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Statement of Environmental Effects

Alterations and additions to the existing dwelling, 115 Narrabeen Park Parade, MONA VALE 2103



14 February 2022

Revision History

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Authorship

This statement is prepared by Kim Rothe, Bachelor of Applied Science (Environmental Science) (Hons). 23 Years of Experience in Assessment Planning both in a public and private capacity.

1. SUMMARY

This updated Statement of Environmental Effects is prepared for the consideration of Northern Beaches Council in support of an application for alterations and additions to the existing dwelling at 115 Narrabeen Park Parade, Mona Vale. This Statement responds to the planning considerations required to be assessed by Northern Beaches Council Policies.

The proposal has been designed to relate to its site, and have minimal impact in terms of design, materials, visible height and local amenity impacts. This statement provides for an assessment of the proposal having regard to relevant legislation and the Northern Beaches Policies under the terms of 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The preparation of this Statement is pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979 (As amended)* and Clause 50 of the *Environmental Planning and Assessment Regulation 2000*. This statement assesses the proposal to be generally acceptable on merit, demonstrating the development will not result in any unacceptable adverse impacts. The proposal is generally in compliance with all relevant DCP and LEP objectives.

2. THE SITE

The subject site is known as 115 Narrabeen Park Parade MONA VALE 2103. The real property description is Lot 8 in DP16692. It is located on waterfront property located on the northern end of Warriewood Beach. The site is occupied by a two-storey residential dwelling with foreshore vegetation on the lower portion of the block. From Narrabeen Park Parade, the building presents only as single storey garages and driveway with landscaping. Most of the dwelling sits below street level. The site is surrounded by other low-density residential dwellings and beach vegetation to the south east. This is **not** a heritage listed property and is not located in a heritage conservation area.



Figure 1: Location Plan of the site

3. RELEVANT HISTORY

Council's online DA tracker has been examined. No readily available information can be sourced regarding the construction of the existing dwelling however records exist for DA N0788/00 for use of existing dwelling (as built) including variation in height of garage addition of rumpus room, studio and bathroom and spa in rear terrace. The application was approved on 15 October 2001.

3. DESCRIPTION OF PROPOSAL

Consent is sought from Northern Beaches Council for alterations and additions to the existing dwelling. The works in detail include the following:

Ground Floor (Lowest Floor towards Warriewood Beach)

- Alteration to the semicircular outside outdoor area which is to be enlarged and shape changed to a rectangular shape.
- Reconstruction of ground level of dwelling to lounge and dining room and adjoining outdoor area altered into a rectangular configuration.
 - The existing roundish glazing panels (doors and fixed louvers) will be removed.
 - Includes extension to northern and southern walls and extended picture windows to each respective elevation with louvers
 - New framing blade wall
 - New outdoor raised terrace which intersects with the new revised terrace adjacent to the main living areas of the dwelling.
- Installation of new lift and door to north western end of the site.
- Enlargement of existing pantry door.

Level 1 Floor

- Addition of roof elements to over the ground level terrace
- south eastern balcony remains in its current form with no extension, only the new roof additions
- Installation of new lift.
- New shade fins to northern and southern sides of balcony. Fins also act as privacy screens.

Street Garage Level

- Installation of new lift.
- Sandstone cladding to entry flanking feature walls.
- Minor feature sandstone parapet over entry.

4. ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning & Assessment Act, 1979 (As amended).

4.1 SECTION 4.15(1)(a) ENVIRONMENTAL PLANNING INSTRUMENTS

4.2 Integrated Development

The proposal does not constitute Integrated Development and does not require concurrent approval from any other State Government Bodies.

4.3 Relevant State Instruments and Legislation

State Environmental Planning Policy- Building Sustainability Index: (BASIX) 2004

As the proposal involves alterations and additions to a residential dwelling which exceeds \$50,000.00 in value, State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ("BASIX") requires that a valid BASIX certificate is prepared detailing any required commitments for energy efficiency measures. A valid BASIX certificate has been included for Council's consideration as per of the development application package.

State Environmental Planning Policy No. 55 - Remediation of Land

This SEPP provides a state-wide practice for the remediation of contaminated land. Under clause 7 (1) (a) of State Environmental Planning Policy No. 55 – Remediation of Land, consideration has to be given as to whether the land is contaminated.

The residential use of the land will not change nor does the application propose works or activity to which there would be any new contaminating activities. The works involved in the subject application does not require any significant excavation. A valid BASIX certificate has been included for Council's consideration as per of the development application package.

State Environmental Planning Policy (Coastal Management) 2018

The subject site is identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is applicable to the proposed development.

The stated Aim of the Policy under Clause 3 is to:

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

The Coastal Management Act 2016 states within Clause 3:

The objects set out in Clause 3 of the Coastal Management Act 2016 are:

- (a) to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and*
- (b) to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and*
- (c) to acknowledge Aboriginal peoples' spiritual, social, customary and economic use of the coastal zone, and*
- (d) to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and*
- (e) to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and*
- (f) to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and*
- (g) to recognise that the local and regional scale effects of coastal processes, and the inherently ambulatory and dynamic nature of the shoreline, may result in the loss of coastal land to the sea (including estuaries and other arms of the sea), and to manage coastal use and development accordingly, and*
- (h) to promote integrated and co-ordinated coastal planning, management and reporting, and*
- (i) to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and*
- (j) to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and*
- (k) to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions, and*
- (l) to facilitate the identification of land in the coastal zone for acquisition by public or local authorities in order to promote the protection, enhancement, maintenance and restoration of the environment of the coastal zone, and*
- (m) to support the objects of the Marine Estate Management Act 2016.*

It is submitted that the assessment detailed under the Statement of Environmental Effects suggests that the proposed development is consistent with the objects of the SEPP (Coastal Management) 2018, as set out in Clause 3 of the Coastal Management Act 2016 for the reason set out in the following discussion.

The matters for consideration under SEPP (Coastal Management) 2018 are addressed as follows:

Division 3 Coastal environment area

Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*

- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

Comment:

The proposal provides for the construction of alterations and additions to an existing dwelling. The proposed works will be carried out in accordance with the recommendations of the Consulting Structural, Coastal and Geotechnical Engineers, which will ensure that appropriate structural integrity for the site will be maintained. The proposal should not result in sedimentation, erosion or otherwise adverse degradation of the Coastal Environment.

The existing stormwater arrangements will remain unchanged. Sediment and erosion control measures will be carried out to minimise the impact of the works on the waterway.

Division 4 Coastal Use Area

Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

(a) has considered whether the proposed development is likely to cause an adverse impact on the following—

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
- (iv) Aboriginal cultural heritage, practices and places,*
- (v) cultural and built environment heritage, and*

(b) is satisfied that—

- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Comment:

The proposal provides for the construction of alterations and additions to an existing dwelling. The modest two storey extent of the new works ensures that the proposal will not result in any unreasonable adverse visual or environmental impacts within the foreshore area.

Division 5 General**15 Development in coastal zone generally—development not to increase risk of coastal hazards**

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Comment

The proposal provides for the construction of alterations and additions to an existing dwelling. The proposed new works are not considered to increase the risk of coastal hazards for the subject property or adjoining land.

16 Development in coastal zone generally—coastal management programs to be considered

Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

Comment: No coastal management programs have been identified as being necessary or required to be adhered to in the circumstances.

17 Other development controls not affected

Subject to clause 7, for the avoidance of doubt, nothing in this Part:

- (a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or*
- (b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.*

Comment: Noted

18 Hierarchy of development controls if overlapping

If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency:

- (a) the coastal wetlands and littoral rainforests area,*

- (b) the coastal vulnerability area,*
- (c) the coastal environment area,*
- (d) the coastal use area.*

Comment: Noted

4.4 Pittwater Local Environmental Plan 2014

Aims and objectives of zone

The site is zoned "*E4 Environmental Living*" Zone under the provisions of the Pittwater Local Environmental Plan 2014. The objectives of the zone are:

"Zone E4 Environmental Living

1 Objectives of zone

- 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.*
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3"

The proposed development, being ancillary alteration and additions to the existing dwelling is permissible with consent. The proposed works will improve the amenity of the dwelling without adversely impacting upon the amenity of adjoining properties. The proposal will not result in the loss of any significant vegetation or landform and the proposal intends to incorporate a number of passive

environmentally sustainable features to improve the environmental performance of the existing dwelling.

The dwelling will remain consistent with alterations to adjoining dwellings and sit comfortably with surrounding development and natural environment.

Any demolition associated for the proposal is permissible subject to the provisions of Clause 2.7 of the Plan with consent being sought under this application.

The site does not sit in any deferred area under LEP 2011 which is still subject to the former LEP 2000.

Pittwater Local Environmental Plan 2014 Controls

Relevant LEP clauses/development standards

Note: Only relevant clauses are commented upon

| CL. Standard/Control | Complies | Comment |
|--|-----------------|--|
| PART 4 PRINCIPAL DEVELOPMENT STANDARDS | | |
| Clause 4.1 Minimum Subdivision Lot size (700 m²) | N/A | No subdivision proposed |
| Clause 4.3 Height of buildings (8.0 metres) | Yes | There is no alteration of significance to the overall building height. There are no new works above the 8.0 metres height limit |
| Clause 4.4 floor Space Ratios | N/A | Single Dwelling, no FSR control applicable to site. |
| Clause 4.6 Exceptions to Development Standards | N/A | No development standards require variation. |
| PART 5 MISCELLANEOUS PROVISIONS | | |
| Clause 5.6 Architectural features | N/A | Not adopted in Pittwater LEP 2014. |
| Clause 5.9 Preservation of trees or vegetation | N/A | No significant trees or vegetation requires removal as a result of the works. |
| Clause 5.10 Heritage conservation | N/A | The site is not an identified heritage site (cultural or aboriginal). Minimal excavation is proposed and therefore the likelihood of uncovering relics is low. |
| Clause 5.11 Bushfire Hazard Reduction | Yes | The site is not susceptible to Bushfire Hazards. The site is not affected by any bushfire hazard |

rating as per the associated bushfire prone land map

PART 6 URBAN RELEASE AREAS

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| Part 6 Urban Release Area | N/A | Site not part of urban release area. |
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PART 7 ADDITIONAL LOCAL PROVISIONS

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| 7.1 Acid Sulfate Soils | Yes | The subject site is located on land identified as lying within the Class 5 ASS zone and has minimal ASS risk. Minimal excavation also occurring therefore is not considered to raise any concern in this regard. |
| Clause 7.2 Earthworks | Yes | Minimal excavation required on site to undertake the works and are associated with a permissible activity. Beyond footing holes no significant excavation required. The applicant has no objection to adhering to any requirements of Council in this regard. |
| Clause 7.3 Flood Planning | N/A | Site is not identified as being flood prone |
| Clause 7.5 Coastal Risk Planning | Yes | The site is identified as Bluff/Cliff Instability on Council's Coastline Hazard Map. |
| Clause 7.6 Biodiversity Protection | Yes | <p>Accordingly, a Coastal Engineering Report has been prepared for Council's consideration</p> <p>The site is located in the biodiversity zone how the specific portion of the classification occurs on the extreme eastern side of the site and not over the portion of the site subject to the new works.</p> <p>All works are located over existing altered landscape and paving. No significant trees, rock outcropping or vegetation will be affected by proposal. No natural vegetation of significance will be removed as a result of the works and the proposal should raise no concern in this regard.</p> |
| Clause 7.7 Geotechnical Hazards | Yes | The site lies over the land zoned Geotechnical Hazard H1. The new works are generally located over the existing dwelling base and pre altered ground or the level portion of the site. No significant excavation required to facilitate works. |

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| | | <p>The remaining new works can be constructed to appropriate engineering or geotechnical requirements to ensure geotechnical stability of the site as set out in the associated geotechnical report provided with this application. Pursuant to the requirements of Pittwater Council's Geotechnical Risk Management for Pittwater – 2009 can be achieved in this instance. The applicant has no objection to adhering to any requirements of Council in this regard.</p> |
| Clause 7.8 Limited development on Yes foreshore area | | <p>The site is burdened by the Foreshore Building Line at the south eastern end of the site.</p> <p>There are no works within the foreshore area. The dwelling will continue to be separated from the foreshore area.</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> <i>a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,</i> <i>b) to ensure continuous public access along the foreshore area and to the waterway.</i> <p>The proposed development will not result in any adverse impacts on natural foreshore processes, and be of a modest scale largely within the existing building footprint which will not be visually prominent within the locality.</p> <p>The proposal will not result in any existing levels loss of public access along the foreshore.</p> <p>The proposal is in keeping with the desired outcomes of this clause, and is compatible with the surrounding development.</p> |
| Clause 7.10 Essential Services | Yes | <p>The site as existing is adequately serviced and does not require augmentation of any services to facilitate or undertake the alterations.</p> |

5. Section 4.15(1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS

There are no draft amendments noted to any statutory controls applicable to the proposal.

6. Section 4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS**6.1 Pittwater 21 DCP Compliance Table**

Note: Sections of the DCP clearly not applicable to the proposal have not been included.

| CL. | Standard/Control | Complies | Comment |
|--------------------------------|---------------------------------|----------|--|
| Part B General Controls | | | |
| B1 | Heritage controls | N/A | As discussed in previous table, site is not an identified heritage item. As works are largely occurring to the existing floor plate of the dwelling. Excavation for new terrace areas area and balcony support post holes will be minimal. |
| B3.1 | Landslip Hazard | Yes | The level of excavation proposed on site can be safely accommodated on site during construction of the development with no risk to adjoining development. The applicant has no objection to adhering to any requirements of Council in this regard. |
| B3.2 | Bushfire Hazard controls | N/A | The site is not susceptible to Bushfire Hazards. |
| B3.6 | Contamination | Yes | The site has an extended history of residential usage and as such the potential risk of contamination is minimal. Additionally all works are largely occurring to the existing dwelling footprint. As such the risk of any contaminating activities is minimal and the site should continue to be suitable for use for residential purposes. |
| B4.6 | Wildlife Corridors | Yes | No significant natural vegetation or landform is proposed or required to be removed as a result of the proposed works. No existing wildlife buffers will be affected by the proposal. Given the relatively minimal scope of works outside of the building footprint in landscaped gardens the development is unlikely to give rise to any concerns in this regard. |

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| B5.2, B5.3 | Wastewater Disposal | Yes | Stormwater to be disposed via existing system. Sewer to be connected to existing on-site facilities. |
| B5.4, B5.7, B5.8 5.10 5.12 5.14 | Stormwater | Yes | Stormwater system to be connected to the existing drainage system. The alterations should not result in any adverse degradation of surface runoff and stormwater entering the drainage system. The applicant has no objection to adhering to any of Council's requirements in this regard. |
| B6 B6.1, B6.2 B6.3 B6.5 B8 | Access and Parking | No change | No change to access and existing parking facilities on site |
| | Site Works Management | Yes | <p>Disturbance to the topography of the site will be minimal and should not generate significant sedimentation control requirements. Demolition will also be relatively minor and can be handled by on site general construction skip bin management.</p> <p>Demolition and construction waste to be minimised and reused on site where possible.</p> <p>No significant trees are located in near vicinity of the new addition works therefore tree protection should not be necessary in the circumstances.</p> <p>The applicant has no objection to adhere to any of Council's requirements in this regard.</p> |

PART C Design Criteria For Residential Development

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|-------------|----------------------------|-----|--|
| C1.1 | Landscaping | Yes | Minimal alteration landscaping proposed. |
| C1.2 | Safety and Security | Yes | The works will not alter the existing street / dwelling interface beyond the entry beatification works. |
| C1.3 | View Sharing | Yes | District views from other adjoining dwellings will not be materially impacted as a result of the proposed works whose primary outlook is to the east/south east across the rear of the site. |

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| C1.4 | Solar Access | Yes | <p>Works are contained within existing building footprint and do not materially alter the existing solar regime on site. The principle additions are located on the lower levels of the eastern side of the dwelling and new shadow will be cast over the adjoining dwelling to the south in the morning. Please refer to the attached files DA-501 and DA-502 of the drawing package which depict the minimal new shadowing created as a result of the works.</p> <p>Adjoining dwellings, due to the relatively low density of the locality will continue to receive ample solar access to the dwelling and outdoor spaces on their eastern side during the morning photo period.</p> |
| C1.5, C1.6 | Visual Privacy/Acoustic Privacy | Yes | <p>All new works or significant window openings located on the additions are setback a significant distance from the side boundaries of the site and generally do not align with adjoining dwellings. Notably the additions are well forward of the existing building at 113 Narrabeen Park Parade and match the alignment of 117 Narrabeen Park Parade. General separation and topographical differences preserve privacy to the this dwelling to the north.</p> <p>As the semicircle outdoor area are being altered and structurally integrated into the new rectangular areas and with the new blade walls, the privacy situation is not exacerbated but traded for new consolidated area with further privacy treatments.</p> <p>Existing vegetation will be maintained between the two premises maintaining privacy.</p> |
| C1.7 | Private Open Space | Yes | <p>The proposal will result in an improvement to the total available practical private open space on site. Principle ground level areas will be maintained</p> |
| C1.12 | Waste and Recycling Facilities | Yes | <p>Post construction, waste will continue to at anticipated domestic levels as there is no</p> |

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| | | | significant increase to the residential density on site. |
| C1.13 | Pollution control | Yes | The development will not give rise to unreasonable pollution generation. |
| C1.14 | Separately Accessible Structures | Yes | There are no new separate structures proposed in the yard which can be repurposed into habitable structures. |
| C1.18 | Incline Passenger Lift and Stairways | N/A | No lift or inclinor proposed external to the building. Lift plat to be contained in the building. |
| C1.23 | Eaves | Yes | Minor roof is proposed on each side of the balcony on first floor to cover the new, rectangular shape of the outdoor area. |
| C1.24 | Public Road Reserve – Landscaping and Infrastructure | Yes | No street trees will be impacted by the proposal. |
| | | | No change to the street footpath as existing. |

Part D Locality Based Controls – Mona Vale Locality

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|-------------|--|-------|--|
| A4.9 | Mona Vale Locality – desired future character | Merit | The proposal will maintain the intended character of the area being a low-density residential area. The works seek primarily to improve the amenity of the existing dwelling without compromising the local landscape character. The proposal does not significantly or adversely alter the existing bulk and scale of the dwelling. |
| D9.1 | Character from a Public Place | Yes | <p>The development will enhance the existing dwellings general presence without compromising streetscape or the general locality.</p> <p>With regards to bulk and scale the dwelling will remain a two-storey dwelling, and all works lie below street level with no new visible presence.</p> |
| D9.2 | Scenic Protection | Yes | The development will not unreasonably impact upon the local regional scenic qualities. |
| D9.3 | Building Colours and Materials | Yes | Materials to match existing dwelling as appropriate. |

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| D9.6 | Front Building Line | No change | The dwellings front setback (to the street) remains unchanged. |
| D9.7 | Side and Rear Building Line | Merit | <p>Side setbacks are in compliance with the requirements of this clause</p> <p>The works to the sea side of the dwelling will not unreasonable project forward of nearby adjoining dwelling alignment. The works are consistent with the dwellings facing the beach along Narrabeen Park Parade and the following points are provided in support of the additions:</p> <ol style="list-style-type: none"> 1. The additions will be in accordance with the desired future character of the locality; 2. There will be minimal visible alteration to the bulk and scale of the existing building; 3. There will be no significant impacts to any views, privacy or solar access afforded to or from any adjoining dwelling or public places. <p>Accordingly, in the absence of any material impact arising out of the setbacks proposed and the proposal being in accordance with the outcomes of the clause, Council's favourable consideration is requested in this regard.</p> |
| D9.8 | Building Envelope | Yes | There is no effective change to the existing building envelope. |
| D9.10 | Landscaped Area | Yes | Major landscaping area is preserved on the beach side of the dwelling untouched. |
| D9.11 | Fences | N/A | No new fences proposed or required. |
| D9.12 | | | |
| D9.14 | Construction, retaining walls, terracing and undercroft areas | Yes | There is a 70 cm rise to create the new terrace level. This is principally located over the former circular outdoor areas, but is proposed to be on raised platform on piers to endeavour to minimise impact to landform. |

7. Section 4.15(1)(a)(iv) APPLICABLE REGULATIONS

Clause 92 of the EPA Regulation 2000 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent.

Any demolition will be undertaken in strict accordance with AS 2601-1991.

Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise.

8. Section 4.15(1)(b) THE LIKELY IMPACTS OF THE PROPOSAL

As demonstrated throughout this statement, post construction, the development will result in no ongoing impact beyond that typical of that for a residential dwelling. The other principle impacts to be considered are impacts as arising from demolition and construction activities.

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of *the Protection of Environment Operations Act* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia / National Construction Code.

Excavation will be undertaken in accordance with standard Council conditions of consent and within nominated working hours. Construction noise associated with the excavation is intended to comply with the Protection of Environment Operations Act 1997 and the NSW EPA Environmental Noise Manual for the control of construction noise. Precautions will be taken during site works to minimise vibration including the avoidance of sudden stop - start movements.

Any proposed excavation will not result in any pollution or siltation of any waterway or pose a threat to ecological communities or their habitats. Appropriate sediment and erosion control measures will be adopted during site works and the existing Stormwater system will be protected during works

The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

9. Section 4.15(1)(c) THE SUITABILITY OF THE SITE

The subject site is suitable for the proposal as:

- The site is current occupied by the dwelling and the works are concerned with improving the amenity on site. As such there is adverse alteration to the existing privacy and solar amenity impacts from the existing dwelling to surrounding properties.
- The design has had regard to its impact to the local conservation characteristics and impacts to adjoining properties.
- Adequate water, stormwater drainage and sewage facilities are available on the site to service the proposed development.
- The development is consistent with existing and future development on the immediate adjoining sites and in accordance with the land zoning and future intents of the locality.

- There are no precipitate constraints posed by adjacent land uses.
- Appropriate erosion and sediment / waste management control measures will be employed during works.
- The development will not result in the ongoing environmental degradation of the local area.

The application therefore satisfies this section of the Act.

10. Section 4.15(1)(e) THE PUBLIC INTEREST - CONCLUSION

It is proposed to undertake alterations and additions to the existing dwelling on site. The proposed development has been designed to relate well to its site, adjoining sites, in terms of appearance, envelope, setbacks, bulk and scale and which relates well to the streetscape presentation.

The application for dwelling additions has been assessed against relevant provisions of the Environmental Planning and Assessment Act, Council's Local Environmental Plan and Development Control Plans.

The development being largely within the existing built form on site, relates well to its site in terms of appearance, envelope, setbacks, bulk and scale and the established streetscape character of the area.

The proposed development will be in the public interest, as it will provide improve the amenity of the property and provide for further housing choice in the area without adverse visual impact to streetscape.

The proposal complies with all relevant LEP and DCP objectives, or where non compliances are identified the development is, in our opinion, acceptable in the circumstances as per the reasons set out in this statement and would have no adverse impact to any adjoining properties and the locality.

The application therefore satisfies this section of the Act.