

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed Development: Strata Plan of Subdivision of Property
1 & 2/8 Willyama Avenue, Fairlight 2096
(Lots 1, 2 and Common Property in SP32567)**

It is proposed to amend the existing Strata Plan which consists of two (2) Strata Lots in a one and two storey residential building to create a new two (2) Strata Plan in the same recently renovated one and two storey residential building.

The present site is used as a Residential Property consisting of a two storey brick duplex, known as N^os 1 & 2/8 Willyama Avenue, Fairlight. The site is in an area that has been residential for over 70 years and this subdivision will not alter the present land use.

The residential building has been recently renovated in accordance with Northern Beaches Council Development Application DA154/2017. Occupation Certificates have also been issued in relation to the completed works at the subject property. See OC No. 19/2583-2 and OC No. 17/3555-2. It is intended to amend the existing Strata Plan (SP32567) to create the new boundaries along the recently renovated buildings.

Visual privacy, acoustic privacy, the impact on views and overshadowing issues have been satisfied with the initial construction and occupation approval. Issues of air quality and noise, erosion, sediment control, energy efficiency, waste and site management have been addressed by this property.

The property is not of Heritage significance, there will be no demolition or building work required and there will be no removal or replacement of vegetation or trees.

There will be no increase in the services required (eg. electricity, water, gas etc) and no relocation services.

There would be no adverse environmental effects created by this subdivision.

Yours faithfully
S.J. Dixon Surveyors Pty Ltd



Stewart J Dixon
Registered Surveyor
E: sjd@dixonsurvey.com.au

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