

STATEMENT OF ENVIRONMENTAL EFFECTS

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



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 from 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 policies contained in the following planning documents:

Council: Northern Beaches (Formerly Pittwater Council)
Policy: Pittwater Local Environment Plan 2014
Pittwater 21 Development 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.