



Statement of Environmental Effects

1 LIVISTONA LANE PALM BEACH

LOT 241 DP 1039370

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Site suitability

The site is ZONED C4 ENVIRONMENTAL LIVING
Pittwater Local Environmental Plan 2014
the proposed development is permitted within the zone.

Present and previous uses of the land

The site currently contains a single **residential dwelling** and detached carport
this will continue as the proposed use.

Scope of work

Demolition

Proposed demolition of the existing (**dilapidated**) open form deck structures on the mid and upper floor levels of the existing dwelling – REFER DEMOLITION DETAIL

Proposed works

construction of decks

construction of new deck structures to both mid and upper levels (within the same floor plan footprint), utilising modern, maintenance free materials as selected.
decking to be selected timber look composite (or timber) decking as selected by owner.

Partial Roof / awning over deck

Extend the existing upper floor roof to the northeast corner of the dwelling to provide a viable outdoor covered area for all weather use directly off the main living area of the dwelling.

- **roofing** - low reflectivity colorbond sheet roofing as selected.
- **Handrails** - solid top rail with vertical balusters similar to existing
- **Roof / ceiling lining** - to extended roof area to be white painted lining boards

Detached carport

Provide selected horizontal weatherboard cladding, replacing the dated and weathered lattice lining to the detached carport structure at street level.

Design guidelines

the proposed development is designed to replace the existing dilapidated deck structures with new structures utilising modern, weather resistant and maintenance free materials.

The proposed structures will be constructed predominantly using structural steel elements finished to compliment the appearance of the dwelling and the surrounding environment.

Compliance with development standards

the proposed development ***generally*** complies with the numerical requirements of
NORTHERN BEACHES COUNCIL / Development Control plan

CONTROL	REQUIRED / ACHIEVED	COMPLIES (Y/N)
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NBC LEP 2015

BUILDING HEIGHT	NOT AFFECTED BY PROPOSED WORKS	Y
FLOOR SPACE	NOT AFFECTED BY PROPOSED WORKS	Y
TOTAL OPEN SPACE	NOT AFFECTED BY PROPOSED WORKS	Y
LANDSCAPED AREA	NOT AFFECTED BY PROPOSED WORKS	Y

NBC DCP 2015

FRONT SETBACK	NOT AFFECTED BY PROPOSED WORKS	Y
REAR SETBACK	NOT AFFECTED BY DEVELOPMENT	Y
SIDE SETBACK	NOT AFFECTED BY PROPOSED WORKS	Y

Access and traffic

existing vehicle access to the site is not affected by this scope of work.
existing vehicle entry to the site from Livistona Lane remains as the compliant access to the site / development.

Privacy, views and overshadowing

No additional overviewing will result from the development
No additional view loss will result from the proposed works.
No additional overshadowing will result from of the proposed work.

Drainage

roof water drainage from proposed extended roof surface is to be connected to the existing functioning site stormwater system and discharged to the existing system.
all new stormwater installed is to comply with the requirements of NBC Drainage DCP and designed/ constructed in accordance with AS/NZS 3500

Erosion and sediment control

no major excavation is required for the proposed reconstructed decks
pier hole / pad footing hand excavation will be required within the footprint of the proposed structures -
erosion & sediment controls are to be installed as deemed necessary, prior to work commencement and maintained throughout the duration of the development –
refer construction management plan (site plan) where applicable

Energy efficiency - Not applicable – Basix excluded development.

BASIX excluded development means the following development—

(a) development for the purposes of a garage, storeroom, carport, gazebo, verandah or awning / non-residential work.

Waste

Waste generated during construction is to be stored on site in waste bins supplied by the owner/builder –
site waste / debris is to be managed safely and efficiently –
refer Construction / Waste Management Plan

Site management

The management of the site during excavation, demolition and construction is to be in accordance with the construction management plan –
all site access, material storage, stockpile areas and associated elements required on site are to be implemented prior to commencement –
where applicable, access to the site is to be limited to the builder /licenced contractors involved in the works.