



Proposal: New retaining wall, driveway and associated landscaping

Location: 2 Kuyora Place, North Narrabeen

Applicant: Anita Breitbarth and Matt Carosi C/o PPlan

Date: 1 September 2021



Statement of Environmental Effects

1.0 REPORT SUMMARY

1.1 Proposal

Proposal:	New retaining wall, driveway and associated landscaping as shown on the attached plans.
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1.2 Site Details

Address:	2 Kuyora Place, North Narrabeen
RPD:	Lot 25 on DP 240799
Site Area:	543.8m ²
Easements:	No
LEP:	Pittwater Local Environmental Plan 2014
DCP:	Pittwater 21 Development Control Plan
Zone:	E4 – Environmental Living

1.3 Nature of Development Application

Type of Development:	Retaining wall, driveway and associated landscaping
Approval Type:	Development Permit
Proposed Use as Defined:	Retaining wall and associated landscaping to a Dwelling House
Category of Assessment:	Permitted with Consent

1.4 Owner and Applicant Details

Applicant Name:	A Grade Pools & Landscapes
Owner:	Anita Breitbarth and Matt Carosi
Contact Name:	PPLAN – Jeremy Hopkins
Phone:	07 3069 5795
Email:	town.planning@pplan.net.au

2.1 Aerial Photos



Site Locality (NearMaps – August 2021)



Street view of the subject site (GoogleMaps – September 2019)

2.2 Site Details

The subject site contains an existing single storey brick dwelling on an irregular shaped lot measuring 543.8m² in size currently developed for residential purposes. The surrounding area is developed primarily for residential purposes with detached single and double storey dwellings constructed during the late 1970's/early 1980's. Garden Street is located approximately 204 metres to the east of the subject site.

2.3 Access

The site has frontage to a fully constructed sealed residential road with no concrete footpaths.

2.4 Vegetation

The site contains an established residential garden with succulents and other small shrubs and no canopy trees. No significant vegetation is proposed to be removed as part of the application with the retaining walls, 1200mm high picket fence and associated landscaping located within the front yard.

2.5 Topography

The site slopes upwards diagonally across the site by 7.23 metres from the northwest street frontage to the southeast rear boundary from AHD 17.73m to AHD 24.96m.

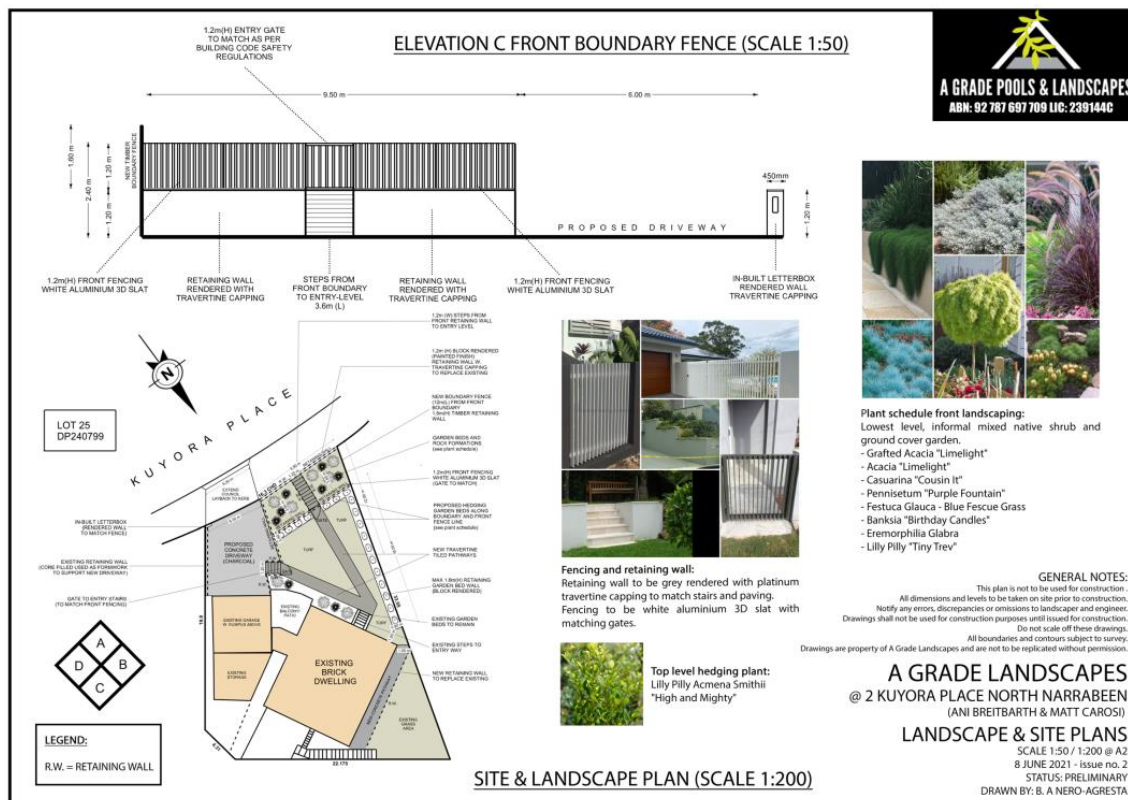
2.6 Constraints

The site is not identified as bushfire prone or subject to flood controls, and is affected by Class 5 acid sulfate soils as per Council's S10.7 Certificate.

3.0 PROPOSAL

3.1 Proposed Development

The site contains an existing single storey dwelling. A new 1200mm high retaining wall with 1200mm high timber picket fence on top, new driveway surface and associated landscaping is proposed as per the A Grade Pools & Landscapes attached plans.



Site and Landscape Plan – A Grade Pools & Landscapes

4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

4.2 Any Environmental Planning Instrument

Instruments considered directly relevant to the proposal comprise the Pittwater Local Environmental Plan 2014. See section 5 of this Statement.

4.3 Any Draft Environmental Planning Instrument

None.

4.4 Any Development Control Plan

See section 6 of this Statement.

4.5 The Environmental Planning and Assessment Regulation 2000

No specific provisions apply.

4.6 The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts

See section 7 of this Statement.

4.7 The suitability of the Site for the Development

See section 8 of this Statement

4.8 Any Submissions

See section 8 of this Statement.

4.9 The Public Interest

See section 8 of this Statement.

5.1 *Environmental Planning and Assessment Act 1979*

A BASIX Certificate is not required.

5.2 Pittwater Local Environmental Plan 2014

5.2.1 Land Use Table

The land is zoned E4 Environmental Living. The primary objectives are to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values, to ensure that residential development does not have an adverse effect on those values, to provide for residential development of a low density and scale integrated with the landform and landscape, and to encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed use is defined as works ancillary to a Dwelling House. Pursuant to the provisions of the Pittwater Local Environmental Plan 2014, a Dwelling House is permitted with development consent.

There is no floor space ratio applicable to this locality. The proposed retaining wall and associated landscaping complies with the Building Height Requirements.

5.2.2 Development Control Plan

The Pittwater 21 Development Control Plan is applicable to the proposed development. The following components are applicable:

- Section C1 – Design Criteria for Residential Development, and D11 North Narrabeen Locality – See Section 6 of this Statement.

5.2.3 Miscellaneous Provisions

Development within the Coastal Zone

The land is not affected.

Preservation of Trees or Vegetation

No significant vegetation will be removed as a part of the development.

Heritage Conservation

The land is not affected.

Acid Sulfate Soils

The land is identified as affected by Class 5 Acid Sulfate Soils.

Bushfire Hazard

The land is not affected.

Flooding

The land is not affected.

6.1 Pittwater 21 Development Control Plan

The Pittwater 21 Development Control Plan is applicable to the proposed development. The following components are applicable:

- Section C1 – Design Criteria for Residential Development
- Section D11 – North Narrabeen Locality

Response to Section C1 – Design Criteria for Residential Development

	Control	Assessment
C1.1	Landscaping	A landscape plan accompanies the application and no canopy trees are proposed to be removed as part of the new retaining wall, picket fence, driveway surface and associated landscaping.
C1.2	Safety and Security	The subject site contains an established single storey dwelling. Natural surveillance, access control, territorial reinforcement, and space management will not be affected as a result of new retaining wall, picket fence, driveway surface and associated landscaping.
C1.3	View Sharing	The application is for a new retaining wall, picket fence, driveway surface and associated landscaping, which will not have any adverse effects on view sharing.
C1.4	Solar Access	The application is for a new retaining wall, picket fence, driveway surface and associated landscaping, which will not have any adverse effects on sunlight to the existing dwelling or adjoining dwellings.
C1.5	Visual Privacy	The proposed new retaining wall, picket fence, driveway surface and associated landscaping will be at ground level and not on any raised decks so as to ensure no direct overlooking within 9m of adjoining properties.
C1.6	Acoustic Privacy	N/a. No noise sensitive rooms are proposed.
C1.7	Private Open Space	The subject site will retain a minimum 80m ² of private open space with a minimum 3m dimension and a gradient no steeper than 1:20.
C1.8	Dual Occupancy Specific Controls	N/a.
C1.9	Adaptable Housing & Accessibility	N/a.
C1.10	Building Facades	N/a.
C1.11	Secondary Dwellings & Rural Worker's Dwellings	N/a.
C1.12	Waste and Recycling Facilities	Council is directed to the Waste Management Plan accompanying the application.
C1.13	Pollution Control	The works in association with the new retaining wall, picket fence, driveway surface and associated landscaping will be undertaken to comply with the <i>Protection of the Environment Operations Act 1997</i> .
C1.14	Separately Accessible Structures	N/a.
C1.15	Storage Facilities	N/a.
C1.16	Development ancillary to residential accommodation – Tennis Courts	N/a.

C1.17	Swimming Pool Safety	N/a. No swimming pool is proposed.
C1.18	Car/Vehicle/Boat Wash Bays	N/a.
C1.19	Incline Passenger Lifts and Stairways	N/a. No incline passenger lifts or stairways are proposed as part of the application.
C1.20	Undergrounding of Utility Services	N/a.
C1.21	Seniors Housing	N/a.
C1.23	Eaves	N/a. The existing dwelling currently contains eaves.
C1.24	Public Road Reserve – Landscaping and Infrastructure	N/a. No works are proposed within the public road reserve.
C1.25	Plant, Equipment and Lift Over-Run	N/a.

Response to Section D11 – North Narrabeen Locality

	Control	Assessment
D11.1	Character as viewed from a public place	The proposed new retaining wall, picket fence, driveway surface and associated landscaping will allow for way finding to the front door of the dwelling.
D11.2	Scenic Protection – General	The proposed new retaining wall, picket fence, driveway surface and associated landscaping will not be visible from any waterway, road or public reserve. The works will improve the appearance of the existing dwelling from Kuyora Place.
D11.3	Building Colours and Materials	The new retaining wall will be cement rendered with a white aluminium picket 1200mm high fence above. Council to review and condition colours accordingly.
D11.6	Front building line	N/a.
D11.7	Side and rear building line	N/a. No structure are proposed.
D11.9	Building envelope	N/a. No structures are proposed.
D11.10	Landscaped Area – General	N/a. The site is not located within the R2 – Low Density Residential Zone.
D11.11	Landscaped Area – Environmentally Sensitive Land	No additions or alterations are proposed to the existing dwelling resulting in any change to the landscaped area, which is proposed to be improved as part of the landscaping works
D11.12	Fences – General	The front fence is proposed to be 1200mm in height siting above a new 1200mm high retaining wall and set back 3600mm from the front boundary. The proposed new fencing complies with the variation requirements of being set back greater than 1m from the front boundary, will include transparency, will be screened by vegetation and will not restrict visual surveillance of the street.
D11.13	Fences – Flora and Fauna Conservation Areas	N/a.
D11.14	Construction, Retaining walls, terracing and undercroft areas	A cement rendered 1200mm high retaining wall is proposed set back 3600mm from the front boundary and landscaped between. Council top review and condition materials accordingly.
D11.15	Scenic Protection Category One Areas	N/a.

6.2 Notification and Public Participation

The proposed new retaining wall, driveway surface and associated landscaping should not require public notification as it complies with the requirements of the Pittwater 21 Development Control Plan and would not result in any off-site amenity impacts.

7.0 LIKELY IMPACTS OF THE DEVELOPMENT

The land is zoned for residential purposes and has been developed in the past for residential purposes with the proposed new retaining wall, driveway surface and associated landscaping being ancillary to the use of the land for a Dwelling House. As it is being developed for the purposes consistent with the intended use, the likely impacts have previously been addressed.

8.0 OTHER MATTERS

8.1 Suitability of the site for development

The site has been developed for residential purposes. The proposal new retaining wall, front fencing and associated landscaping is consistent with the intended purpose, as well as the zoning of the land.

8.2 Public Interest

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Pittwater 21 Development Control Plan.

8.3 Public Notification

Council will address as part of the assessment of the development application.



PPLAN

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