



ON BEHALF OF
AMG Headquarters Six Pty Ltd

PROJECT DETAILS
Proposed Demolition

LOCATION
65 DARLEY STREET MONA VALE, NSW 2103

SUBMISSION DATE
October, 2024

STATEMENT OF ENVIRONMENTAL EFFECTS



The
WILLIAMS
RIVER STEEL
GROUP OF COMPANIES
There is a Difference

HEAD OFFICE - NEWCASTLE

25 OLD PUNT ROAD

TOMAGO NSW 2322

PHONE: (02) 4985 2000

COFFS HARBOUR

UNIT 1/12 INDUSTRIAL DRIVE

SOUTH COFFS HARBOUR NSW 2450

PHONE: (02) 6651 7223

BRISBANE:

17 COMMERCE CIRCUIT

YATALA QLD 4207

PHONE: (07) 3804 7944

AUSTRALIA WIDE

1300 363 121

CONTACT DETAILS

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OWNERS NAME: **AMG Headquarters Six Pty Ltd**

APPLICANT NAME: Williams River Steel

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ADDRESS OF LAND TO BE DEVELOPED: Lot 26 , DP 16407
65 Darley Street
Mona Vale NSW 2103

SITE AREA: 473m²

LOCAL AUTHORITY: Northern Beaches Council

STATUS: D.A Submission - Demolition

ZONING: E4 GENERAL INDUSTRIAL



Land Zoning Map Image

Image 1.0

INTRODUCTION

This Statement of Environmental Effects has been prepared by Williams River Steel to support the demolition of existing Cladding Residence & Shed.

PROPOSED PROJECT WORKS OVER VIEW

The proposed works include the total demolition of the existing Residence, Shed, vegetation & pavements.

PREVIOUS AND CURRENT USES

The site currently used as a dwelling house.

EXISTING STRUCTURES

As stated above the existing residence & shed are a combination of cladding, Metal roof and concrete construction, with concrete driveway along the backyard.



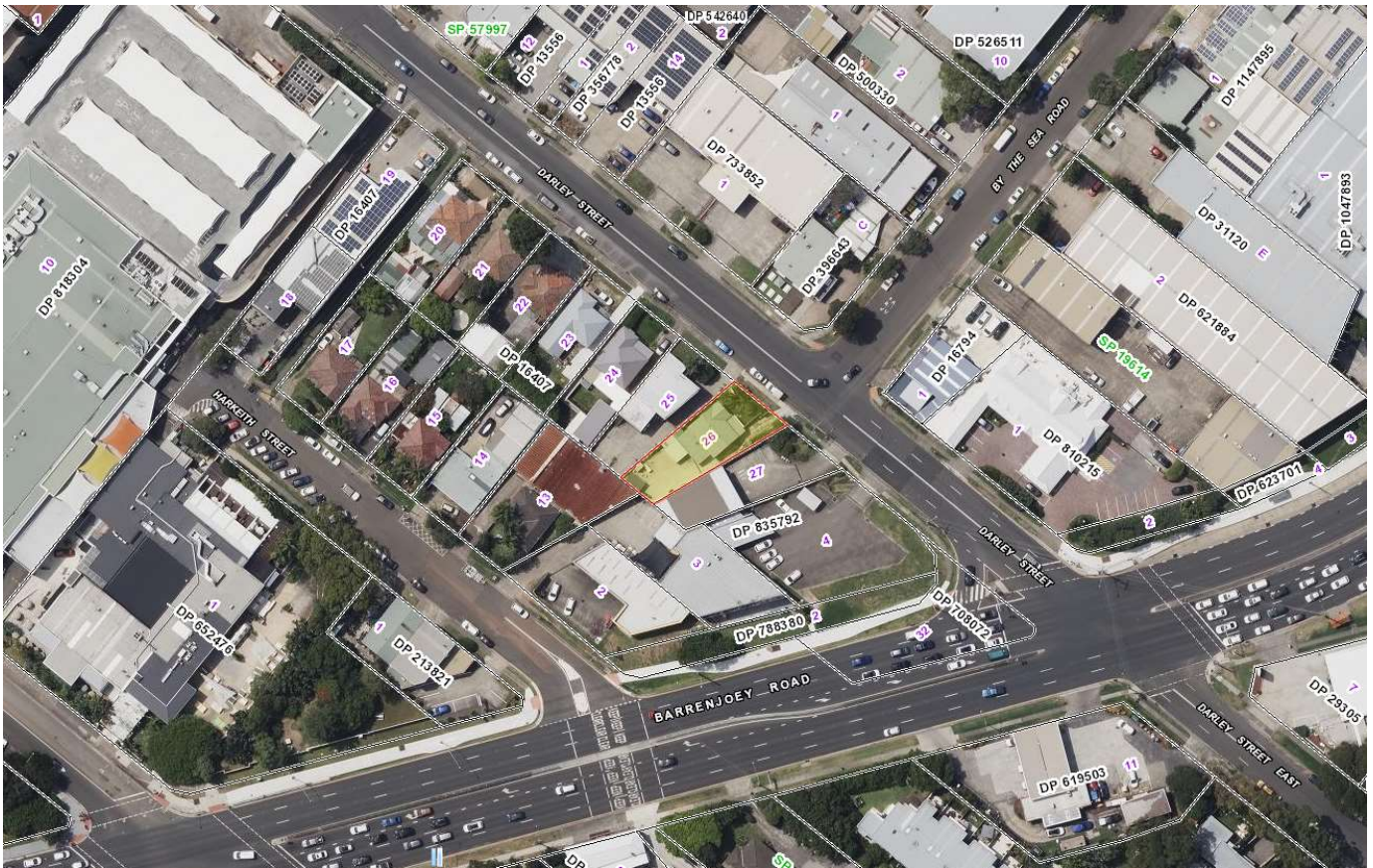
Current Street View

Image 1.1



Current Street View

Image 1.2



Aerial View

Image 1.3

SITE ANALYSIS

The site is located in a moderate trafficable area due to its frontage to the Darley Street.

To the south of the site is Barrenjoey Road, Directly to the North of the development is the established business "Surf Shop", with a café area & Small furniture business on the corner, adjacent to the Surf Shop is TLE & Jaycar business.

The adjoining lot on the eastern boundary is "Embroid Me" while adjoining the lot on the eastern boundary is a Residence, further west of the site are residences and "PITTWATER Place".

The Eastern boundary fronts the Barrenjoey Road with a single traffic lane & a kerb side parallel parking lanes.

The businesses in the area are generally commercial / Retail and are a diverse mix.

HERITAGE

There are no known archaeological or heritage issues associated with the site.

MINE SUBSIDENCE

The development is affected by Acid Sulfate Soils (Class 3) and is not within a mine subsidence district.

Due to no excavation or construction works proposed acid sulphate soils are unlikely to be disturbed.

TRAFFIC MOVEMENTS & PARKING

Truck movements & staff parking will be managed on a daily basis by the appointed demolition contractor, appropriate permits will be gained by the appointed contractor if or when required.

Loading will be done wholly withing the site with trucks entering & exiting with stop go traffic control as industry standard.

FLORA AND FAUNA ISSUES

There are no known Flora or Fauna issues associated with this site. The Two trees to be removed as shown on demolition plan.

WASTE DISPOSAL

All waste generated during the demolition process will be recycled & or disposed of as outlined in the waste management plans that accompanies this application.

DEMOLITION

Demolition is proposed as part of this application. All demolition works will be done by licensed demolition contractors. All demolition works will meet AS 2601-2001

NOISE

The impact of demolition noise will be minimized by quality management procedures implemented by the contracted builders. There is no reason why noise produced on site will cause nuisance exceeding normal construction expectations.

Machinery utilized in the demolition will mainly be limited to a 14t tracked excavator with minimal to no jackhammering to avoid unnecessary noise generation.

EROSION & SEDIMENT CONTROL

During the demolition process, disturbance to the ground surface will occur, however sediment and pollution control devices will be utilized throughout construction. Full details of erosion & sediment controls can be seen on page 04-A700 of the submitted Architectural drawings prepared by Williams River Steel.

CONCLUSION

The proposed is for demolition only, no construction is proposed as part of this application.

The demolition of the existing structures will facilitate the construction of the future proposed development which will generate jobs for the community.

We trust that Northern Beaches Council agrees on the benefits of this application & we look forward to your favourable decision.