

**STATEMENT OF ENVIRONMENTAL EFFECTS TO
ACCOMPANY**

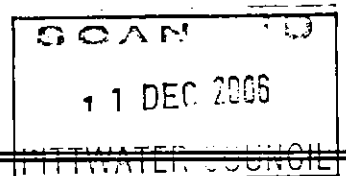
SECTION 96 MODIFICATION TO EXISTING

DEVELOPMENT CONSENT

(DEEMED CONSENT 0699/95)

PPTY: 5 CABARITA ROAD, AVALON

(ALSO KNOWN AS 182 RIVERVIEW ROAD, AVALON)



1.0 Background:

Pittwater Council issued Deemed Development Consent No. 0699/95 for proposed Alterations and Additions at No. 5 (Lot 3 DP Section 226537) Cabarita Road, Avalon on 17 October, 1995.

This Consent/Approval was subject to 18 conditions of consent, one of which, No. 15, required details of the colour of the roofing to be submitted to Council.

2.0 Is the Proposal Substantially the same Development?

The proposed modification under Section 96 of the EP&A Act is to modify Condition 15 relating to the colour of the roof. The proposal is substantially the same development and satisfies this test under the Act.

3.0 Likely Impacts of the Proposal:

The likely impacts of the proposal will be entirely confined to potential visual impacts due to the colour of the roof.

Ameliorating the likely impacts of the roof colour is the current situation, whereby the roof material has been in place for over 10 years and to my knowledge, no complaints have been received from adjoining or nearby neighbours regarding the colour of the roof.

Initial performance criteria raised in the Condition No. 15 requiring low reflectivity roofing, have been addressed by the weathering of the roof and the subsequent lack of glare from the metal roofing product.

The likely visual impacts are further ameliorated by the presence of substantial visual buffers around the site in the form of trees and associated vegetation ensuring that the proposal is not visually prominent and does not adversely impact upon the views of the property from nearby and adjacent sites.

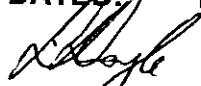
4.0 Reasons for Modification:

- The roof cladding has been provided to the alterations and additions to match the original roof material (being white colorbond). Aesthetically, changes to the roof colour of the addition would draw the viewer's attention to the differences in roof colour rendering it a prominent visual component in the locality.
- The presence of white and light coloured roofs in the area is not an uncommon occurrence.
- The visual buffers around the site ensure that this roof colour is not visually prominent.
- The roof has existed in this location with this colour for over 10 years and no objections have been raised.
- The roof has now weathered to such an extent that the lustre of the roof is very low and the glare co-efficient is satisfactory.
- The thermal efficiency benefits of light coloured roofs are well documented and support principles of sustainability and reductions in energy usage.

In summary, the presence of the additional amount of light coloured roofing is environmentally benign, this is evident by the lack of concern raised by nearby residents throughout the last decade.

This application seeks to remove the above condition from the Development Consent for the reasons set out above.

DATED: 1 December, 2006



LANCE DOYLE

M. Plan (UTS) B. App. Sc. (UWS) M.P.I.A

M&D/MISC115-9/MODIFICATION TO DA