

Statement of Environmental Effects

Property Address: 22 Akora Street, Frenchs Forest NSW 2086

Proposed Development: Backyard landscaping including retaining wall and associated earthworks

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application for landscaping works at the rear of the property at 22 Akora Street, Frenchs Forest. The proposal includes the construction of a structural retaining wall, associated drainage works, and minor earthworks to achieve a level transition from the existing alfresco area to the backyard.

2. Site Description

- The site is zoned residential under the Northern Beaches Local Environmental Plan.
 - The property is a Torrens Title lot with an approximate area of 576m².
 - The site is currently occupied by a detached dwelling with an alfresco and rear backyard.
 - The rear yard slopes moderately down from the dwelling, with existing exposed rock in some areas.
 - The site is not affected by heritage, bushfire, or flood overlays.
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3. Proposed Development

The proposal consists of the following works:

- Construction of a retaining wall approximately 1 metre in height and 31.3 metres in length along the rear landscaping area.
- The wall will be constructed from besser block units with a raw besser block finish.
- Structural design has been prepared by a qualified structural engineer, including:
 - Concrete footing 200mm thick with SL72 reinforcement at base.
 - Vertical reinforcement N12 @ 400mm within besser block cores.
 - Horizontal reinforcement bars N6-300.
 - Shear key/reinforcement dowelled into the existing rock to prevent lateral movement.
- Drainage measures:
 - 20mm blue metal drainage layer placed against the retaining wall.
 - 100mm flexible ag-pipe installed at the base of the wall, connected to the site's stormwater system.
- Earthworks:
 - Minor regrading of the backyard to align with alfresco, with an average cut/fill of 20mm (maximum cut up to 100mm below alfresco slab level).

No trees or vegetation will be removed as part of these works.

4. Planning Controls and Compliance

The proposed works comply with the objectives of the Northern Beaches Local Environmental Plan (LEP) and Development Control Plan (DCP) as follows:

- **Building Height and Scale:** The retaining wall is 1 metre in height, consistent with minor landscaping works.
 - **Setbacks:** The wall will be located wholly within the property boundary, with no encroachment onto adjoining land or Council property.
 - **Landscaping:** Works are minor and will support improved use of the backyard area.
 - **Stormwater:** Drainage has been designed to discharge into the approved stormwater system, preventing adverse impacts on neighbouring properties.
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5. Environmental Impacts

- **Vegetation:** No removal of trees or significant vegetation.
 - **Stormwater and Drainage:** Adequately managed via ag-pipe and blue metal drainage to stormwater line.
 - **Erosion and Sediment:** Temporary measures will be implemented during construction to manage run-off.
 - **Soils and Stability:** The retaining wall has been designed by a structural engineer to account for soil and rock conditions on site.
 - **Amenity:**
 - Privacy: The wall is low in height and will not create overlooking.
 - Overshadowing: None, due to low height.
 - Visual Impact: The raw besser block finish is consistent with typical residential landscaping treatments.
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6. Neighbourhood and Social Impacts

- The retaining wall is modest in scale and located at the rear of the property.
 - It will not generate any adverse overshadowing, noise, or privacy impacts to neighbouring dwellings.
 - Construction impacts such as dust and noise will be temporary and managed in accordance with standard building practices.
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7. Access and Services

- Construction access will be via the existing driveway and rear yard.
 - No changes are proposed to vehicle parking or access arrangements.
 - No services will be relocated or impacted.
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8. Conclusion

The proposed landscaping and retaining wall works are minor in nature and have been designed to comply with relevant Northern Beaches Council planning controls. The works will not result in any significant adverse environmental or social impacts. Accordingly, approval of this Development Application is considered appropriate.