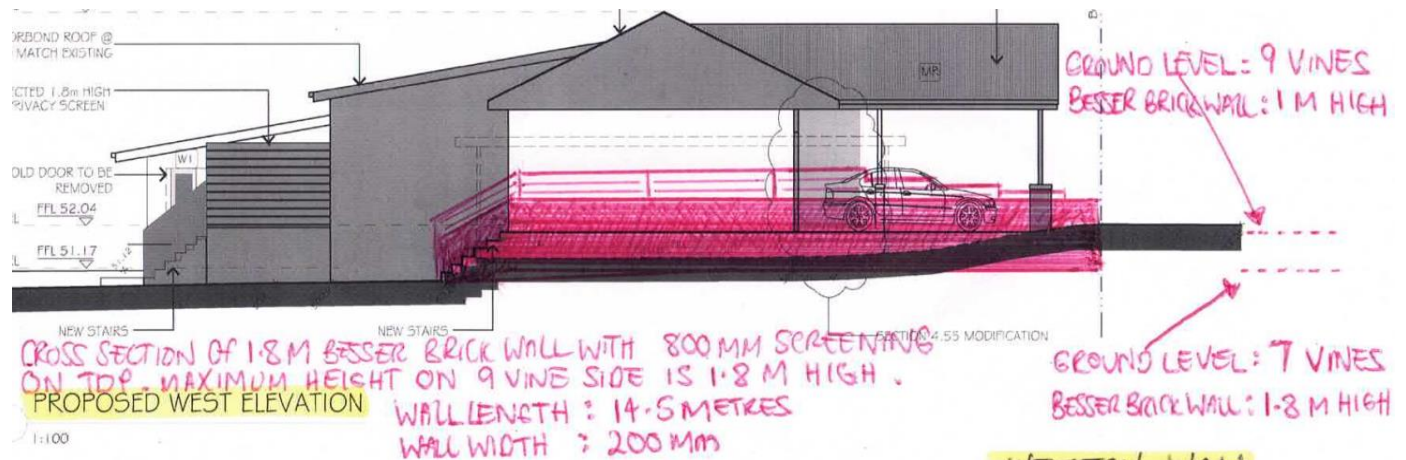
All engineering has been approved for the concrete strip footing & steel reinforcement for the Besser block wall.

No landscape or soft planting areas will change from current approved DA2019/1536.

Front View of Proposed Wall



Side View of Proposed Wall



LOCALITY SPECIFIC DEVELOPMENT CONTROLS			
Statement of Environmental Effects Checklist for Buildings Class 1 and 10			
Proposed		Compliance with Planning Controls? Y/N	Additional Comments
Site area m2		697m2	
Housing Density dwelling/m2		Y	
Max ceiling height above natural ground level	3.9m	Y	
Impervious area m2	350m2	Y	Reduced from current existing BUA
Maximum building height m	5.19m	Y	
Western Boundary Wall/Fenceline	Proposed: New western Besser brick wall to replace existing western brick wall. Additional Screening of 800mm to replace existing. Brick Height: 1.8M Width: 200mm Length: 14.5M Additional Screening: 800mm	Y	As adjoining property at Number 7 Vines Ave is 800mm lower than the site submitting this application (9 Vines Ave), the Besser brick wall will only measure 1M high on the side of 9 Vines Avenue. Additional lightweight screening of 800mm needs to be added to maintain privacy between the two properties. Total wall height of Besser brick and additional screening on the side of 9 Vines Ave is 1.8M.
Rear building setback m	14.42 m	Y	Existing to remain
Minimum side boundary setback	0.9 m	Y	
Private open space m2	Approx.. 70 sqm	Y	
% of landscape open space %	30%	N	Existing landscape is 20.8%. The proposal will increase the landscape area to 30%.
Maximum cut into ground m	0.15	Y	Carport area only
Maximum depth of fill m	0.53	Y	Carport area only
Number of car spaces provided	2	Y	
Bushfire Area	N	Y	

Stormwater

New stormwater system with tanks is to be installed as per instructions of approved DA2019/1536. Approval code S68A2020/0013.

Waste Management

Demolition

Any asbestos sheeting to be removed and disposed of in accordance with BCA and current regulations.

Code of practice for the safe removal of asbestos 2nd Edition [NOHSC:2002(2005)]

Any timber that cannot be reused will be taken from site.

Construction

Small plasterboard off-cuts to be taken to landfill Kimbriki tip

Metal waste to be taken to recycle centre

Tile waste to be taken to crusher recycle centre

Warringah LEP 2011 - Land Zone R2 Low Residential

It is considered the proposal will not result in any detrimental impact upon the adjoining properties or upon the character of the surrounding area.

The proposal will not adversely impact on the privacy of adjoining properties.

The proposal will not cause loss of views from other properties.

The proposal will not cause loss of sunlight or overshadow adjoining residences.

The height of the proposal will not alter significantly from the existing.

The proposal will not detrimentally impact on existing trees or significantly alter the natural landscape.

COLOUR BOARD

Rendered Wall – Paperbark

