



STATEMENT OF ENVIRONMENTAL EFFECTS

At 2 Milga Road,
Avalon NSW



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03. 11. 2024

CONTENTS

1. SITE INFORMATION
2. SITE ANALYSIS
3. DCP CALCULATIONS
4. STATEMENT OF ENVIRONMENTAL EFFECTS
5. STORMWATER

ARCHITECTURAL Drawings
Survey by Sydney Surveyors

No: 2071 (1-4)
No: 19179_1A

1. SITE INFORMATION

Site Address: 2 Milga Road, Avalon NSW
Title: Lot 41 No.2 DP 600889
Zoning: R2

2. SITE ANALYSIS

- a) An existing dwelling with vehicular crossing
- b) Existing Retaining Wall
- c) Electricity switchboard on this wall.

3. DCP CALCULATIONS

LEP CALCULATION SUMMARY

	PROPOSED
SITE COVER	unchanged
FLOOR AREA m ²	unchanged
MAX. HEIGHT	unchanged
SETBACK	
Front m	unchanged
Back	unchanged
Sides	unchanged
LANDSCAPED AREA m ²	unchanged
LANDSCAPE RATIO%	unchanged
PRIN. PR'TE AREA	unchanged
ROOF AREA m ²	unchanged

Comments:

- a) It is desired to replace the decaying wall.
- b) Erect water disposal system behind the wall.
- c) Reattached the switchboard to new wall.

4. STATEMENT OF ENVIRONMENTAL EFFECTS

- ☐ **Streetscape** - The proposed development will not affect the streetscape. The new area is not visible from the street. The existing metal fence is to be replicated.
- ☐ **Views** – Views enjoyed by the adjacent properties are not affected by the new development. Views enjoyed within the site are unaffected.
- ☐ **Style** – To conform to general streetscape.
- ☐ **Shadows** – No new shadows will result.
- ☐ **Privacy** – The dwelling will not affect the privacy of both the owners and the neighbours.
- ☐ **Acoustics** – Was not identified as an issue.
- ☐ **Flooding and drainage** – Was not identified as an issue.
- ☐ **Heritage** – Not applicable.
- ☐ **Land is not part of critical habitat** or likely to affect threatened species, ecological communities and their habitats.
- ☐ **Bushfire**. The site is not bushfire prone.
- ☐ **No concurrence required from other authorities.**
- ☐ **No extra domestic waste** will result from this development. No ongoing soil erosion, contamination or other issues have been identified.

5. STORM WATER .

The new retaining wall to engineer's specification, with drainage to be connected to existing system.

Conclusion:

The proposed dwelling complies with all relevant DCPs, Pittwater Local Environmental Plan and the Pittwater 21 Development Control Plan and has a beneficial environmental impact on the immediate streetscape.