STATEMENT OF ENVIRONMENTAL EFFECTS

13 IRRAWONG RD, NORTH NARRABEEN DEMOLITION OF TIMBER RETAINING WALL AND ERECTION OF NEW CONCRETE SLEEPER RETAINING WALL

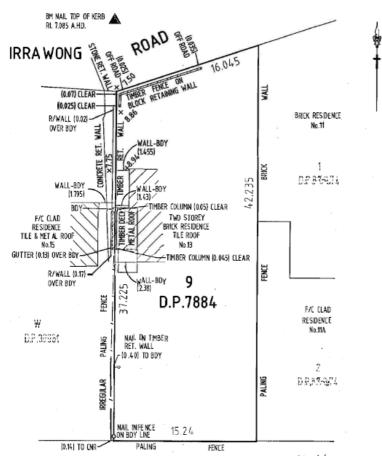
Background

This report is to accompany a Development Application for proposed demolition and replacement of timber log retaining wall and erection of new engineered concrete sleeper retaining wall at 13 Irrawong Rd, North Narrabeen.

This SEE must be read in conjunction with the following documentation:

- Architectural Drawings Site Plan
- Engineers Drawings prepared by Barrenjoey Consulting Engineers

Site Description + Existing Conditions



Survey of 13 Irrawong Road, North Narrabeen – prepared by Stutchbury Jaques P/L

As shown above the site consists of a two-storey brick veneer dwelling with gable roof on a rectangular shaped block bounded by Irrawong Road to the north.

No works are intended for the existing residence and do not form part of this development application.

The property known as 13 Irrawong Rd, North Narrabeen is the land being Lot 9 in D.P.7884 in the local government of Northern Beaches Council (formerly Pittwater Council).

The subject property is located within the R2 Low Density Residential Zone.

The site has a total area of 608m² with an angled frontage to of 16.045m to Irrawong Road and a rear boundary of 15.240. Western side boundary of 37.225m and eastern boundary of 42.235m.

The site falls from rear to front.



Front view of 13 Irrawong Road, North Narrabeen
The existing dwelling is not subject to this development application.

Surrounding Environment

The subject site is in a primarily residential area, with detached dwelling and similar sized lots of land.



Aerial view of 13 Irrawong Road, North Narrabeen – taken form SIX Maps Website

2.0 PROPOSED DEVELOPMENT

The proposal is for the demolition of a timber log sleeper retaining wall and construction of a new engineered concrete sleeper or equal retaining wall in its place.



Photos of existing retaining wall to be demolished and replaced with new engineered retaining wall



Example for proposed engineered retaining wall – smooth grey proposed

OBJECTIVES

The proposal is improving the existing site condition and ensures the longevity of the retaining wall.

These will be the only works and no alterations or additions to the dwelling.

3.0 ZONING AND DEVELOPMENT CONTROLS

This assessment examines the proposed works against the relevant clauses and polices contained in the following planning documents:

Council: Northern Beaches (Formerly Pittwater Council)

Policy: Pittwater Local Environment Plan 2014
Pittwater 21Development Control Plan

Zoning: R2 Low Density Residential

PITTWATER LEP 2014

Zone R2 Low Density Residential

PITTWATER LEP 2014 CLAUSE 4.3 HEIGHT OF BUILDINGS

Allowable Building Height: 8.5m No works are proposed to dwelling **Complies**

PITTWATER 21 DCP CLAUSE D11.6 FRONT BUILDING LINE

No works proposed to dwelling – no impact to front setback **Complies**

PITTWATER 21 DCP CLAUSE D11.7 SIDE AND REAR BUILDING LINE

No works proposed to dwelling – no impact to front setback **Complies**

PITTWATER 21 DCP CLAUSE D11.9 BUILDING ENVELOPE

No works proposed to dwelling – no impact to building envelope **Complies**

PITTWATER 21 DCP CLAUSE D11.10 LANDSCAPE AREA

No works proposed to dwelling or decrease in landscape area **Complies**

PITTWATER 21 DCP CLAUSE D11.12 FENCES - GENERAL

There will be no amendments to the front, rear and eastern boundary fences.

No fence to the western boundary will be erected to a height greater than 1.8m. **Complies**

PITTWATER 21 DCP CLAUSE D11.14 CONSTRUCTION, RETAINING WALLS

The proposal is for the demolition and construction of a new retaining wall that is greater than 1.5m

Engineering drawings have been included to meet the requirements of this control, and the replacement of the existing retaining wall will improve the site condition. **Complies**

4.0 CONCLUSION

This proposal generally complies with Council's requirements as the replacement of the existing retaining wall has no impact on Council's planning controls.

The proposal will have minimal or no impact on the surrounding area as it is replacing an existing wall in the same location.

The overall design will improve the site condition and provide greater longevity to the western boundary.