

## Northern Beaches Council DA Application

DATE: 26 November 2019

TITLE: STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT REPLACE AND MODIFY BACK YARD RETAINING WALLS

ADDRESS 10 PARUNA PLACE CROMER NSW 2099

REAL DESCRIPTION LOT 49 DP 239139

SITE AREA: 593.40 M2

LGA: NORTHERN BEACHES COUNCIL

CONTROLS: WARRINGAH CENTRAL WARD LEP 2011 AND DCP 2011

ZONING: R2 LOW DENSITY RESIDENTIAL

APPLICANT: PAUL AND ALICE GREENLEES



Demolished fire damaged building on the site

## Preamble

The site is positioned to the northern side of Paruna Place with moderate cross fall from west to east boundaries and slight fall downward toward the street (South).

A one and two storey, brick and tile residence was positioned on the site (built c. 1972) however it was severely damaged by a recent fire and is uninhabitable. As a result of this fire, the structure was demolished and a rebuild was started with the approved DA2017/0842. However, the rebuild is currently stalled due to the builder (Construct Services) being sacked because of cheating and lying to both the insurance company and the owner. A new builder is ready to start after the retaining walls are built in the back yard.

The new building, including the back yard retaining walls will be a “like for like” replacement of the old with minor changes to the placement of one of the retaining walls to allow a further 1.5 metres of setback from the back edge of the re-built house.

The driveway, crossover and layback are retained and side setbacks remain the same.

Landscaped Open Space statistics remain as existing and all proposed stormwater can reach the street system by gravitational means.

The site is designated Bush Fire Prone Land and Land Slip affected however the proposal satisfies the specific building requirements necessary for such areas.

The proposed development satisfies LEP 2011 and DCP 2011 and following assessment of the enclosed (and attached) documentation, will be worthy of Development Consent as determined by Council.

## Introduction

The proposed retaining walls will be of reinforced and grouted concrete block construction with height varying from 800mm to 1800mm. It will be founded on reinforced concrete cantilevered footings (taken to rock).

The edges of all walls exposed to access will be fenced with aluminium fencing with support posts core drilled and grouted into the top of the retaining walls.

Existing retaining walls that were not damaged by the demolition of the fire damaged dwelling on the site will be left in situ.

## Performance Criteria

### Local Environment Plan 2011

### Result

### Part 6.2 Earthworks

### Compliance

Like for like replacement of previously existing retaining walls is unlikely to disrupt or have any detrimental effect on existing drainage patterns and soil stability.

The proposed development will have no effect on the likely future use or redevelopment of the land.

Fill material will be sourced from existing soil on site with the back of the retaining walls backfilled with 20 mm gravel source from Kimbriki recycling facility. No excavated material is anticipated.

There is no likelihood of disturbing relics because of the like for like nature of the proposed development.

The development is not in proximity to any watercourse, drinking water catchment or environmentally sensitive area.

## **Development Control Plan 2011**

### **C4 Stormwater**

### **COMPLIANCE**

Required: To discharge into a drainage system approved by Council.

Proposed Stormwater:

All proposed ground water discharge from behind the retaining walls is to be discharged via a piped system to Paruna Place under gravitational means.

*Comment: The proposal satisfies this development control.*

### **D2 Private Open Space**

### **COMPLIANCE**

Required: 35m<sup>2</sup> with a minimum dimension of 3m

*Comment: the proposal is capable of providing the above amount of site area for POS located in the rear yard of the property.*

### **D7 View Sharing**

### **COMPLIANCE**

*Comment: The proposal will not impact the view corridor or district outlook of any adjoining neighbouring property.*

### **D8 Privacy**

### **COMPLIANCE**

*Comment: The proposal will not impact the visual or audible privacy of any adjoining neighbouring property*

## **PART E NATURAL ENVIRONMENT RESULT**

### **E4 Wildlife Corridor**

### **NIL IMPACT**

*Comment: The proposed development essentially replaces the existing in a "like-for-like" fashion and all new works (essentially) occur wholly to and wholly within the original footprint of the demolished fire damaged dwelling.*

*As such, the proposed structure proposes no earthworks or disturbance to any portion of natural ground beyond that of the existing.*

*There is no modification therefore, to any portion of land supporting native vegetation and fauna and no such modification to this area has occurred on this site within the past 5 years (the prior landscaping is 45 years old). We understand that we are compliant with this situation and that a full biodiversity statement is not required for assessment by Council.*

### **E10 Landslip Risk COMPLIANCE**

*Comment: We are identified as being within AREA A and AREA B of the land slip risk map and the proposed re-instatement of retaining walls conforms to reducing the risk of any land slip.*

## **Conclusion**

We understand that the performance of this proposal relative to the above development controls suggest that the project would be worthy of development consent as determined by Northern Beaches Council and we look forward to Council's determination accordingly.