

**DEVELOPMENT APPLICATION BY JENNY KNAPMAN ("OWNER")
50 HEATHCLIFF CRESCENT, BALGOWLAH HEIGHTS ("PROPERTY")**

STATEMENT OF ENVIRONMENTAL EFFECTS

The proposed new wall the subject of this Application will replace the existing sandstone wall that has deteriorated over its estimated life of approximately 60 years and is leaning towards the property at 43 Fisher Street.

The existing wall needs to be replaced promptly before it fails and Council is therefore respectfully requested to process this Application expeditiously.

The proposed new wall will be built in accordance with the Engineering Plan submitted with this Application of concrete blocks reinforced with steel starter bars embedded in rock as shown in the Engineering Plan, and will be structurally superior to the existing sandstone wall.

It will be necessary to excavate on the Property to locate rock into which the reinforcing steel starter bars can be embedded. It is currently unknown how deep those excavations will need to be, however sandstone bedrock is visible in the immediate vicinity of the wall so there is a reasonable expectation that suitable rock will be readily located.

The width of the excavation on the Property along the existing retaining wall is expected to be approximately 400mm with the final width depending on the depth of the required excavation.

A sediment and silt fence will be erected at the foot of the excavation to collect sediment and silt that might otherwise, in the event of rain, flow onto 43 Fisher Street.

The excavated sandstone blocks from the existing sandstone wall will be used to extend the sandstone paving currently in the Property's backyard as shown on the Site Plan submitted with this Application and, pending that work being completed, will be stored in the location in the backyard also shown on the Site Plan.

The excavated soil and other excavated material (e.g. loose rock) will be used on the Property to backfill the proposed new wall after the wall has been built, and any surplus excavated material will be removed from the Property following completion of the works.

Any other waste from the works (e.g. pallets for the concrete blocks) will also be removed from the Property following completion of the works.

The contractor's estimate for the new retaining wall includes the work of removing any surplus excavated material and any other waste, as referred to above, from the Property and the estimated cost of tip fees.

Three small, recently planted and still staked, frangipani trees – one 1400mm in height and the other two 1100mm in height, and both 2600mm from the existing retaining wall – are likely to be removed while the excavation is completed to avoid them being damaged. On removal, they will be temporarily potted and replanted after the work is completed.

There are no other trees in the immediate vicinity of or overhanging the retaining wall.

The Owner has reached agreement with the owners of 43 Fisher Street as to payment of the cost of these works and those owners have consented to this Application. The Owner has also discussed the work with the Owner's neighbours in 52 Heathcliff Crescent to the north of the Property.