

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

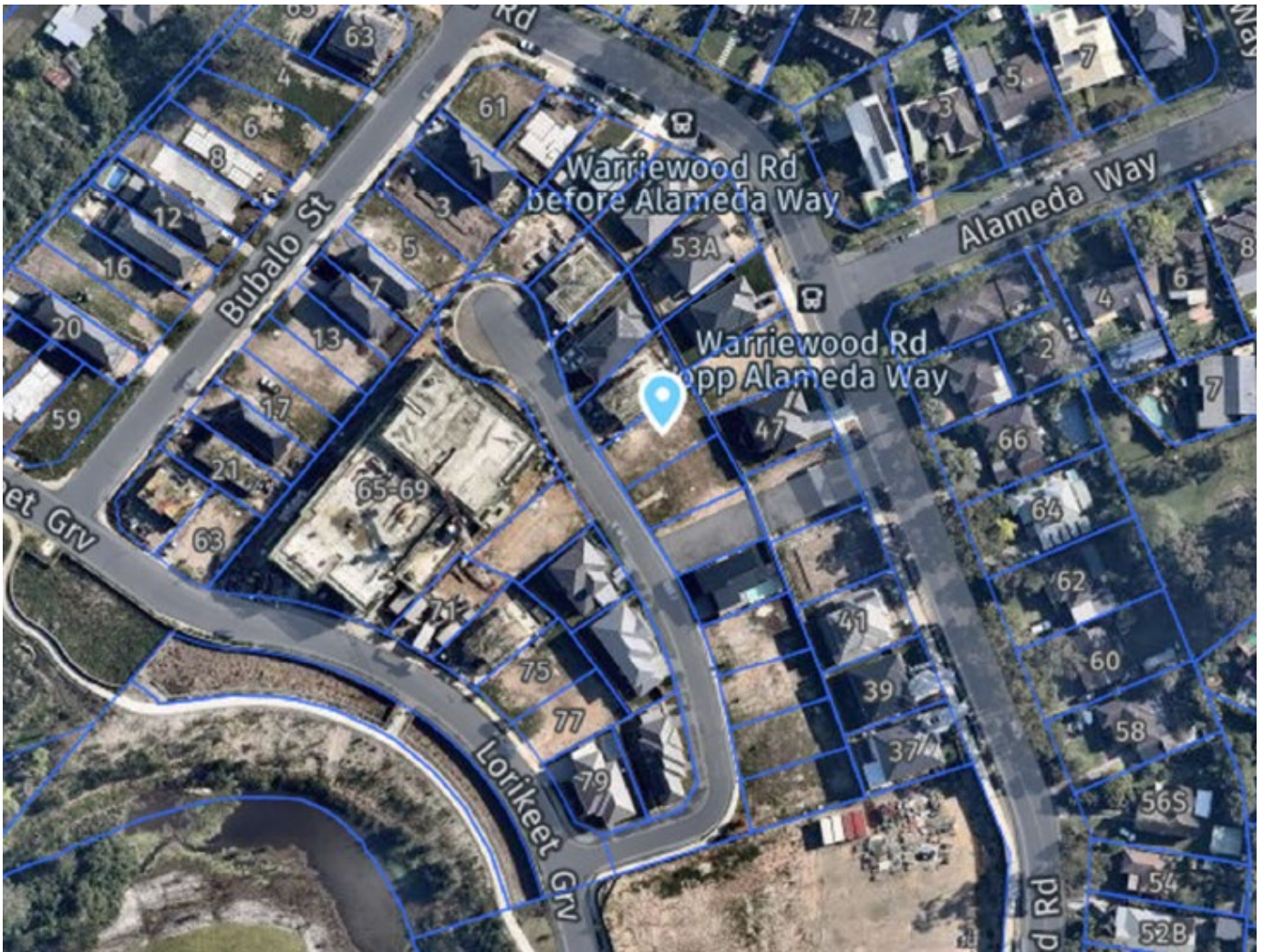
PROPOSED RETAINING WALLS

Lot 18, 22 BAZ RETREAT, WARRIEWOOD NSW 2102

FOR
ALANA SAHAKIAN

NORTHERN BEACHES COUNCIL
DATE: 12TH JANUARY 2022

C/O OUTBUILD GROUP



INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of retaining walls. The proposed retaining walls are to be situated to the rear and left hand sides of the property.

The site, known as Lot 18, 22 Baz Retreat, Warriewood, is irregular in shape, with a primary frontage to Baz Retreat and has a total land area of 333.8m², and is bounded by residential properties to the three other sides. The site has a gentle to moderate slope to the front, with drainage to be directed to the street via a rainwater tank as per hydraulic details. The neighbourhood generally consists of a mix of residential buildings of one and two storey construction. The subject site is located within a new subdivision in Warriewood.

The following Statement of Environmental Effects details the subject site, outlines the proposed development and confirms the manner in which the development will comply with relevant planning legislation and local planning controls. This Statement is accompanied by the required plans and documentation, including landscape Plan.

DEVELOPMENT PROPOSAL

This development application seeks approval to install retaining walls to the rear and left hand side of the property, as shown on the attached landscape plan.

IMPACTS OF THE DEVELOPMENT

The following sections address the relevant matters for consideration of the application.

RELEVANT PLANNING INSTRUMENT: Pittwater Local Environmental Plan 2014

The subject site is zoned R3 Medium Density Residential pursuant to Pittwater Local Environmental Plan 2014

The objectives of the R3 Zone are as follows:

- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed development is for retaining walls compatible with the existing and future character of the locality. They have been designed to provide a high level of amenity for residents whilst considering the adjoining properties and natural constraints of the site. The proposed walls are considered to meet the relevant objectives of the R3 zone.

Heritage Conservation: The site is not located in a conservation area and does not contain a heritage item. No heritage items are noted within direct proximity to the site.

Bush fire hazard reduction: The subject site has not been identified as bushfire prone land.

Biodiversity: The subject site has not been identified as biodiversity land.

The retaining walls have been located and designed to have no adverse impact on the existing landform, natural vegetation or visual quality of the site and surrounding areas. The proposal will not impact negatively on adjoining residential properties, public spaces or the environment. The proposal will not unnecessarily result in destruction of any natural site features, flora and fauna habitats.

CONCLUSION

It is our professional opinion that the proposed development has been successfully integrated into this site, with sensitive consideration of the requirements of the relevant Northern Beaches Council LEP and DCP.

The form and design of the proposal is responsive to the particular site conditions. The proposal will not adversely affect the existing character of the locality, nor have a negative impact on neighbouring properties.

We understand that this application will be judged on its merit and we request that Council view this well considered application favourably.