

# Statement of Environmental Effects

Accompanying a development application for

## RETAINING WALL

At

Lot 10/DP 27698

12 Old Barrenjoey Rd, Avalon Beach NSW 2107

26<sup>th</sup> August 2020

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Statement of Environmental Effects  
12 Old Barrenjoey Rd, Avalon Beach NSW 2107

**1. Introduction**

This statement of environmental effects has been prepared by Simon Terry to accompany a development application for a retaining wall at 12 Old Barrenjoey Rd, Avalon Beach NSW 2107. The application is being lodged by Simon and Megan Terry, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Pittwater Local Environment Plan 2014, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

During the work being completed under Complying Development Certificate 200043, the excavation works have required the replacement of the old <600mm high timber retaining wall with a short masonry wall. It has been discovered during the construction process that the retaining wall needs to be increased to a height of 1m.

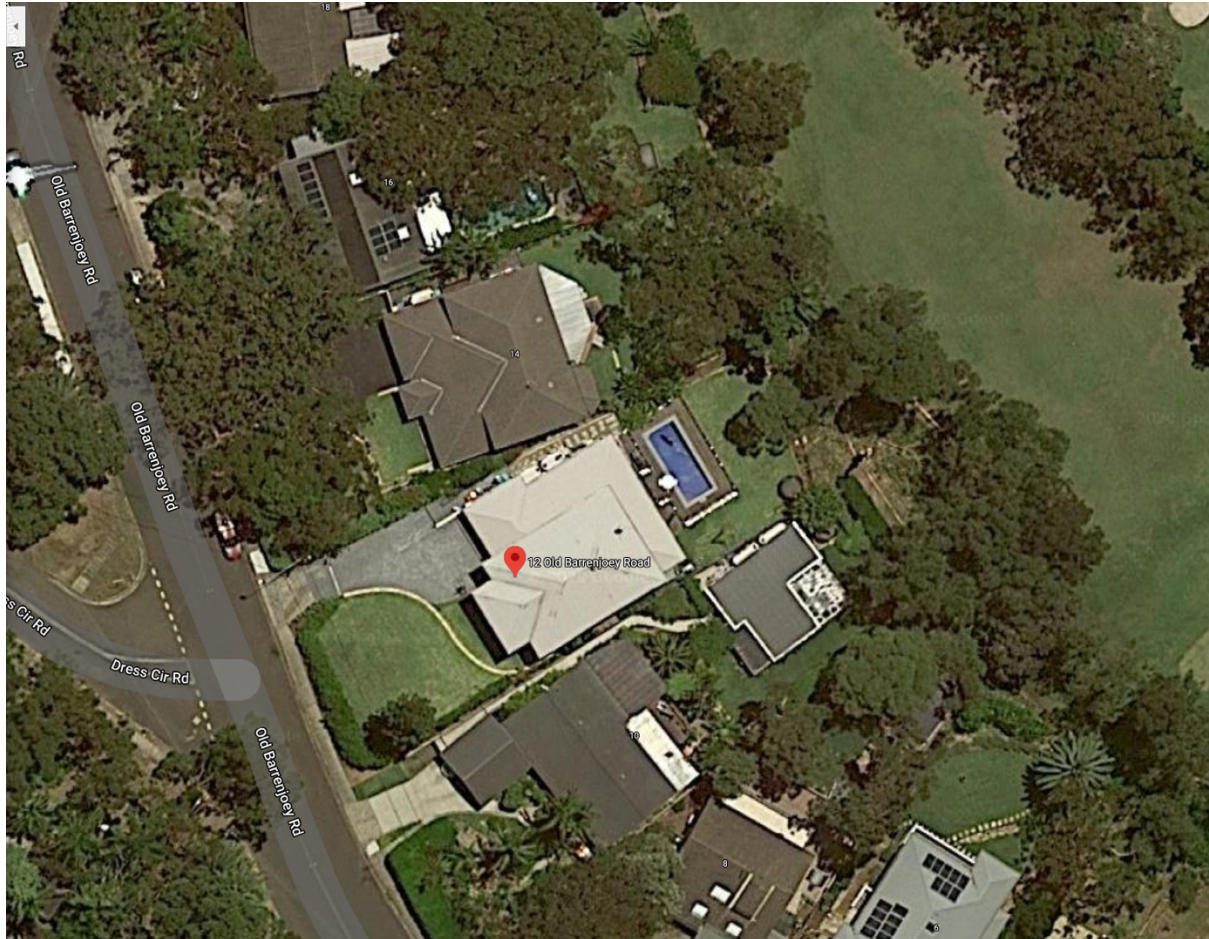
This statement has been prepared having regard to the following documentation:

- Architectural plans – 191691\_CDC01\_200501
- Engineering plans – CS0027\_RWall\_Back\_CR4\_03\_07\_2020
- Site Survey

## **2. Site description and analysis**

### **2.1 Location and property description**

The property is located at 12 Old Barrenjoey Rd, Avalon Beach.



### **2.2 Site characteristics**

The site is 951m<sup>2</sup> situated on a sloping block. It falls nearly 8m from the front to the back and rolls from right to left in line with the golf course. The frontage is 22m and the back boundary is just over 16m.

### **2.3 Surrounding development**

The surrounding development is residential homes although the property abuts Avalon Golf Course at the rear boundary.

### **3. Details of proposal**

#### **3.1 Proposed works**

We are currently undertaking complying development work (new spa and retaining walls) under CDC200043. Get Certified is the PCA.

During the course of excavation works, the existing 600mm timber retaining wall was replaced with a short masonry wall. It will need to be extended to 1m. The Certifier advised that this was no longer exempt development and required a separate DA.

#### **4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

***(a) the provisions of:***

***(b) (i) any environmental planning instrument***

**State Environmental Planning Policies**

Compliance with SEPPs

**Local Environmental Plan**

Compliance with LEPs

***(iii) any development control plan***

Compliance with DCPs

***(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F***

Not applicable

***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

Not applicable

***(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,***

Not applicable

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

None

***(c) The suitability of the site for the development,***

Suitable

***(d) any submissions made in accordance with this Act or the regulations,***

None

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***(e) the public interest.***

Not applicable

## **5.0 Other considerations**

### **5.1 Visual Impacts**

The retaining wall on the western boundary will increase in height by 400mm on my neighbour's boundary. My neighbour has been regularly consulted throughout the process and is satisfied with the proposal.

### **5.2 Open Space**

Not applicable

### **5.3 Overshadowing and Privacy**

No material change

### **5.4 Noise**

Not applicable

### **5.5 Erosion Control Measures**

Significant drainage improvement on a sloping block

### **5.6 Economic and Social Impacts**

Not applicable

### **5.7 Environmental Benefits**

No material change

### **5.8 Disabled Access**

No material change

### **5.9 Security, Site Facilities and Safety**

No material change

### **5.10 Waste Management**

Not applicable. Very little, if any waste, will be generated by the development. Pallets will be returned.



#### **5.11 Building Code of Australia**

Compliance with Building Code of Australia

#### **5.12 Traffic**

No material traffic impact other than when retaining wall blocks are delivered

#### **5.13 Stormwater/flooding**

Significant improvement in stormwater collection and distribution

## **6.0 Conclusion**

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