

Statement of Environmental Effects

Accompanying a development application for

Proposed Demolition of Single Storey Dwelling

At

Lot/DP: Lot 12 DP 25143

Address: 220 Powderworks Road Ingleside NSW 2101

Date: 1 May 2022

Statement of Environmental Effects
220 Powderworks Road Ingleside NSW 2101

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1. Introduction

This statement of environmental effects has been prepared by Nigel Bubalo to accompany a development application for Nigel Bubalo at 220 Powderworks Road Ingleside NSW 2101. The application is being lodged by Nigel Bubalo, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

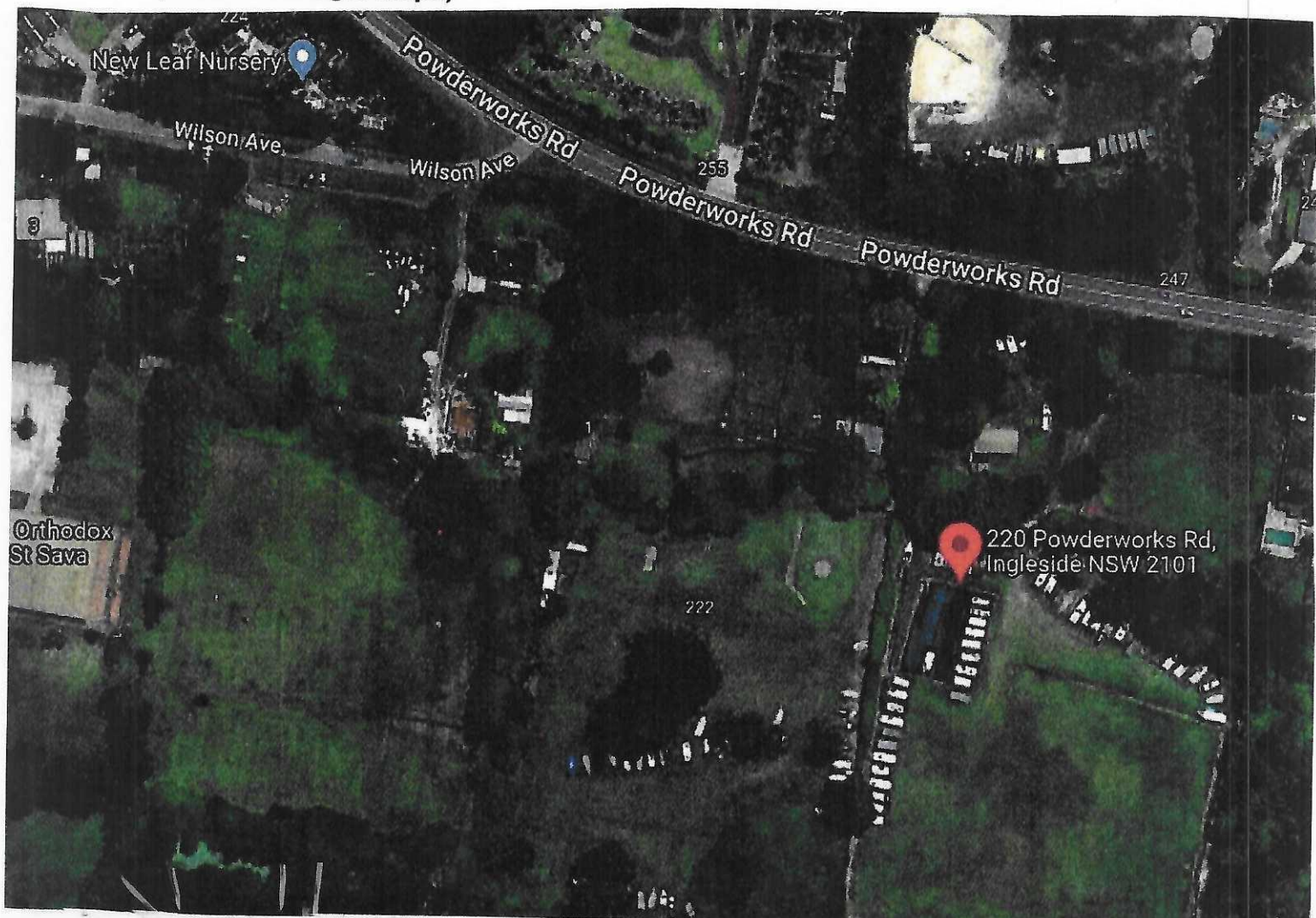
The proposal has been designed to achieve the relevant provisions of insert LEP2015, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The statement of environmental effects addresses the impact of the proposed development on both the natural and built environments before and after construction and the proposed method to mitigate any adverse impacts.

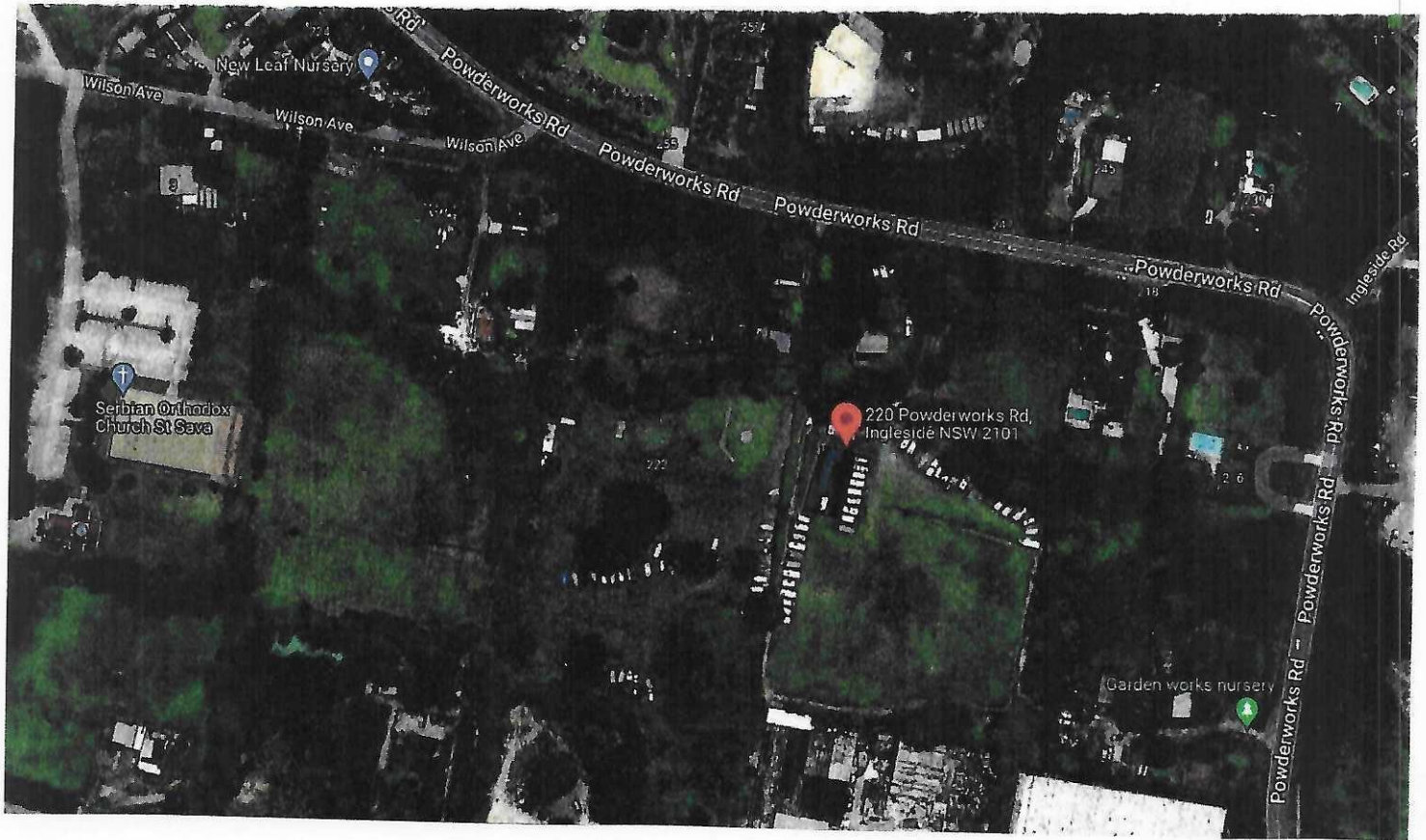
2. Site location, description, and analysis

The site is located on the Southern side of Powderworks Road Ingleside (between Ingleside Road and Wilson Avenue). The address is 220 Powderworks Road Ingleside NSW 2101. It is known as Lot 12 DP 25143.

Figure 1: Approximate location of the site is shown in the aerial photograph (Source: Google Maps)



**Figure 2: Location photograph – the approximate location of the property
(Source Google Maps)**



Site description and analysis

The site comprises Lot 12 of Deposit Plan 25143.

The proposed site is rectangular shaped with a total of 20,319 m². The site has a 106.68 metres frontage to Powderworks Road and a depth of 190.50 metres. The existing site ground levels fall towards the watercourse from the front of the property. From the rear of the property the ground levels fall toward the watercourse.

The existing single storey fibro and cement clad dwelling has a setback of 36 metres to Powderworks Road Ingleside is between 50 and 60 years old, with no heritage value.

As far as records have shown, no previous uses apart from residential dwelling have occupied the area around the dwelling on the northern side of the property. Hence, it is assumed that no soil contamination exists.

The neighbouring properties include a single-story cement clad dwelling and a single-story double brick residence.

Vegetation on the site is dominated by front and rear lawns. Trees are shown on the site plan.

Figure 3: View from Powderworks Road Ingleside (Source Google Maps)



Subject Site: 220 Powderworks Road Ingleside

3. Outline:

The submitted application relates to:

- Demolition of the existing dwelling on the site.

The demolition works will be undertaken in accordance with EPA and WorkCover Authority guidelines to ensure that minimal impacts occur to workers and residents, as well as to nearby premises and their occupants and that the safety of workers is always afforded the highest priority during the demolition process.

4. Other Considerations - Erosion and Sediment Control Management:

The sediment and erosion control plan outlines the proposed measures to be

implemented to manage the possible impact of erosion hazard from sediment during the demolition.

The erosion and sediment controls will be put in place prior to works commencing on the site and will be maintained, as necessary throughout the demolition process.

The erosion and sediment control management plan includes the following information:

- The location of the toilet, waste and recycling storage bins, location of the proposed erosion control measures and typical details of silt and sedimentation measures.

5. Conclusion:

The proposed demolition of the existing dwelling structure complies in accordance with Northern Beaches Council Development Control Plan 2015 and Local Environmental Plan 2015 (LEP 2015)

I believe that the proposal to demolish the existing dwelling is worthy of approval.