

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED REMEDIAL RETAINING WORKS & BOUNDARY FENCING

AT

11 HERBERT STREET, MANLY, NSW 2095

MAY 2024

BY

CONTOUR LANDSCAPE ARCHITECTURE

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies drawings as listed below prepared by Contour Landscape Architecture for submission to Council for a development application for a Remedial Retaining Works

- C-1 SITE PLAN
- C-2 SECTION AA
- C-3 SECTION BB
- C-4 SECTION CC
- C-5 SITE ANALYSIS PLAN
- C-6 SEDIMENT CONTROL PLAN
- C-7 NOTIFICATION PLAN

This statement:

Explains how this proposal responds to the desired outcomes and explains how the proposal has addressed the relevant prescriptive measures contained in the following documents:

- *Environmental Planning & Assessment Act 1979 as amended*
- *Manly Development Control Plan 2013 (MDCP)*
- *Manly Local Environmental Plan 2013 (MLEP)*

2.0 LEGAL PROPERTY DESCRIPTION & ZONING

2.1 PROPERTY LOCATION



11 Herbert Street, Manly, NSW 2095

2.2 LEGAL PROPERTY DESCRIPTION

The subject site is identified by formal survey as 11 Herbert Street, Manly, NSW 2095 and legally identified as Lot 20, DP 1297856 Local Government Area of Manly.

The property is rectangular in shape with a total site area of approximately 371.2m² (by DP).

2.3. PROPERTY ZONING

The zoning of the property is R1 General Residential.

The property is not zoned within a Heritage Conservation Area and not listed as a heritage item itself.

The property is not within bushfire prone land.

3.0 SITE ANALYSIS

3.1 SITE DESCRIPTION

The property is situated on the Southern side of Herbert Street.

To the East, West and South of the subject property are existing neighbouring residential properties of a similar size, bulk and site position to the subject residence.

The property shall have off-street parking in the form of a previously approved driveway and garage that is currently under construction. The subject site will be accessed by a driveway crossover via Herbert Street towards the south eastern corner of the Property.

The subject property grades steeply towards the northern boundary from the southern parts of the property.

The subject site is currently an active building site, the only existing structure is a concrete pool shell.

4.0 THE PROPOSED DEVELOPMENT

4.1 Proposed Remedial Retaining Works

- It is proposed that two concrete sleeper retaining wall be installed. One to the west of the proposed Dwelling and a separate concrete sleeper retaining wall to the south of the proposed dwelling.
- The proposed concrete sleeper retaining wall to the west of the proposed dwelling shall replace and match the heights of an existing dilapidated brick retaining wall. The existing brick retaining wall is currently a dangerous and unstable structure, replacing this wall at the earliest opportunity is in the best interest of the residents of 13 & 11 Herbert Street, Manly as well as northern beaches council.
- The proposed retaining wall to the west of the proposed dwelling shall have a nominal length of 19220mm.
- Currently the existing brick wall and boundary fence of 13 Herbert street, to the west of the proposed dwelling encroaches on the subject property (Max encroachment 352mm - Min Encroachment 240mm) as part of this proposal, the concrete sleeper retaining wall and boundary fencing shall be located along the western boundary of the subject property. Reclaiming the encroached land.
- Boundary Fencing with a nominal height of 1.8m shall be fixed to the top of the proposed retaining works to ensure visual privacy is maintained for the residents of the subject property and those of 13 Herbert Street.
- A proposed concrete retaining wall to the south of the proposed residence shall be required to stabilise the rear yard of the adjoining property to the south of the subject site.
- The proposed retaining concrete sleeper retaining wall to the south of the proposed dwelling shall measure a nominal length of 9145mm.
- The proposed wall to the south of the site shall match the height of the ground level of the adjoining property to the south of the subject site. A new boundary fence with a nominal height of 1.8m shall be fixed atop the proposed concrete sleeper wall.

5.0 SUMMARY

This proposal should be supported and approved by Northern Beaches Council.

All proposed work shall be undertaken to the highest standards utilising high quality materials and finishes.

The proposed works do fundamentally comply with all controls and objectives of the Manly DCP. As the proposed works are a necessity for those of the subject property as well as those of the adjoining properties, a merit based application in this instance is suitable given we have validated herein this proposal's suitability for approval.

The Manly Development control plan Controls and objectives have been carefully considered to provide a design that is as sympathetic to the subject site and adjoining properties as possible. So as to improve the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.