

**STATEMENT OF ENVIRONMENTAL EFFECTS
TO ACCOMPANY SECTION 4.55 (2) APPLICATION
RE: NEW DWELLING AT LOT 1, DP 634291
(No. 201 McCarrs Creek Road, Church Point)
PREPARED BY: ALEXANDER JANKOV**

INTRODUCTION

The purpose of this Section 4.55 (2) application is to propose modifications which will have minor environmental impact to the approved development application. The proposed modifications will not increase the building envelope and will have no numerical impact on any aspect of the approved development application.

A concurrent building information certificate is being lodged to address unauthorised works which have been erroneously carried out.

The unauthorised works consist of a concrete platform adjacent to the garage, which is intended for pedestrian access to the house via the external stair and proposed inclinator.



The external stair has been constructed to be accessed via the concrete platform adjacent to the garage.

A concrete path has been constructed in front of the western façade of the building and below the balcony.

A subfloor store room has been partially constructed within the approved subfloor of the dwelling.



The proposed modifications with this application relate to the unauthorised works which have been carried out and are subject to the concurrent BIC application.

MODIFICATIONS

The proposed modifications propose to:

1. Extend the previously approved inclinator to be accessed via the concrete platform adjacent to the garage entry.
2. Construct a store room within the existing subfloor space of the approved dwelling, which has currently been partially constructed and is subject to the concurrent BIC application.
3. A panelift door to the proposed subfloor store room.

IMPACTS / JUSTIFICATIONS

The proposed modifications will have no additional adverse impacts on the privacy and amenity of adjoining sites.

The extension of the previously approved inclinator aims to correct an error on the previous Section 4.55 application, which included access from the rear of the garage. This location proved unfeasible during construction and the proposed access is now far less disruptive and better follows the site's topography. The extension of the inclinator will result in better amenity to the dwelling and will have no adverse effects on adjoining development.

The proposed store room within the previously approved subfloor is contained entirely within the approved building envelope and will have no adverse effects on the site and adjoining development. Being entirely within the building envelope we believe it has sufficient grounds to be viewed as a modification to the previous approvals, rather than a new item warranting its own development application.

The impact of this store room on the subject site is positive in providing additional amenity in the form of a storage area for gardening equipment and is negligible in terms of its effect on adjoining development in terms of amenity, privacy and solar access.

The proposed panelift door to the store room aims to close up the current opening in order to protect the store room from weather, wildlife and to achieve a better aesthetic outcome to the front façade of the building, as the partially constructed store room is currently open on its western side.

The proposed amendments will have no adverse impacts on the adjoining properties and streetscape, the approved development remains substantially the same as originally approved.

No numerical changes that affect LEP and DCP controls are proposed.

The proposal has been discussed with a council duty planner. Due to the original approval dating back to 2003, it is proposed to retain the original cost of construction for the purposes of this application. The original development application was approved prior to introduction of BASIX assessments, as such, the revised proposal does not include a BASIX certificate as per the advice of the council duty planner.