

## STATEMENT OF ENVIRONMENTAL EFFECTS

2B FROMELLES AVE, SEAFORTH 2092



FIGURE 1 - Photo of front of the property

INSTALLATION OF 1 METRE RETAINING WALLS IN THE REAR OF THE PROPERTY

Prepared by:

Name: Nichole Darke  
Qualifications: Architect REG. 8383  
Address: 40 Miranda Road Miranda 2229  
Email: nicholedarke@gmail.com

Signature:

Handwritten signature of Nichole Darke in blue ink.

Date: August 2019

## 1. DETAILS OF THE PROPOSAL

The proposal will involve the construction of landscape retaining walls approximately 600mm – 1.2m in height, in the rear of the property. In addition, the proposal intends to build a timber deck around an existing pool.

## 2. SITE LOCATION & ANALYSIS

The site is generally rectangular in shape. The lot has a width of 13.375m, a depth of 40.195m and a land area of 693.6m<sup>2</sup>. The lot currently contains a two-storey dwelling and swimming pool. The allotment falls 5m from the rear boundary (south) to the front boundary (north). The steepness, particularly in the rear of the property, has triggered the requirement for retaining walls 1-1.2m in height so that useable platforms can be formed to create accessible grassed areas and gardens. Stormwater drainage will be placed at the back of each retaining wall and will connect to existing stormwater collection points.

## 3. PLANNING CONTROL

MANLY DCP 2013

CONTROL	REQUIRED	PROPOSAL	COMPLY
4.1.5.1 Min. Open Space Requirement	55% or 382m <sup>2</sup>	382m <sup>2</sup>	YES
4.1.5.2 Min. Landscaped Area	35% of 382m <sup>2</sup> = 134m <sup>2</sup>	225m <sup>2</sup>	YES
4.15.3 Private Open Space	18sqm	80m <sup>2</sup>	YES
4.4.5 Earthworks	1m min. cut and fill	700-800 max.	YES

## 4. CONCLUSION

The proposal should be considered as minor and will have minimal impact on the natural and built environment.