

ENVIRONMENTAL ASSESSMENT UNDER SECTION 79C

This statement is to be read in conjunction with plans prepared by HOUSED for a proposed alteration and addition at 7 Pacific road Palm Beach.

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Assessment Act 1979.

The proposed new dwelling is in accordance with the objectives under clause 5 of the Act

to encourage

the proper management, development and consevation of natural and artificaial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and ecolonomic welfare of the community and a better environment.

The proposed alteration to existing dwelling is a viable and economic use of the land reinvigorating the housing stock for forthcoming generations.

INTERGRATED DEVELOPMENT

The proposed new dwelling is not an integrated development.

SEPP - Building Sustainability Index

See BASIX report submitted with this application.

SEPP - Redemption of land

There is no evedence of contaminated land on the site - refer geotech report submitted with this application.

EVALUATION

79C 1(a) APPLICABLE REGULATIONS

The relevant Council LEP and DCP documents have been given due consideration in the preparation of this application.

79C 1(b) IMPACTS OF THE PROPOSAL

The proposed alteration and addition to the existing dwelling has been designed with a view to the likely impacts on both the natural and built environment. The proposed structure is sympathetic to the natural topography of the site and is in keeping with the surrounding built structures.

The construction work will be carried out in accordance with the Building Code of Australia and all relevant permits will be obtained and complied to.

The proposed new dwelling has been reviewed by neighbours so that they may form part of the discussion with regard to the social impact of the proposed.

During construction, safe work practices will be adhered to to minimise the impact of the construction on the surrounding neighbours.

79C 1(c) ANY DEVELOPMENT CONTROL PLAN

The subject site is zoned E4 Environmental Living and is suitable for the proposed alteration of existing dwelling and swimming pool.

79C 1(d) SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS NA to local development

79C 1(e) PUBLIC INTERESTS

The proposed alteration and addition to the existing dwelling and swimming pool area has been designed in accordance with the aims and objectives of the Pittwater Council planning instruments and has no adverse impacts on the site and surrounding neighbours. The proposed new works to the existing dwelling is a positive contribution to the housing stock of the locality and as a consequence it can be considered in the public interests to approve these works.

LEGEND

ROOF:

MR COLOURBOND METAL ROOF SHEETING/CAPPINGS
G SELECT COLOURBOND GUTTERS
DP SELECT COLOURBOND DOWNPIPES
SK SKYLIGHT

EXTERNAL:

BW MASONRY (CONC. BLOCK/BRICK)
RM RENDERED MASONRY
DW DOORS + WINDOWS - PAINTED TIMBER

INTERNAL:





PB PLASTERBOARD ON TIMBER STUD FRAME

FLOORS:

TF TIMBER FLOOR
TD TIMBER DECKING
T/SF TILED/STONE FLOOR
PC POLISHED CONCRETE

CEILING S:

PB SET PLASTERBOARD

 NEW TIMBER STUD WALLS/STRUCTURE
 NEW WORKS
 METAL
 EXISTING WALLS/WINDOWS TO BE REMOVED - SHOWN AS DOTTED

A DEVELOPMENT APPLICATION NOVEMBER 2016
ISSUE DESCRIPTION DATE

0 1 2 3 4 5

DRAWING:

DWG. NO: DA

DATE: NOVEMBER 2016

SCALE:

PROJECT :

BEARD FAMILY
7 PACIFIC ROAD PALM BEACH
LOT 401 D.P. 19651

HOUSED

BY N A N N A L E S I U K

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