



SILVER WOLF PROJECTS PTY LTD
Civil Engineers, Building Consultants and Project Managers
ABN 36 108 257 674

SWP Ref: 1902944
SWP-SEE-1902944 Rev A

STATEMENT OF ENVIRONMENTAL EFFECTS

41 Attunga Road, Newport NSW 2106

Lot 105 DP 752046

Revision History

Revision	Date	Reason for Issue
A	16/01/2020	Issued for Development Application



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1. Introduction

- 1.1. This Statement of Environmental Effects accompanies a development application seeking consent for the partial reconstruction of the existing storm damaged retaining wall on a **like for like basis**.
- 1.2. As a result of a storm event, a portion of the boundary retaining wall and the return adjacent to the pool has sustained structural cracking on the southern side of the property.
- 1.3. As such, the damaged section of the retaining wall requires removal and replacement for long-term structural stability.
- 1.4. The affected building elements is primarily the masonry retaining wall.
- 1.5. In facilitating the replacement, a portion of the slab on ground is required to be removed and replaced.
- 1.6. This will also require retained soil to be temporarily stabilised during retaining wall replacement.
- 1.7. The proposed pertaining to this statement of environmental effects is for the partial reconstruction of the storm damaged retaining wall only.
- 1.8. Part 2 of this report describes the site and its locality. Part 3 describes the proposed development. Part 4 outlined the development effect against the Pittwater Local Environmental Plan (LEP) 2014 and Pittwater 21 Development Control Plan. Part 5 provides concluding comments. Part 6 includes informative images of the subject retaining wall.





2. Site Description and Locality

- 2.1. This application relates to **DP 752046**, known as **41 Attunga Road, Newport NSW 2106**, as shown in **Figure 2.1**.
- 2.2. The subject property is a double storey residential dwelling surrounded by residential properties.
- 2.3. In accordance to Pittwater LEP 2014, the subject premise is located within land zoning E4– Environmental Living.
- 2.4. The gross floor area of the property is 420m² which will remain unchanged.



Figure 2.1 – Location of the Subject Property and Proposed Retaining Wall Reconstruction



3. Development Proposal

- 3.1. The proposed development is for the partial reconstruction of the storm damaged retaining wall on a **like for like basis**.
- 3.2. The provided **SWP-DWG-1902944 A01-A05** drawings includes details of the proposed partial reconstruction of the damaged retaining wall.
- 3.3. The proposed development will involve temporary excavation for slope stability during construction of the retaining wall.
- 3.4. However, the need for removal of soil or additional soil will be minimal as excavated soil will be kept on-site and replaced behind the retaining wall once reconstructed.
- 3.5. The proposed development does not alter the landscape and vegetation on site.
- 3.6. The storm damaged retaining wall is proposed to be reinstated back to the pre-loss condition without any alteration/addition to layout and footprint of the existing building.
- 3.7. The proposed development does not alter the existing floor space ratio.
- 3.8. The proposed development will include all necessary NCC/BCA upgrades.



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4. Development Statistics

4.1.1. As detailed below, the proposal complies with all of the relevant development standards and/or the associated aims and objectives specified by the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan.

Pittwater Local Environmental Plan 2014									
Clause	Development Control Requirements	Comments	Compliance						
Height of Building	<p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</p> <p>(b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(c) to minimise any overshadowing of neighbouring properties,</p> <p>(d) to allow for the reasonable sharing of views,</p> <p>(e) to encourage buildings that are designed to respond sensitively to the natural topography,</p> <p>(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) Despite subclause (2), development on land:</p> <p>(a) at or below the flood planning level or identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map, and</p> <p>(b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map, may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.</p> <p>(2B) Despite subclause (2), development on land:</p> <p>(a) at or below the flood planning level or identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map, and</p> <p>(b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map, may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.</p> <p>(2C) Despite subclause (2), development on an area of land shown in Column 1 of the table to this subclause and identified as such on the Height of Buildings Map, may exceed the maximum building height shown on the Height of Buildings Map for that land, if the height of the development is not greater than the height shown opposite that area in Column 2.</p> <table border="0"> <tr> <td>Column 1</td> <td>Column 2</td> </tr> <tr> <td>Area</td> <td>Maximum height above the flood planning level</td> </tr> <tr> <td>Area 1</td> <td>11.5 metres</td> </tr> </table>	Column 1	Column 2	Area	Maximum height above the flood planning level	Area 1	11.5 metres	The proposed development does not alter the existing building height.	N/A
Column 1	Column 2								
Area	Maximum height above the flood planning level								
Area 1	11.5 metres								



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Pittwater 21 Development Control Plan			
Clause	Development Control Requirements	Comments	Compliance
Construction and Demolition - Excavation	<p>Outcomes</p> <p>Site disturbance is minimised. (En)</p> <p>Excavation, landfill and construction not to have an adverse impact. (En)</p> <p>Excavation and landfill operations not to cause damage on the development or adjoining property. (S)</p> <p>Controls</p> <p>Excavation and landfill on any site that includes the following:</p> <p>Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;</p> <p>Any excavation greater than 1.5 metres deep below the existing surface;</p> <p>Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;</p> <p>Any landfill greater than 1.0 metres in height; and/or</p> <p>Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</p>	Excavation works will not adversely impact the subject property and the neighbouring property.	Complies
Construction and Demolition - Erosion and Sediment Control	<p>Outcomes</p> <p>Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)</p>	All exposed soil slopes are to be temporary stabilised to minimise erosion	Complies



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	<p>Reduction of waste throughout all phases of development. (En)</p> <p>Public safety is ensured. (S)</p> <p>Protection of the public domain. (S, En)</p> <p><u>Controls</u></p> <p><i>Erosion and Sediment Management</i></p> <p>Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.</p>	<p>during reconstruction works.</p>	
<p>Construction and Demolition – Waste Minimalisation</p>	<p><u>Outcomes</u></p> <p>Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)</p> <p><u>Controls</u></p>	<p>Waste Management Plan (SWP-WMP-1902944) to be followed during</p>	



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	<p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</p>	<p>construction to minimise waste.</p>	
<p>Landscaping</p>	<p>Outcomes</p> <p>A built form softened and complemented by landscaping. (En) Landscaping reflects the scale and form of development. (En) Retention of canopy trees by encouraging the use of pier and beam footings. (En) Development results in retention of existing native vegetation. (En) Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En) Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En) Landscaping enhances habitat and amenity value. (En, S) Landscaping results in reduced risk of landslip. (En, Ec) Landscaping results in low watering requirement. (En)</p> <p>Controls</p> <p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p> <p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</p> <p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p>	<p>The proposed reconstruction of the retaining wall will not change the existing landscaping.</p>	<p>Complies</p>



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	<p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.</p> <p>The following soil depths are required in order to be counted as landscaping:</p> <p>300mm for lawn 600mm for shrubs 1metre for trees</p> <p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <p>A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and 50% for all other forms of residential development.</p> <p>Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.</p> <p>In bushfire prone areas, species shall be appropriate to the bushfire hazard.</p> <p>Landscaping shall not unreasonably obstruct driver and pedestrian visibility.</p> <p>Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.</p> <p>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.</p> <p>Noxious and undesirable plants must be removed from the site (www.pittwater.nsw.gov.au/environment/noxious_weeds/a-z_list_of_weeds)</p> <p>Residential Flat Buildings, Multi Dwelling Housing, Shop Top Housing and Seniors Housing</p>		
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	<p>For development containing 3 or more dwellings, permanent seating is to be provided in the landscaped area.</p> <p>For residential flat buildings and multi dwelling housing, a communal area for children's play is to be provided.</p> <p>For shop top housing, a minimum landscaped area of 20% of the site area, or 35m² per dwelling, whichever is the greater, shall be provided.</p> <p>Above ground gardens are to be incorporated into each dwelling at all levels (other than ground floor).</p> <p>For shop top housing, a minimum 4m² planter or landscaped area is to be provided as a feature at the ground level of the front building facade.</p> <p>For shop top housing development landscaping is to be provided at the front and rear of the development.</p>		
<p>Building Facades</p>	<p><u>Outcomes</u></p> <p>Improved visual aesthetics for building facades. (S)</p> <p><u>Controls</u></p> <p>Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.</p> <p>For multi dwelling housing, residential flat buildings or seniors housing and similar development that includes multiple dwellings with multiple letterboxes, where possible mailboxes should be orientated obliquely to the street to reduce visual clutter and the perception of multiple dwellings.</p>	<p>The proposed retaining wall reconstruction does not alter the existing building façade.</p>	<p>Complies</p>



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<p>Front Building Line</p>	<p>Outcomes</p> <p>Achieve the desired future character of the Locality. (S) Equitable preservation of views and vistas to and/or from public/private places. (S) The amenity of residential development adjoining a main road is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. To encourage attractive street frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</p> <p>Controls</p> <table border="1" data-bbox="427 762 1400 1241"> <thead> <tr> <th>Land</th> <th>Front Building Line (metres)</th> </tr> </thead> <tbody> <tr> <td>Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Barrenjoey Road</td> <td>10 or established building line, whichever is the greater</td> </tr> <tr> <td>All other land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living</td> <td>6.5 or established building line, whichever is the greater.</td> </tr> <tr> <td>Land zoned B1 Neighbourhood Centre or B2 Local Centre</td> <td>3.5</td> </tr> <tr> <td>All other land</td> <td>Merit Assessment</td> </tr> </tbody> </table>	Land	Front Building Line (metres)	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Barrenjoey Road	10 or established building line, whichever is the greater	All other land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	6.5 or established building line, whichever is the greater.	Land zoned B1 Neighbourhood Centre or B2 Local Centre	3.5	All other land	Merit Assessment	<p>The retaining wall reconstruction does not alter the existing residential dwellings setbacks and building lines.</p>	<p>Complies</p>
Land	Front Building Line (metres)												
Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Barrenjoey Road	10 or established building line, whichever is the greater												
All other land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	6.5 or established building line, whichever is the greater.												
Land zoned B1 Neighbourhood Centre or B2 Local Centre	3.5												
All other land	Merit Assessment												



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	<p>The minimum front building line shall be in accordance with the following table.</p> <p>Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.</p> <p>Where new streets or accessways are proposed in residential flat building and multi dwelling housing development, a minimum front setback of 3 metres must be provided between the carriageway and dwellings.</p>		
<p>Side and Rear Building Line</p>	<p>Outcomes</p> <p>To achieve the desired future character of the Locality. (S)</p> <p>The bulk and scale of the built form is minimised. (En, S)</p> <p>Equitable preservation of views and vistas to and/or from public/private places. (S)</p> <p>To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.</p> <p>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</p> <p>Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)</p> <p>Flexibility in the siting of buildings and access. (En, S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p> <p>To ensure a landscaped buffer between commercial and residential zones is established. (En, S)</p> <p>Controls</p> <p>The minimum side and rear building line for built structures including pools and carparks, other than driveways, fences and retaining walls, shall be in accordance with the following table:</p>	<p>The retaining wall reconstruction does not alter the existing residential dwellings setbacks and building lines.</p>	<p>Complies</p>



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	Land	Side & Rear Building Line Setback (metres)		
	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies) Dual Occupancy 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies) Secondary Dwelling 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)		
	Land zoned B1 Neighbourhood Centre or B2 Local Centre adjoining land zoned R2 Low Density Residential, R3 Medium Density Residential, E4 Environmental Living, RE1 Public Recreation, E2 Environmental Conservation or W1 Natural Waterway.	3.0 along that adjoining side or rear boundary		
	Land zoned B1 Neighbourhood Centre or B2 Local Centre adjoining land other than land zoned R2 Low Density Residential, R3 Medium Density Residential, E4 Environmental Living, RE1 Public Recreation, E2 Environmental Conservation or W1 Natural Waterway.	Nil		



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	<p><u>Residential flat buildings and multi dwelling housing</u> Where the wall height is 3 metres or less, the minimum side and rear boundary setback shall be 3 metres.</p> <p>Where the wall height is more than 3 metres above ground level (existing), the minimum distance from any point on the external wall of the building and a side or rear boundary shall not be less than the distance calculated in accordance with the following:</p> $S = 3 + \frac{H - 2}{4}$ <p>where S = the distance in metres H = the height of the wall at that point measured in metres above existing ground level</p>		
<p>Construction, Retaining walls, terracing and undercroft areas</p>	<p><u>Outcomes</u> To achieve the desired future character of the Locality. To protect and minimise disturbance to natural landforms. To encourage building design to respond sensitively to natural topography.</p> <p><u>Controls</u> Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p>	<p>Reconstruction of Retaining Wall to be on a like-for-like basis and will not visually change the appearance of the existing retaining wall.</p>	



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	<p>Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>		
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5. Conclusion

- 5.1. Considering the proposal for the partial reconstruction of the storm damaged retaining wall, the confines within the existing building/site envelope on a ***like for like basis*** in exact approved formation to which we believe the development has no or minimal impact to the surrounding environment.
- 5.2. The provided **SWP-DWG-1902944 A01-A05** drawings outlines the details of the proposed reconstruction of the storm damaged retaining wall.
- 5.3. To this end, we do not consider environmental (natural or built) issues such as air, noise, views, overshadowing, siltation, water, flora and fauna, waste or energy will be impacted during reconstruction on the basis of the works being undertaken to reinstate the existing retaining wall back to pre-loss condition.
- 5.4. In regards to implications to the parking provisions and waste disposal, we do not consider these will be affected by the proposed works as there will be no change in use or function of the building.
- 5.5. The provided Waste Management Plan (WMP) includes strategies and controls in minimising waste during construction and demolition works.

We trust this meets the obligations with respect to providing a Statement of Environmental Effects for the proposed development.

Should you require further information or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully,

Silver Wolf Projects Pty Ltd

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6. Images



Image 1. View of Retaining Wall to be Replaced

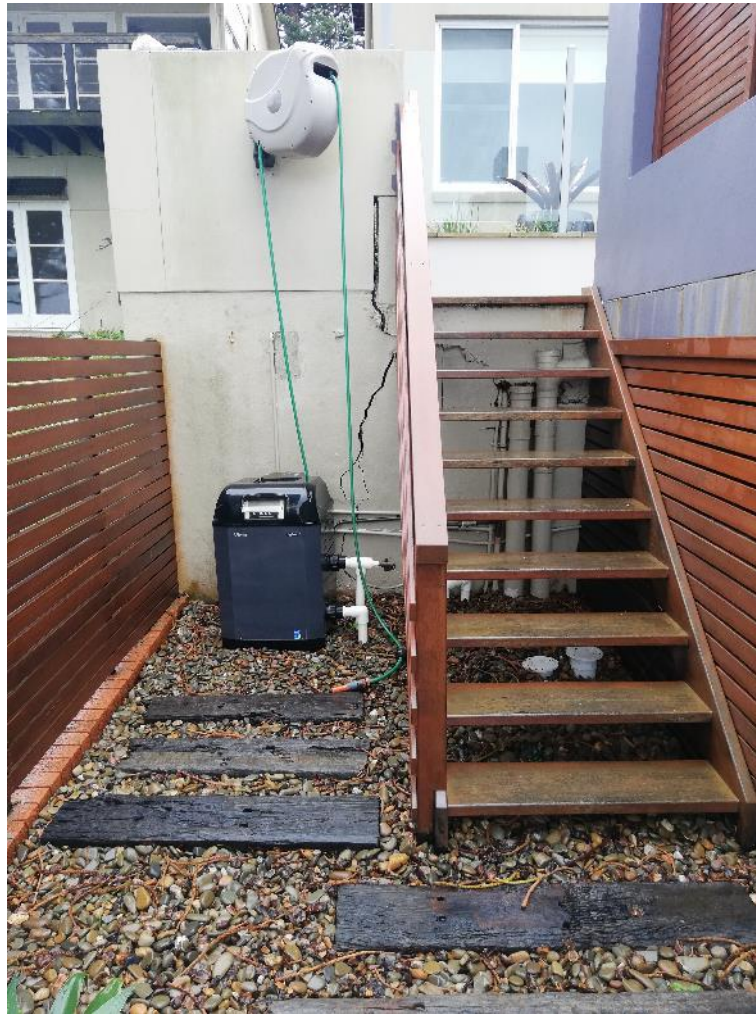


Image 2. View of Retaining Wall to be Replaced



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Image 3. View of Existing Retaining Wall Upturn and Colour to be Matched



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Image 4. View of Retaining Wall Render From Neighbouring Property



Image 5. View of Retaining Wall Render From Neighbouring Property



Image 6. View of Retaining Wall and Slab on Ground that Will Require Removal and Replacement



Image 7. View of Suspended Slab Adjacent to Pool Area