Statement of Environmental Effects

Accompanying a development application for

Reconstruction of boundary retaining wall

at

7 Comeroy Crescent Frenchs Forest

(Lot 80 in Plan 220732)

24 June 2020

1. Introduction

This statement of environmental effects has been prepared in support of a development application for the re-construction of a boundary retaining wall on Lot 80 in Plan 220732 at 7 Comeroy Crescent, Frenchs Forest 2086.

The application is being lodged by Samantha and Tim Donnan (applicants and property owners) with the consent of Narelle and Micheal Burton (property owner of 11 Jindabyne Street) pursuant to Clause 4.12 of the *Environmental Planning and Assessment Act 1979*.

The preparation of this statement is based upon a site inspection, property identification and the plans accompanying the Development Application and with regard to the following documentation:

- Property survey plan
- Retaining wall plans prepared by Silver Wolf consulting engineers
- Site geotechnical report prepared on behalf of Silver Wolf consulting engineers

2. Site description and analysis

The site is described as Lot 80/220732, being 7 Comeroy Crescent, Frenchs Forest NSW 2086. The land is an irregular shape, with the rear/western boundary being 38.1 m long (per the survey plan enclosed). The area of interest is about 12 metres of the western boundary which adjoins 11 Jindabyne Street (see figure 1 note: red polygon).

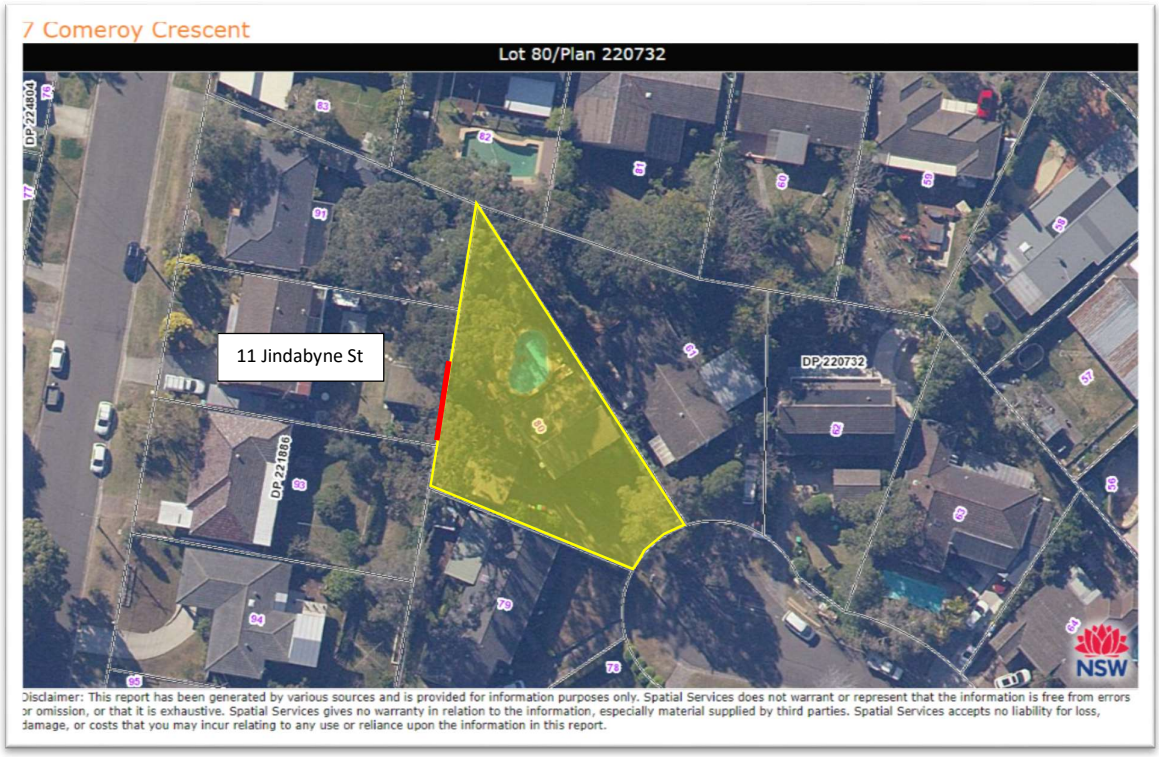

Figure 1 Site overview – 7 Comeroy Crescent

3. Site characteristics

The subject site is located in residential area of French's Forest and within the Northern Beaches Local Government Area (formerly Warringah Shire), zoned as *R2 Low Density Residential* under the *Warringah Local Environment Plan 2011* (LEP).

4. Surrounding development

The subject site is surrounded by low density residential development

5. Proposed works

The proposal comprises the re-construction of an existing boundary retaining wall which makes up about 1/3 of the western boundary between 7 Comeroy Crescent and 11 Jindabyne Street. This existing wall was damaged by a near fatal tree fall incident arising from storms that moved through the area on November 26 2019.

Figure 2 Partial view of the damaged boundary retaining wall

Figure 3 Partial view of damaged boundary retaining wall, including neighbouring property

6. 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

Local Environmental Plan

The proposed re-construction of the existing boundary retaining wall is deemed consistent with the Warringah LEP 2011, being:

- A proposal that is consistent with the appropriate use and objectives of the land to which the LEP applies, being R2 Low Density Residential
- A proposal that is in accordance with the principal development standards and miscellaneous provisions outlined in the LEP
- A proposal that is designed to reinstate an existing boundary retaining wall and in consideration of preserving existing drainage patterns, soil stability and other relevant matters

(iii) any development control plan

The proposed re-construction of the existing boundary retaining wall is deemed consistent with the Warringah Development Control Plan –

Relevant Performance Criteria / Prescriptive Measure	Proposal's Compliance
Built Form Controls (Part B)	Not applicable
Siting Factors (Part C)	C4 – Stormwater The proposal to reinstate the existing boundary retaining wall will not alter the existing stormwater management of the locality current stormwater management C5 Erosion and Sedimentation The proposal to reinstate the existing boundary retaining wall will be carried out in such a way as to manage erosion at the source and prevent the discharge of sediments from the site C7 Excavation and Landfill The proposal to reinstate the existing boundary retaining wall will involve minimal excavation and thus be unlikely to have an adverse effect on the environment or adjoining/adjacent properties. The design allows for temporary stabilisation of adjoining property, and for which the consent of the owner has been obtained. C8 Demolition and Construction The proposal to reinstate the existing boundary retaining wall will involve minimal demolition and low intensity construction works. It is unlikely to require specific management of traffic and vehicular movements during construction as there is ample off street parking available on site. The impact on the locality and surrounding neighbourhood is anticipated to be negligible. C9 Waste Management All waste generated by the proposal to reinstate the existing boundary retaining wall will be disposed of at a licenced waste management facility and in accordance with relevant local and state Government guidelines
Design (Part D)	Not applicable
The Natural Environment (Part E)	E10 Landslip Risk The subject site is located on land classified as landslip risk A and B. An assessment of geotechnical site conditions has been prepared (enclosed) and has been informed the retaining wall design and temporary stabilisation of adjoining property.
Zones and Sensitive Areas (Part F)	Not applicable
Special Area Controls (Part G)	Not applicable

7. Other considerations

Visual Impacts

The proposal to reinstate the existing boundary retaining wall is not visible from adjoining properties or public areas and therefore will have no visual impacts outside the subject site

Noise

All works related to the proposal to reinstate the existing boundary retaining wall will be conducted during standard construction hours, being Monday to Friday 7am to 5pm, Saturday 8am to 1pm nd no work on Sunday's or Public Holidays.

Erosion Control Measures

The proposal to reinstate the existing boundary retaining wall will be carried out in such a way as to manage erosion at the source and prevent the discharge of sediments from the site

Waste Management

All waste generated by the proposal to reinstate the existing boundary retaining wall will be disposed of at a licenced waste management facility and in accordance with relevant local and state Government guidelines

Building Code of Australia

The structural components detailed in the design drawings have been designed in accordance with relevant S.A.A codes and NCC/BCA.

Traffic

The proposal to reinstate the existing boundary retaining wall is unlikely to increase traffic on local streets to an extent that would require specific management of traffic and vehicular movements during construction. There is ample off street parking available on site for the small workforce required to effect the works. The impact on the locality and surrounding neighbourhood is anticipated to be negligible.

Stormwater/flooding

The proposal to reinstate the existing boundary retaining wall will not alter the existing stormwater management of the locality current stormwater management, nor will the proposal increase local stormwater of flooding risks.

8. Conclusion

The proposal to reinstate the existing boundary retaining wall can be carried out in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979, the Warringah Local Environment Plan 2011 and Warringah Development Control Plan* and should be approved.