

Statement of Environmental Effects

Accompanying a development application for

Retaining Wall

At

Lot 7 / DP 238 331

10 Courtley Road, Beacon Hill

22 May 2022

Prepared by Andrew Iemma

Statement of Environmental Effects
10 Courtley Road, Beacon Hill

Contents

1. Introduction	Page 3
2. Site Description and Analysis	Page 4
3. Details of Proposal	Page 5
4. Compliance of Planning Controls	Page 6
5. Environmental Assessment	Page 7
6. Conclusion	Page 9

Statement of Environmental Effects
10 Courtley Road, Beacon Hill

1. Introduction

This statement of environmental effects has been prepared by Andrew lemma to accompany a development application for a retaining wall at 10 Courtley Road, Beacon Hill. The application is being lodged by Andrew lemma, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions. This document will feature the development proposal and the overview of development at 10 Courtley Road, Beacon Hill, and the manner in which it will comply with the environmental planning standards and will have minimal impact on the neighbourhood.

This statement has been prepared having regard to the following documentation:

- BC2022/0078 (including Boundary Identification Survey provided as part of this submission)
- Drafted design plans, site survey and waste management report.



Fig. 1: Site location

2. Site Analysis and Description

2.1 Location and Property Description

This site is located at 10 Courtley Road, Beacon Hill within the Northern Beaches Council. The site is described as Lot 7 / DP 238 331

2.2 Site Characteristics

The site has an area of 556 m² which is currently a vacant block of land, with the retaining wall footing constructed (approved per BIC 2022/0078) and temporary timber shoring along the southern and western boundaries. The site is an irregular shaped block with a street frontage of 15.2m along Courtley Road on the northern boundary. The eastern boundary is 33.8m, southern boundary is 30.4m and the western boundary is 19.8m. There is a gradient of 2.3m from the rear south western corner to the front north eastern corner of the boundary, with majority of this gradient focussed on the north eastern quadrant of the site.

The site is located within a residential area, where the street has varying housing including both old and new dwellings, a variety of facades, and a mixture of one- and two-story dwellings.

The site is zoned R2 - Low Density Residential: (pub. 09-12- 2011)

The site is currently serviced with water, sewer connection, and electricity. These have sufficient capacity for the proposed development. Telecommunications is also located within close proximity. The site is also located close to a wide range of community services including health, schools, and shopping facilities.



Fig. 2: State of site

2.3 Surrounding development

Within the neighbourhood of Beacon Hill, most of the residential properties are freestanding houses. On Courtley Road, many of these are two-story homes, upon residential blocks of 500-800 m². A

Statement of Environmental Effects
10 Courtley Road, Beacon Hill

large portion of the properties are homes 20 years old or more. Many of these have had renovation to them since their original built date. There are also a number of new and modern homes.

3. Details of proposal

3.1 Proposed works

The proposed retaining wall works are planned to be constructed with masonry blocks on top of the existing footing. The retaining walls will be core filled with concrete and fitted with ag pipe, drainage rock & geo-fab to allow drainage to take its natural course. The retaining wall height varies from 0.4m to 1.65m.

Full details of the proposed development are provided on the drafted design plans prepared and submitted with this Development Application.

The proposed retaining wall to the existing block of land is not expected to have a significant adverse environmental impact on:

- Any significant vegetation community
- Habitat of threatened species, population, or ecological communities
- Rare species of flora
- Watercourse
- Or any significant natural features.

4. Compliance with Planning Controls

4.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 as amended applies to the proposed development. The proposal complies with BASIX requirements. A BASIX Certificate is not needed for the proposed works.

4.2 Regional Environmental Plans

There are no relevant regional environmental planning policies that apply to the proposed development.

4.3 Local Environmental Plans

The proposal is permissible for use within the R2 – Low Density Residential under Warringah Local Environmental Plan 2011 (pub 14.2.2020)

The proposal complies with the relevant controls set out with the relevant Local Environmental Plans.

4.4 Development Control Plans

The proposed development is permissible under the relevant instruments and has been completed with consideration to the total area of the site, dwelling, streetscape in conformity with Warringah DCP 2011

5.0 Environmental Assessment

5.1 Front, Side and Rear Setbacks

The existing front setback will remain the same as there is no proposed dwelling within this development. The existing side and rear boundary setbacks will remain the same as there is no proposed dwelling on the existing site. The existing setbacks still comply with The Warringah DCP 2011.

5.2 Visual Impacts

The visual design of the proposed retaining wall is considered to complement the surrounding houses and the suburb. The proposed retaining walls will have no impact on the street as there are neighbouring properties with retaining walls on their front boundaries, hence the development is visually in-line with its surrounds.

5.3 Overshadowing and Privacy

There are no known building height issues associated with this proposal. The existing 1.8m high timber fence on the eastern boundary will remain in the same location. The proposed retaining walls will have no impact that effects overshadowing to any neighbours. The property owner will discuss fencing options with applicable neighbours.

5.4 Parking and Traffic

The site has direct vehicle access from Courtley Road to a large driveway which has plenty of room to park trucks and vehicles when needed. There will be no significant increases in traffic movement along Courtley Road from the proposed development.

Vehicles can access the site from the front of 10 Courtley Road, Beacon Hill. Delivery vehicles will park on the driveway and unload their materials. Deliveries would be done during the general hours of operation (7am - 5pm Monday to Friday, 9am – 1pm Saturday), once a day where possible.

There will only be a few tradesmen working on the site each day until the project is completed. There are no plans for customer and sales representatives to visit the site.

5.5 Noise

The dwelling is intended for residential purposed and, as such, it is envisaged noise will be within normal domestic limits. There will be no adverse effect on air quality during or after construction.

There will be general construction noise by the workers during the construction period. This may include the use of power tools, filling up waste bins with construction materials, and trucks deliveries. However, this will be for a limited period.

5.6 Environmental Impacts

This proposal will not have any impact on the surrounding natural and built environment. There are no known critical habitat issue or no known conservation issues associated with this proposal.

The land is not affected by coastal protection issues. There is no bushfire risk to this property as per the property report (NSW Government).

5.7 Sustainability

The proposal does not require a Basix Certificate for Development Application.

5.8 Sewerage and Stormwater Disposal

The proposal will not affect the existing water supply and sewage disposal. There are no known sewerage and stormwater disposal issues associated with this proposal. The area of the site is not affected by flooding.

5.9 Waste Management

During construction, the waste will be separated on site and contained. Hard waste will be removed by appropriate subcontractors for recycling. Soft waste will be disposed of through appropriate waste management facilities. After occupation it is proposed that the domestic household waste will be stored in councils provided bins and collected as part of councils weekly and fortnightly waste removal collection services. Pending collection, the bins will be stored on site away from public view.

6.0 Conclusion

As described above, the development meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.

The proposed development for a retaining wall at 10 Courtley Road Beacon Hill has been designed to comply with the standard objectives of the council development control plan and all other relevant controls that apply to this site. The site will match the existing surrounding environment, resulting in optimised cohesion and continuity.

The proposed development will have no negative outcome towards the direct neighbours, will enhance the rear of the property and will have no impact on the streetscape elevation of the property and the general neighbourhood area. The proposal is suitable in size, style, and design for the local area, therefore considered to be an appropriate and acceptable development of the site and it is requested that council consider this application favourably.