Planning | Development | Management | Engineering

Statement of Environmental Effects

Construction of retaining wall

Precise Planning

55 Robertson Road
Scotland Island

FILE: 100369
October 2023

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PRECISE PLANNING

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This Statement of environmental effects has been prepared exclusively for submission to Northern Beaches Council as an accompaniment to an Integrated Development Application, which seeks consent to the construction of a retaining wall set back 4 metres from the northern waterfront boundary of 55 Robertson Road Scotland Island.

The information contained in this Report has been compiled from both primary and secondary information sources.

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1 Introduction & Executive Summary

1.1 Introduction

This Statement of environmental effects (SEE) accompanies a nominated integrated development application (the Application) made under the Environmental Planning & Assessment Act 1979 (EPA Act), seeking consent for the construction of a retaining wall which is ancillary to a ***sea retaining wall***, set back 4 metres from the northern waterfront boundary at 55 Robertson Road Scotland Island (the Subject Site). The Application is nominated integrated development because it proposes works within 40 metres of waterfront land, as defined by the *Water Management Act 2000*.

1.2 Subject Site & Surrounds

The Subject Site is legally described as Lot 122 in DP 12749. The Subject Site is generally rectangular in shape, with a frontage of 10.06 metres to the northern side of Robertson Road and a depth of around 64.6 metres to the Mean High Water Mark (MHWM). The Subject Site comprises an area of approximately 720.8m^2 (By DP 12749). Robertson Road is a bitumen sealed, two-way road.

Erected upon the Subject Site is a timber clad residence. The Subject Site is located in a residential area, with its northern boundary abutting Pittwater. Residential dwellings are erected to the east and west of the Subject Site. A sandstone block seawall is located along the northern boundary of the Subject Site.

Topographically, the Subject Site slopes down from south to north (front to rear), with a steep downward slope of around 30° from the rear of the dwelling to the water's edge. A significant, steep, unretained fall is evident at the Subject Site (see Figure 5). This feature has triggered the need for the proposed retaining wall.

The Subject Site contains some native vegetation with established canopy trees. It is mapped within the Pittwater Spotted Gum Forest EEC, the Pittwater Geotechnical Hazard Map, the Estuarine Hazard Map, the Foreshore Building Line Map the Terrestrial Biodiversity Map and the Acid Sulphate Soils Map. The Subject Site is also mapped on the biodiversity values map, the bush fire prone land map, the coastal environment area map and the coastal use area map.

FIGURE 1 – *Subject Site* (SOURCE: Nearmap)

1.3 The Proposal and statutory considerations

1.3.1 The Proposal

The Proposal involves the construction of a ***retaining wall*** which is ancillary to a ***sea retaining wall***, set back 4 metres from the northern waterfront boundary of the Subject Site (see Figures 2 and 3).

The proposed retaining wall will be constructed in 275 Dincel, concrete filled and clad with a sandstone cladding, flagstone or similar, to provide a muted, natural look. In accordance with the engineer's specification, the area between the base of the proposed retaining wall and the existing sandstone sea wall will be concreted.

The proposed retaining wall will vary in height, in accordance with the level of the land to be retained.

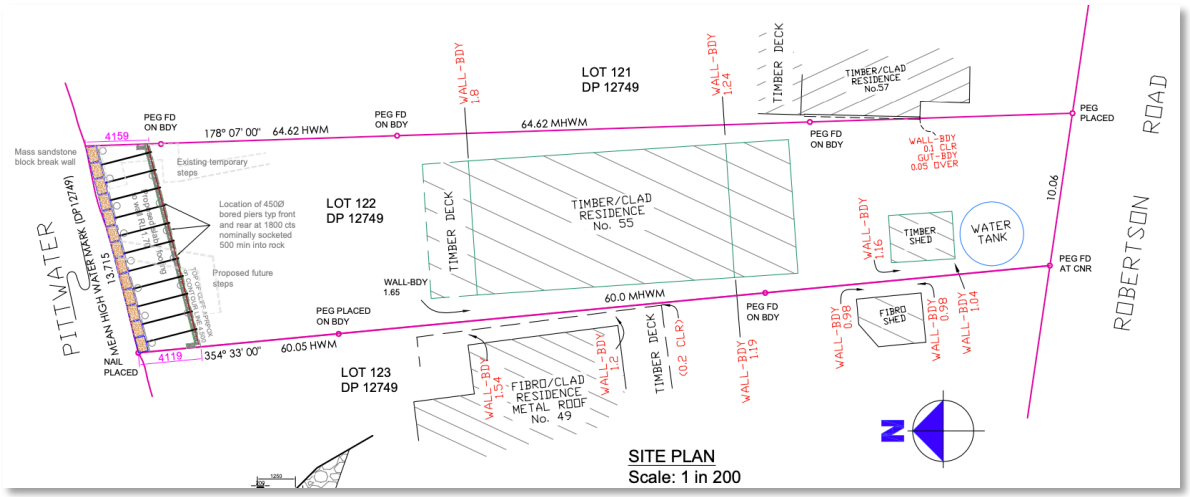


FIGURE 2 – *Site plan showing location of proposed retaining wall* (SOURCE: Plan by Peter Blacker and Associates)

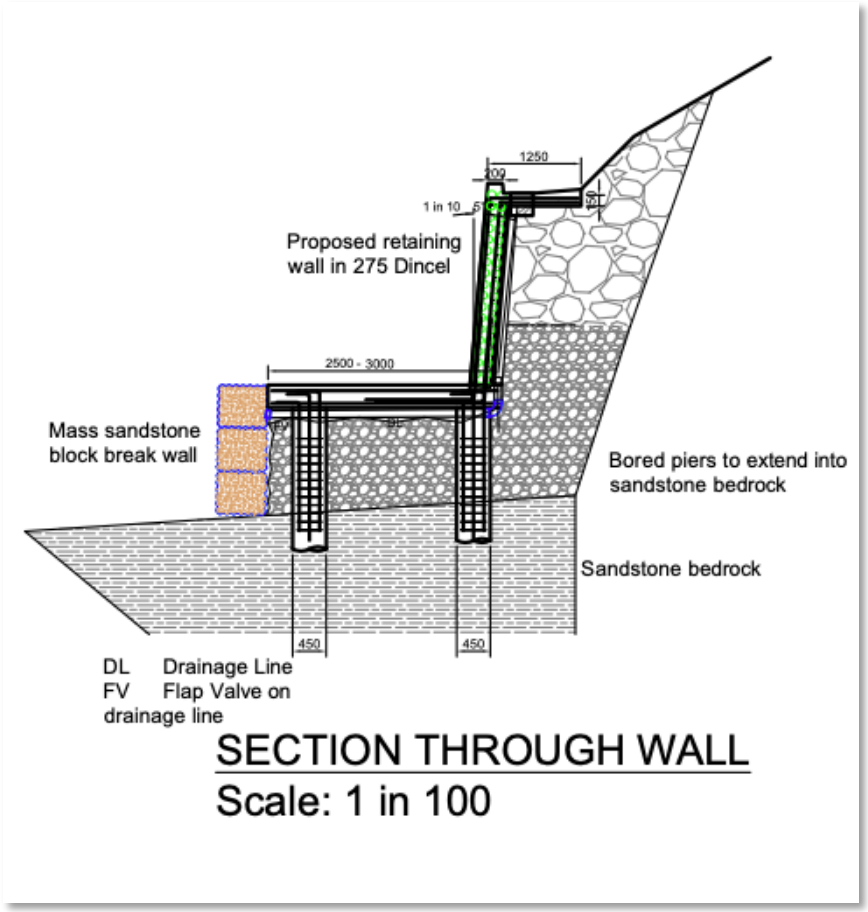


FIGURE 3 – *Section of proposed retaining wall* (SOURCE: Plan by Peter Blacker and Associates)

1.3.2 Statutory considerations

1.3.2.1 Acts and Regulation

Reference	Requirement	Response
Environmental Planning and Assessment Act 1979		
S 4.14(1)	(a) Consent authority must be satisfied that development conforms to the specifications and requirements of Planning for Bushfire Protection 2019 (PBP 2019) as relevant.	A retaining wall is a Class 10b structure in accordance with the National Construction Code (NCC). There are no bush fire protection requirements for Class 10 structures, provided they are more than 6 metres from a dwelling. The proposed ancillary retaining wall is greater than 6 metres from the rear of the existing dwelling on the Subject Site. Therefore, in relation to s 4.14(1)(a), the consent authority can be satisfied that the proposed ancillary retaining wall conforms to the requirements of PBP 2019.
S 4.15(1)	(a)(i) Environmental planning instruments	Consistent – see below, Table 2
	(ii) draft instruments	N/A
	(iii) development control plans	Compliant – see s 1.3.2.3 Table 3 of this SEE
	(iiia) planning agreements	N/A
	(iv) the regulations	Consistent – see below
	(b) Likely impacts	Satisfactory - see s 2 of this SEE
	(c) Suitability of the site	Based on compliance with the relevant controls and standards contained in the applicable EPIs and DCP, as well as the consideration of likely impacts at s 2 of this SEE, the Subject Site is suitable for the Proposal
	(d) Submissions	A matter for consideration by Council. The proponent will address any issues raised in public submissions if requested by Council
	(e) Public interest	The Proposal is consistent and/or compliant with the EPA Act and Regulation, other relevant Acts, relevant SEPPs, PLEP 2014 and PDCP 2014. It will not result in unsatisfactory impacts on either the natural or built environment. It will result in neutral social and economic

Reference	Requirement	Response
		benefits. The proposed retaining wall is considered necessary to reduce ground instability and control erosion. On these bases, the Proposal is in the public interest.
S 4.46(1)	Approval required under s 91 *Water Management Act 2000*	The Application is lodged as nominated integrated development, as works are proposed within 40m of waterfront land.
Environmental Planning and Assessment Regulation 2021		
	Part 3 Development applications, cl 23 – cl 36	Cl 23 – owner's consent provided Cl 24 – information required by the approved form, EPA Act and regulation has been provided. The Application will be lodged via the Planning Portal Cl 25 – DPE – Water (s 91 *Water Management Act 2000*) Cl 26 – The Proposal does not rely on any provisions of the SEPP (Housing) 2021 Cl 27 – N/A Cl 28 – proposal does not trigger *Biodiversity Conservation Act 2016* Cl 29 – N/A Cl 30 – N/A Cl 30A – N/A Cl 30B – N/A Cl 31 – N/A Cl 32 – N/A to nominated integrated development (see subclause (3)(b)) Cl 33 – N/A Cl 34 – N/A Cl 35 – N/A Cl 35A – N/A Cl 36 - Noted
Coastal Management Act 2016		
	Cl 5 Coastal zone	The Subject Site is in a 'coastal zone', as it is mapped within the coastal environment area and the coastal use area
	Cl 8 Coastal environment area	The proposed retaining wall has been considered in relation to the management objectives outlined in subclause (2). The proposed retaining wall is either consistent with, or else does not hinder the attainment of, the relevant management objectives.

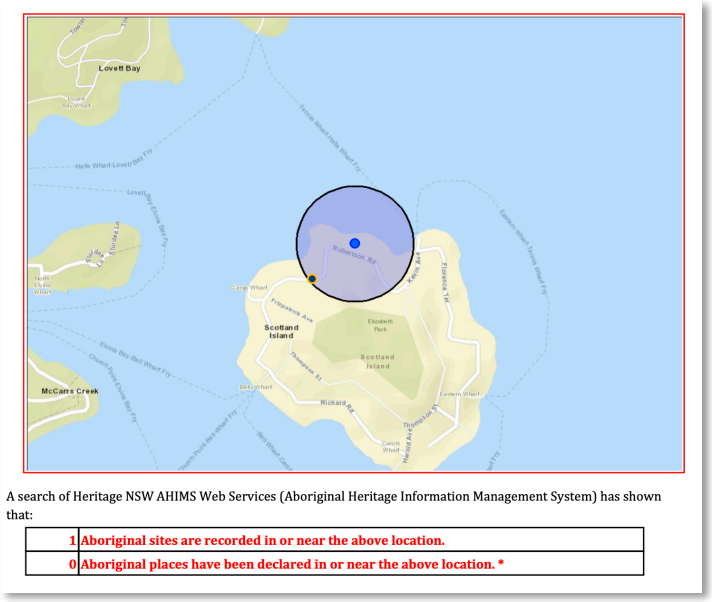
Reference	Requirement	Response
	Cl 9 Coastal use area	The proposed retaining wall has been considered in relation to the management objectives outlined in subclause (2). The proposed retaining wall is either consistent with, or else does not hinder the attainment of, the relevant management objectives.
Biodiversity Conservation Act 2016		
	S 7.2(1) For the purposes of this Part, development or an activity is likely to significantly affect threatened species if: (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or (c) it is carried out in a declared area of outstanding biodiversity value.	(a) The test in s 7.3 has not been applied in this circumstance, because, as shown on Figure 5, the proposed retaining wall is being constructed on bare earth and the works will not necessitate the clearance of any native vegetation. (b) The area threshold for entry to the biodiversity offsets scheme is 0.25ha (see cl 7.2(4) Biodiversity Conservation Regulation 2017). Therefore, the proposed retaining wall does not trigger this threshold. Whilst the proposed retaining wall is located in an area identified on the Biodiversity Values Map (see Figure 4), the proposed retaining wall will be constructed on bare earth, thus no "clearing of native vegetation, or other action prescribed by cl 6.1" (see cl 7.1(1)(b) BV Reg) is required. (c) The Subject Site is not a declared area of outstanding biodiversity value Consequently, there is no requirement under the BV Act for any further assessment.

Reference	Requirement	Response
		 **FIGURE 4** – *Biodiversity Values map*
Water Management Act 2000		
	S 91 Activity approvals	The Application is lodged as nominated integrated development. Following the granting of development consent, an application for a Controlled Activity Approval will be made.

TABLE 1 – *Summary of relevant Acts and Regulations*

1.3.2.2 Environmental Planning Instruments

State Environmental Planning Policies		
SEPP (Resilience and Hazards) 2021		
Chapter 2 Coastal management	**Division 3 Coastal environment area** Cl 2.10 (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following— (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, (b) coastal environmental values and natural coastal processes, (c) the water quality of the marine estate (within the meaning of the *Marine Estate Management Act 2014*), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1, (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms, (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (f) Aboriginal cultural heritage, practices and places, (g) the use of the surf zone.	The Subject Site is mapped within the 'Coastal environment area'. The construction of the proposed ancillary retaining wall forms part of an ongoing effort to protect and improve the integrity and resilience of the local environment, by retaining the ground and reducing instability and risk of ground failure and a result of natural coastal processes. The proposed ancillary retaining wall is unlikely to cause an adverse impact to the integrity and resilience of the biophysical, hydrological (surface and ground water) and ecological environment, coastal environmental values and natural coastal processes, the water quality of the marine estate, or to marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms. The proposed ancillary retaining wall does not impact on existing public open space or safe access along the foreshore for members of the public, including persons with a disability. The proposed ancillary retaining wall will improve water quality entering Pittwater as it will reduce the potential for soil erosion. The proposed ancillary retaining wall will not result in an adverse impact on marine vegetation, native vegetation and fauna and their habitats. A basic AHIMS search conducted on 20 September 2023 with a buffer of 200m from the Subject Site identified no Aboriginal places and one Aboriginal site (see Figure 4). However, the proposed ancillary retaining wall is located within a privately-owned residential allotment, well clear of the Aboriginal place identified and is unlikely to adversely impact any Aboriginal cultural heritage, practices or places. Nevertheless, a protocol will be followed to ensure that if any Aboriginal engravings or relics are

		unearthed during the course of construction, works will cease immediately and the relevant authorities notified.  A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that: 1 Aboriginal sites are recorded in or near the above location. 0 Aboriginal places have been declared in or near the above location. * **FIGURE 4** – *result of AHIMS basic search* The proposed ancillary retaining wall will have no adverse impact on the surf zone.
	(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	The proposed ancillary retaining wall will not result in any adverse impacts identified in subclause (1).

	Division 4 Coastal use area Cl 2.11 (1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority— (a) has considered whether the proposed development is likely to cause an adverse impact on the following— (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores, (iii) the visual amenity and scenic qualities of the coast, including coastal headlands, (iv) Aboriginal cultural heritage, practices and places, (v) cultural and built environment heritage, and (b) is satisfied that— (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	The Subject Site is mapped within the 'Coastal use area'. There is no public access to the foreshore at the location of the proposed ancillary retaining wall. It will not result in overshadowing, wind funnelling or view loss from public places to the foreshore. The proposed ancillary retaining wall will not adversely impact the visual amenity and scenic qualities of the coast, Aboriginal cultural heritage, practices or places or the cultural and built environment heritage. The proposed ancillary retaining wall will not result in any adverse impacts identified in subclause (1).
	Division 5 General Cl 2.12 Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.	The Subject Site is categorised as being located within the ***coastal zone***, pursuant to the *Coastal Management Act 2016*. The proposed ancillary retaining wall is unlikely to cause increased risk of coastal hazards.

Chapter 4 Remediation of land	Cl 4.6 Contamination and remediation to be considered in determining DA	The Subject Site has a long history of continuous residential use and is unlikely to be contaminated. A Stage 1 contamination assessment is not warranted in this circumstance.
Pittwater Local Environmental Plan 2014		
PLEP 2014	C3 Environmental Management zone	The proposed ancillary retaining wall is ancillary to the dwelling house. It is consistent with the relevant objectives of the zone, insofar as it will protect, manage and restore the water's edge and does not impair or prevent the satisfaction of the remaining objectives.
	Cl 7.1 Acid sulphate soils	The Subject Site is mapped as Class 5. The Subject Site is not within 500m of adjacent Class 1, 2, 3 or 4 land.
	Cl 7.6 Biodiversity	The Subject Site is mapped on the Terrestrial biodiversity map. The proposed ancillary retaining wall is unlikely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, or the importance of the vegetation on the land to the survival of native fauna, as is will be constructed on bare earth. It is unlikely to fragment, disturb or diminish the biodiversity structure, function and composition of the land or the habitat elements providing connectivity on the land. The proposed ancillary retaining wall has been designed and sited to avoid significant environmental impact, as not trees or native vegetation will be removed.
	Cl 7.7 Geotechnical hazards	The geotechnical constraints of the Subject Site have been considered by the structural engineer in the design of the proposed retaining wall, with expert geotechnical advice.
	Cl 7.8 Limited development on foreshore area	The proposed ancillary retaining wall is of a type permitted by subclause (2), because it is ancillary to the existing sea retaining wall, as detailed on the letter from Peter Blacker and Associates (engineers) dated 20 October 2023. The proposed ancillary retaining wall:

		• contributes to achieving the objectives for the zone, as noted above. • is modest in scale and will to compatible with the surrounding area. • will not cause environmental harm. • will not cause congestion or generate conflict between people using open space areas or the waterway. • will not compromise opportunities to provide continuous public access along the foreshore and to the waterway. • will maintain the significance of the land • is a necessary ancillary component to the existing sea retaining wall for the long-term stability of the locality The proposed ancillary retaining wall does not impede any existing public access and reinforces the foreshore character and respect for existing environmental conditions.

TABLE 2 – *Summary of relevant EPIs*

1.3.2.3 Development Control Plan

Pittwater 21 DCP 2014		
Section A Shaping Development in Pittwater		
A1 Introduction		
A1.7 Considerations before consent is granted	i. Pittwater LEP 2014 ii. Desired character of the locality iii. Applicable development controls	i. Refer to Table 2 ii. Lower Western Foreshores and Scotland Island Locality. The proposed retaining wall is a necessary ancillary structure to safely and responsibly manage the existing topographical constraints of the land. Its design, scale and location is compatible with the landscape setting and does not offend or impede the desired future character of the locality iii. This Table considers the applicable controls

A4.8 Lower Western Foreshores and Scotland Island Locality	Consider context, desired character, hazards, natural environment and heritage	The context of the proposed ancillary retaining wall is a residential lot with relatively steep topography to the water. As depicted on Figure 5 below, the proposed retaining wall is a necessary ancillary structure to safely and responsibly manage the existing topographical constraints of the land. The proposed retaining wall will improve the natural environment and reduce instability and erosion.  **FIGURE 5** – *Location of proposed retaining wall*
Section B General Controls		
B1.3 Heritage Conservation - General		
		The Subject Site is not listed as an item of local heritage significance, nor is it located within a Heritage Conservation Area. The Subject Site is unlikely to meet any of the criteria for heritage listing (historical, aesthetic, scientific and social significance). No further heritage assessment is warranted.

B1.4 Aboriginal Heritage Significance		
		A basic AHIMS search conducted on 20 September 2023 with a buffer of 200m from the Subject Site identified no Aboriginal places and one Aboriginal site (see Figure 4). However, the proposed retaining wall is located within a privately-owned residential allotment, well clear of the Aboriginal place identified and is unlikely to adversely impact any Aboriginal cultural heritage, practices or places. Nevertheless, a protocol will be followed to ensure that if any Aboriginal engravings or relics are unearthed during the course of construction, works will cease immediately and the relevant authorities notified.
B3.1 Landslip Hazard		
	i. Comply with Geotechnical Risk management Policy for Pittwater; ii. Every reasonable and practical means available is used to remove risk to an acceptable level; iii. Must not adversely affect or be adversely affected by geotechnical processes or increase risk for people, assets and infrastructure in the vicinity due to geotechnical hazards	The purpose of the proposed ancillary retaining wall is to reduce risk of instability to an acceptable level by forming part of the existing sea retaining wall. The proposed ancillary retaining wall has been designed by a practising structural engineer, with expert geotechnical input.
B3.6 Contaminated Land and Potentially Contaminated Land		
	Consider cl 4.6 SEPP (Resilience and Hazards) 2021	The Subject Site has a long history of continuous residential use and is unlikely to be contaminated. A Stage 1 preliminary contamination assessment is not warranted in this circumstance.
B3.7 Estuarine Hazard – Low density residential		
	i. Obtain Estuarine Planning Level; ii. Estuarine Risk Management Policy for Development in Pittwater; iii. Protection of Development from Wave Action and Tidal Inundation.	The proposed ancillary retaining wall is unlikely to require special consideration in relation to estuarine hazards.
B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community		
	i. No adverse impact; ii. Restore and/or regenerate and provide links between remnants; iii. Be in accordance with relevant recovery plan;	The location of the proposed ancillary retaining wall is bare earth (see Figure 5) and will have no impact on the Pittwater Spotted Gum Forest EEC.

	iv. No significant onsite loss of canopy; v. Retain and enhance habitat and wildlife corridors; vi. Prevent domestic animals from entering wildlife habitat; vii. Fencing to allow safe passage of native wildlife viii. At least 80% of new planting incorporates native vegetation; ix. Landscaping works to be outside existing EEC areas and do not include environmental weeds.	
B4.15 Saltmarsh Endangered Ecological Community		
	i. Retain and enhance saltmarsh vegetation; ii. Restore and/or regenerate saltmarsh vegetation; iii. Comply with Water Management for Development Policy; iv. Adequate buffer to saltmarsh and foreshore vegetation.	The location of the proposed ancillary retaining wall is bare earth (see Figures xx and xx) and will have no impact on the Saltmarsh EEC.
B4.16 Seagrass Conservation		
	i. Not significantly affect seagrass beds; ii. Replace seagrass where lost or damaged; iii. No filling, dredging or other disturbance within 50m of seagrass beds; iv. Development adjacent to seagrass beds to incorporate a buffer zone of 50m; v. Requirements for jetties, ramps, wharves, pontoons etc; vi. Comply with Water Management for Development Policy.	The proposed ancillary retaining wall is unlikely to have any adverse impact on seagrass beds.
B4.19 Estuarine Habitat		
	i. No development that could result in destruction of mangroves or seagrass beds, saltmarsh or other estuarine habitats; ii. No adverse impact on wetlands; iii. Comply with Water Management for Development Policy; iv. Provide adequate buffering to estuarine habitat; v. Maintain existing wildlife corridors and functional habitat links where possible; vi. Requirements for landscaping; vii. Have regard to important estuarine habitats at all times;	The proposed ancillary retaining wall is unlikely to adversely affect the estuarine habitat.

	viii. Adequate compensatory works to be undertaken where damage to estuarine habitats occurs; ix. No reduction or degradation of habitat for local or migratory birds and no increased disturbance to migratory wading bird habitat.	
B5.13 Development on Waterfront Land		
	i. Retain waterfront land in natural state to carry stormwater/flood flows, maintain aquifers, retain stability, provide habitat functions; ii. No diversion of watercourses onto adjoining lands; iii. Degraded waterfront land to be restored and rehabilitated; iv. Incorporate riparian corridor zones; v. Landscape with local native plants; vi. Replacement of piped stormwater with restored watercourse wherever feasible; vii. No piping or artificial channelling of natural watercourses.	The proposed ancillary retaining wall is unlikely to interfere with stormwater/flood flows, aquifers or habitat functions. It will increase stability. No watercourses affect the Subject Site.
B8.1 Construction and Demolition – Excavation and Landfill		
	Controls relating to excavation and landfill.	The proposed ancillary retaining wall will be backfilled on the high side in accordance with the engineer's plan.
B8.3 Construction and Demolition – Waste Minimisation		
	Waste to be minimised by re-use onsite, recycling or disposal at an appropriate waste facility	Building material waste (offcuts etc) will be re-used onsite, or else disposed of at Kimbriki Resource Recovery Centre.
B8.4 Construction and Demolition – Site Fencing and Security		
	Site fencing to be installed for the duration of the works	Noted. Site fencing will be installed.
D8.1 Character as viewed from a public place		
	Various controls	The controls are not relevant to the proposed ancillary retaining wall.
D8.2 Scenic Protection - General		
	Minimise visual impact on the natural environment when viewed from the waterway	it is intended to install trees on the retained section, along the length of the proposed ancillary retaining wall, to ameliorate visual impacts from the waterway.

		The north face of the proposed ancillary retaining wall will be lined with a sandstone product or flagstone.
D8.3 Building colours and materials		
	External colours and materials to be dark and earthy tones	The north face of the proposed ancillary retaining wall will be lined with a sandstone product or flagstone to achieve an earthy tone.
D8.11 Construction, retaining walls, terracing and undercroft areas		
	i. Lightweight construction, pier and beam preferred for environmentally sensitive areas; ii. Where visible from a public place, preference should be sandstone or sandstone like materials.	The Dincell system as detailed on the engineer's drawing has been selected following consultation with the engineer in relation to the context and requirements of the proposed ancillary retaining wall. The north face of the proposed ancillary retaining wall will be lined with a sandstone product or flagstone.
D8.15 Site disturbance		
	Site disturbance not to exceed 25% of site area	The construction of the proposed ancillary retaining wall will not disturb more than 25% of the site area.
D8.16 Scenic protection category one areas		
	i. Screen planting between structures and boundaries facing waterway; ii. Canopy trees between dwellings and boundaries facing waterways; iii. Minimise impact on existing significant vegetation; iv. Demonstrate retention and regeneration of existing native vegetation outside of the immediate area of the development; v. Incorporate measures for planting and maintenance of native vegetation within cleared areas; vi. The siting, building form, orientation and scale of the development must not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes; vii. Incorporate unobtrusive and non-reflective materials and colours that help blend structures into the natural environment; viii. Use dark and earthy colours.	For structural reasons, the land between the new ancillary retaining wall and the existing seawall will be concrete, as the two walls interrelate. However, it is intended to install trees on the retained section, along the length of the proposed ancillary retaining wall, to ameliorate visual impacts from the waterway. The north face of the proposed ancillary retaining wall will be lined with a sandstone product or flagstone.

TABLE 3 – *Summary of CDCP 2015 considerations*

1.3.2.4 Approved form

Table 4 sets out responses to the matters specified at s 1.2 of the approved form to be addressed in a SEE.

Reference / Requirement		Response
a.	The environmental impacts of the development	See s 2 of this SEE
b.	How the environmental impacts of the development have been identified	See s 2 of this SEE
c.	The steps to be taken to protect the environment or to lessen the expected harm to the environment	See s 2 of this SEE
d.	Any matters required to be indicated by any guidelines issued by the Planning Secretary	N/A
e.	Drawings of the proposed development in the context of surrounding development, including the streetscape	See Figure 2 of this SEE
f.	Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations	N/A
g.	Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context	
h.	If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts	
i.	Photomontages of the proposed development in the context of surrounding development	
j.	A sample board of the proposed materials and colours of the façade	
k.	Detailed sections of the facades	
l.	If appropriate, a model that includes the context	

TABLE 4 – *Approved form requirements for a SEE*

1.3.3 Documents accompanying the Application

Document	Author	Reference
Engineering notes	Peter Blacker and Associates	Ref 20041 – 1 dated July 2021
Engineering letter	Peter Blacker and Associates	Ref 21053 dated 20 October 2023
Geotechnical advice	JK Geotechnics	Ref 34227Ylet2 dated 30 June 2021
Identification survey	Axiom Spatial Surveyors	Ref 20-285 dated 1 July 2020
Site plan and retaining wall detail	Peter Blacker and Associates	Drawing 20041 – 2 Rev A dated June 2023
Statement of environmental effects	Precise Planning	File 100369, Rev 00 dated September 2023
Waste management plan	Precise Planning	20 October 2023

TABLE 5 – *Documents accompanying the Application*

2 Environmental Assessment

2.1 Likely impacts and mitigation measures

For the purposes of cl 24(1)(b)(i) EPA Reg, potential impacts have been grouped as follows:

- Environmental considerations;
- Social considerations;
- Economic considerations.

The potential impacts have been identified through a combination of:

- Survey;
- Consideration of existing surroundings and context;
- Consideration of applicable Acts, SEPP's and local policies;
- Consideration of the existing character of the area;
- Whether the Subject Site is likely to be contaminated
- Consideration of proper waste management protocols;
- Consideration of environmental, economic and social impacts.

Consideration	Element	Response
Environmental impacts		
	Arboriculture	No approval for vegetation removal is sought by this Application
	Construction	All construction work will be carried in accordance with the conditions of development consent and relevant Australian Standards, including permitted hours of work and appropriate construction fencing
	Contamination	The risk of the Subject Site being contaminated is considered to be low.
	Demolition	No demolition proposed
	Erosion	Erosion control measures will be installed during construction. The construction of the wall will reduce the potential for any ongoing erosion.
	Heritage	No European or indigenous heritage impacts arising from the proposed retaining wall.
	Servicing	The proposed ancillary retaining wall does not require services to be connected
	Stormwater	The engineering plans detail proposed stormwater arrangements related to the retaining wall.

Consideration	Element	Response
	Surrounding development	The proposed ancillary retaining wall is unlikely to adversely impact adjoining properties.
	Traffic	No impact
	Visual and landscape character	It is proposed to clad the ancillary retaining wall with sandstone or flagstone and landscape the retained section, in order to ameliorate visual impact when viewed from the waterway.
	Waste	Building material waste (offcuts etc) will be re-used onsite, or else disposed of at Kimbriki Resource Recovery Centre (refer to waste management plan).
Social impacts		
		The proposed retaining wall will have a neutral social impact.
Economic		
		The proposed retaining wall will have a neutral economic impact.

TABLE 6 – *Likely impacts and mitigation measures*

3 Conclusion

On merit it is considered that this Application be approved subject to conditions.

This SEE has assessed the Proposal in accordance with s 4.15 EPA Act and is considered appropriate for the Subject Site and the locality generally.

- The Proposal satisfies the relevant planning controls and requirements of the EPA Act 1979, the EPA Regulation 2021, other applicable Acts, all relevant and draft EPIs, including PLEP 2014, PDCP 2014 and other relevant codes and policies of Northern Beaches Council.
- The Proposal is either consistent with, or else does not hinder the attainment of, the objects of the EPA Act 1979, the objectives of relevant EPIs including PLEP 2014, the zone objectives of the C3 Environmental management zone and the objectives of the PDCP.
- The Proposal will not result in any adverse environmental impacts, nor will it result in unacceptable adverse impacts on the amenity of adjoining uses.
- The Proposal will not result in adverse social and economic impacts.
- The Proposal will improve the geotechnical stability of the Subject Site
- The Proposal is in the public interest.

On balance, it is considered that this Application seeks consent to a reasonable Proposal. It is requested that Council officers exercise delegated authority to approve this Application.

PRECISE PLANNING
October 2023