

Statement of Environmental Effects

Accompanying a development application for

S4.55(1A) - Modification involving minimal environmental impact

At

Lot 2 DP 17397

19 Cooleena Road, ELANORA HEIGHTS NSW 2101

01/09/2021

Contents

- 1. Introduction**
- 2. Site description and analysis**
- 3. Details of proposal**
- 4. Clause 4.15 – Matters for consideration**
- 5. Other considerations**
- 6. Conclusion**

1. Introduction

This statement of environmental effects has been prepared by Ellis Construction to accompany a development application for Modification of an existing DA involving minimal environmental impact at 19 Cooleena Road, ELANORA HEIGHTS NSW 2101. The application is being lodged by Ellis Construction, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Northern Beaches Council LEP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This DA application is a modification to REV2020/0025. Amending two windows to the rear of the building, relocating a staircase, noting the demolition of an existing deck and replacement of same with amendments to outline.

This statement has been prepared having regard to the following documentation:

Modification_210820.pdf

Submitted with this DA application

2. Site description and analysis

2.1 Location and property description

Property details are as in first DA application REV2020/0025. For further details please refer to Stamped_Plans.pdf submitted with this application.

2.2 Site characteristics

Site characteristics are as in first DA application REV2020/0025. For further details please refer to Stamped_Plans.pdf submitted with this application.

2.3 Surrounding development

Surrounding development are as in first DA application REV2020/0025. For further details please refer to Stamped_Plans.pdf submitted with this application.

3. Details of proposal

3.1 Proposed works

The proposed works in this modification application are

- The expansion of aluminum framed glass doorway leading onto deck
- Added note to stamped plans that existing deck is to be demolished
- Adapted shape of deck to create more distance between deck and stormwater easement
- The relocation of outdoor stairway to create more distance between deck and stormwater easement

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

State Environmental Planning Policies

Compliance with SEPPs are as in original DA application REV2020/0025. All modifications further enhance SEPP compliance by creating more space between built addition and stormwater easement.

Local Environmental Plan

Compliance with LEP as in original DA application REV2020/0025.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Compliance with draft LEPs and SEPPs as in original DA application REV2020/0025.

(iii) any development control plan

Compliance with DCP as in original DA application REV2020/0025.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not applicable

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Compliance with LEP as in original DA application REV2020/0025.

(c) The suitability of the site for the development,

Suitability as in original DA application REV2020/0025.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

Public interest as in original DA application REV2020/0025.

5.0 Other considerations

5.1 Visual Impacts

Visual impacts as in original DA application REV2020/0025.

5.2 Open Space

Visual impacts as in original DA application REV2020/0025.

5.3 Overshadowing and Privacy

Small adjustment in neighbour privacy as compared to original DA application REV2020/0025. The rear door has larger glass panes of 20%+ increase

5.4 Noise

Noise as in original DA application REV2020/0025.

5.5 Erosion Control Measures

Erosion Control Measures as in original DA application REV2020/0025.

5.6 Economic and Social Impacts

Economic and Social Impacts as in original DA application REV2020/0025.

5.7 Environmental Benefits

Environmental benefits as in original DA application REV2020/0025.

5.8 Disabled Access

Disabled access as in original DA application REV2020/0025.

5.9 Security, Site Facilities and Safety

Security/safety impacts as in original DA application REV2020/0025.

5.10 Waste Management

Waste management as in original DA application REV2020/0025.

5.11 Building Code of Australia

Compliance with Building Code of Australia as in original DA application REV2020/0025.

5.12 Traffic

Traffic impact as in original DA application REV2020/0025.

5.13 Stormwater/flooding

Stormwater/flooding impact as in original DA application REV2020/0025.

6.0 Conclusion

The modifications to original DA application REV2020/0025 minimally change but further strengthen the development's ability to meet the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.