
STATE OF ENVIRONMENTAL EFFECTS

MINOR AMENDMENTS TO BOAT SHED

132 CRESCENT ROAD, NEWPORT

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared for the applicant of the proposed development. The report is to accompany a Clause 4.55 application to the Northern Beaches Council seeking consent for modifications to the existing boat shed previously approved under N0448/11.

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of Section 79.C of the Environmental Planning & Assessment Act (EP&A) Act, 1979.

2. THE PROPOSED DEVELOPMENT

The application seeks approval for the following amendments

- Southern Elevations – Provide bi-fold door in lieu of D-09 and W10 on the
- Corner Detailing – Provide render and pain finish in lieu of corbel finish
- External Colours - amended to be consistent with the new home recently approved.

3. ENVIRONMENTAL PLANNING ASSESSMENT

The changes as outlined above are very minor in nature, and will have no impact on the natural or built environment.

The changes are limited to the external appearance of the structure. The changes do not involve any additional earthworks from that approved by the original consent.

4. CONCLUSION

The impact of the proposed development has been assessed in accordance with the provisions of Section 79C of the EP&A Act, 1979 and found to be satisfactory.

The proposal is permissible with consent under HLEP 2014 and complies with the aims and objectives of the P21 DCP.

The siting, design and external appearance of the proposal is consistent the original consent.

The proposed changes are incidental in the context of the original proposal and will have no impact on the topography, micro climate, air or water quality of the locality.

The proposed development is remains consistent with the zone objectives for the site and the locality.
