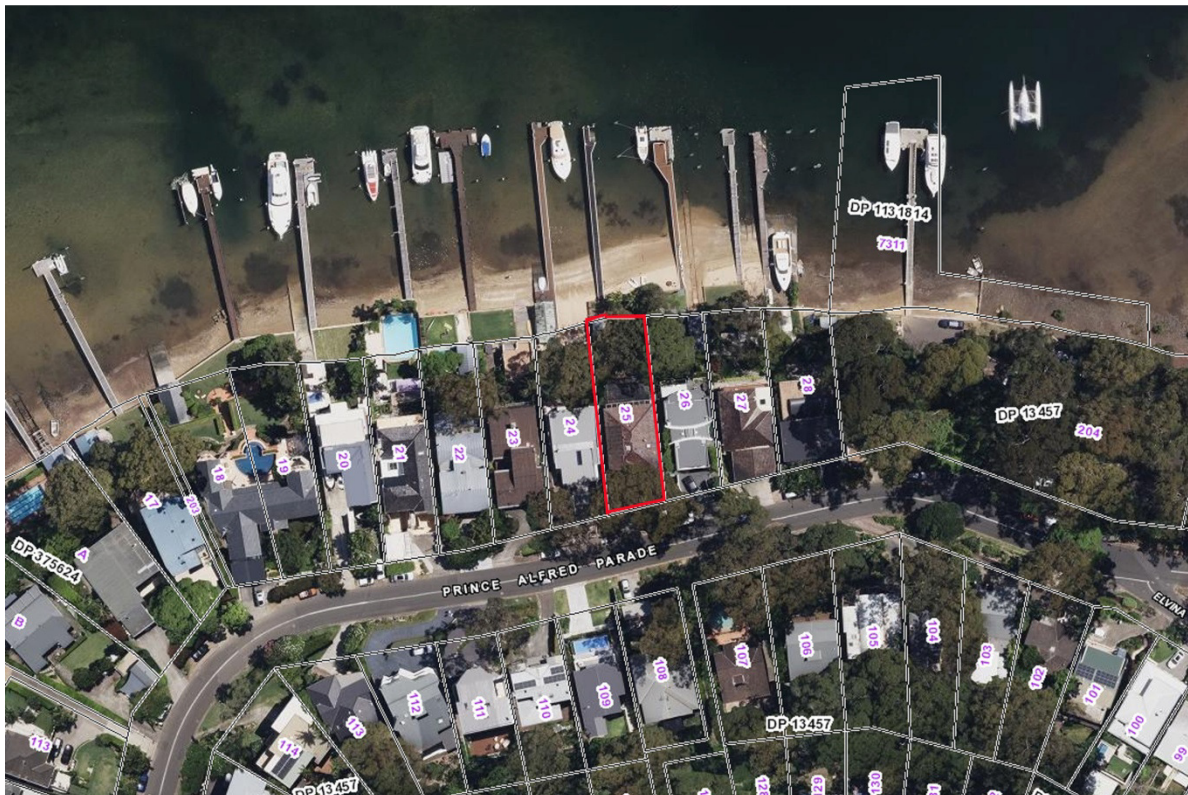
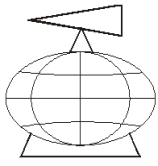


STATEMENT OF ENVIRONMENTAL EFFECTS

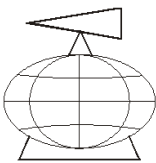


DEVELOPMENT APPLICATION FOR CONSTRUCTION & INSTALLATION OF AN INCLINATOR AT PROPERTY No. 106 PRINCE ALFRED PARADE, NEWPORT.

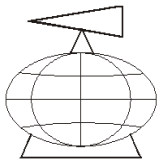


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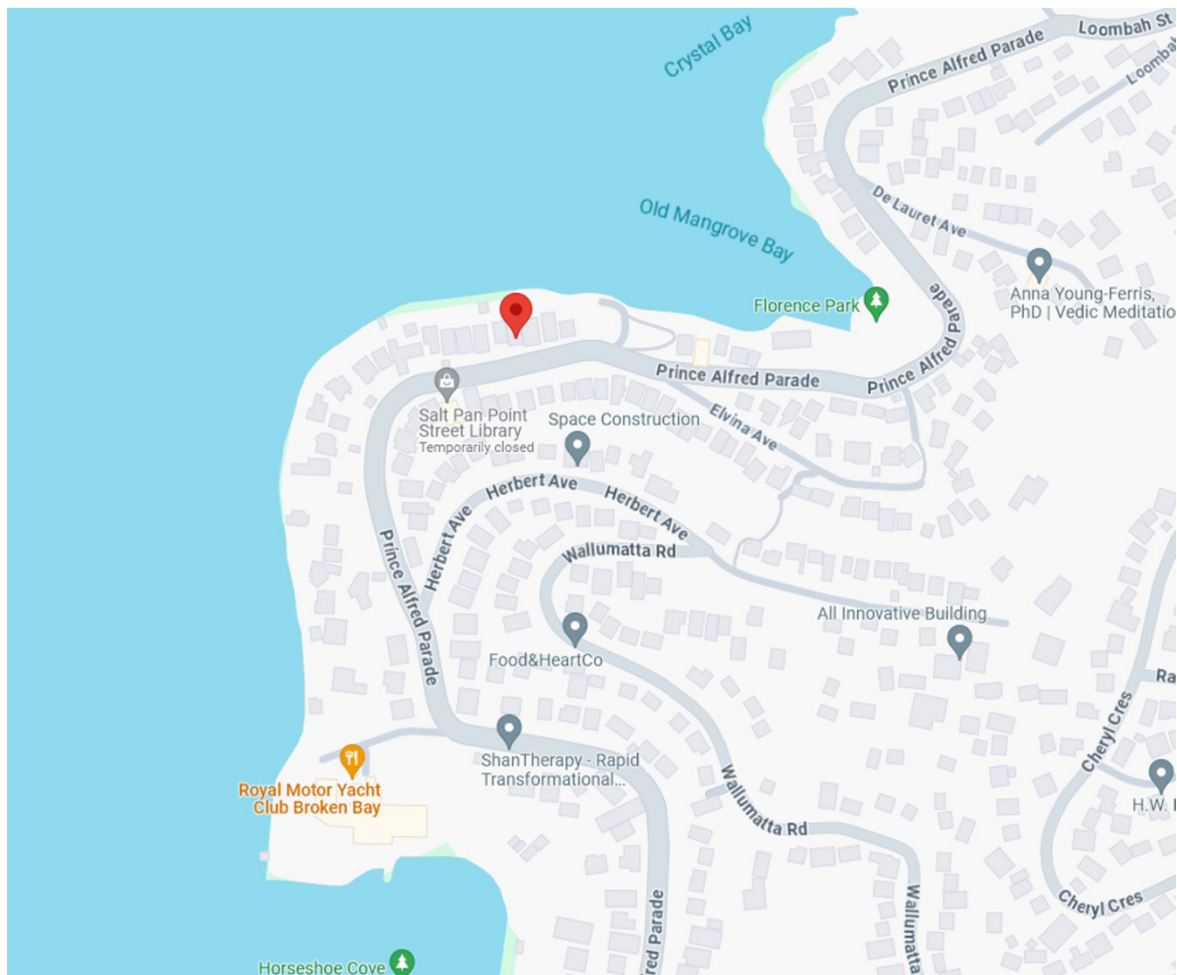
1. INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council as part of a Development Application for construction and installation of an Inclinator at property No.106 Prince Alfred Parade, Newport. It has been prepared by YSCO Geomatics on behalf of the Owner of the land, Mrs Teresa Easter.

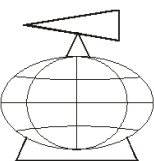
2. SITE LOCATION AND DESCRIPTION

2.1 Site Location and Context

The land is located as shown on the map below;



SITE LOCATION
(Google Maps)



2.2 Site Description

The land is currently held in title by Ms Teresa Easter as Lot 25 in Deposited Plan 13457.

Situated upon the land is a cement rendered brick residence together an enclosed concrete swimming pool and a weatherboard boatshed, known as No. 106 Prince Alfred Parade, Newport.

Various improvements are situated beyond the Mean High Water Mark boundary of the land within Pittwater including the roof overhang and deck of the weatherboard boatshed, a paved reclaimed area, a timber jetty and a pontoon.

2.3 Adjoining Development

To the East of the subject land is:

A three storey cement rendered brick residence known as No.108 Prince Alfred Parade, Newport.

To the West of the subject land is:

A residence known as No.104 Prince Alfred Parade, Newport.

The structures referred to on the subject and adjoining land are based on the Site Plan by Chadwick & Cheng Consulting Surveyors, Ref: 40157/D3-MGA, updated on the 15th January, 2024.

2.3 Zoning

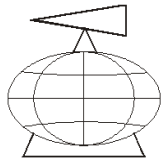
The land is zoned 'C4 - Environmental Living' pursuant to Pittwater Local Environmental Plan, 2014.

3. **DESCRIPTION OF THE INCLINATOR PROPOSAL**

Development consent is sought for construction and installation of an Inclinator. The plans submitted by P.R. King & Sons Pty Ltd., Ref: 3422/1, dated the 7th of February, 2024, shows the proposed location and extent of the Inclinator on the land.

3.1 Siting

The 'Inclinator' is proposed to be situated adjacent to part of the Eastern boundary of the subject land for a horizontal distance of approximately 38 metres as shown on the design plan.



3.2 Access

The proposed 'Inclinor' will be used primarily to provide equitable access between the residence and the lower waterfront level of the land & include a mid landing station. It will provide improved access for the owners of the land, guests, elderly guests and also any person having a disability or impaired mobility.

3.3 Structures and Appearance

The proposed 'Inclinor' carriage is to be 0.8 metres wide, 1.2 metres long and 1.1 metres high (above floor plate) with an aluminium frame.

The rail is to be a 150mm wide U.C. steel beam supported on concrete foundations of 400mm diameter with a steel universal beam riser connected to the rail.

The lift is to be painted a colour that blends in with the surroundings. Colours are taken from the Colorbond range, i.e. Woodland grey, black, dark green, charcoal, pale eucalypt, ironstone, etc.

3.4 Landings

The top landing station is intended to align with a stair access landing at R.L. 17.88 (approximate) as shown on the design plan.

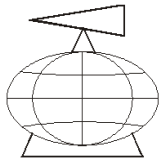
A mid landing is intended to be located on a terrace at R.L. 3.43 (approximate) as shown.

The proposed bottom landing station to be situated approximately 0.9 metres above the existing lower terrace inside the land and adjacent to the Mean High Water Mark boundary. The landing is proposed to be constructed at nominal R.L. 3.43 (approximate) as shown on the design plan.

3.5 Lift Motor & Noise

The lift will be powered by an electric motor and will emit no pollutants or waste products. The Inclinor is designed to operate in a residential environment in consideration of noise levels established by 'EPA' guidelines.

The Inclinor will travel adjacent to the existing Inclinor situated within the adjoining land known as No. 108 Prince Alfred Parade, Newport. A nominally 2.1 high lapped paling fence is constructed on the boundary. Inclinors are used only occasionally and intermittently. Hence, in this particular instance it can be concluded that noise will not have any impact on the adjoining residence.



3.6 Erosion & Sedimentation Control

Excavation work will be required to enable the excavation of approximately 12 foundations, placement of the rail and the passage of the Inclinator carriage between the desired landing stations as shown on the plans.

It is intended to demolish the tiled path on the Eastern side of the house and replace with soft landscaping.

Silt fencing is to be installed below the proposed works areas prior to commencement of works and any temporarily stored topsoil or other material is to be covered & protected for the duration of the works. This is indicated on the design plan by P.R. King & Sons Pty Ltd., Ref: 3422/1, submitted with the application.

3.7 Waste Management

Approximately 7.5 cubic metres of earth will require excavation for the foundations and passage of the Inclinator. Any waste material shall be reused, recycled or disposed of responsibly at a Council approved waste disposal centre.

There will be no excess building waste generated in the construction of the Inclinator.

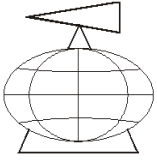
Apart from pouring the required amount of concrete to form foundations, the remainder of the Inclinator components are constructed off site from factory measurements and installed on site with no wastage.

The works are generally minor and as such the amount of site disturbance & waste generated will be minimal.

3.8 Schedule of Works

Works being the subject of this application for construction and installation of and Inclinator include;

Item No.	Documented Alteration	Drawing Reference
1.	Site establishment & install Sediment & Erosion Control facilities.	Plan 'P.R. King & Sons P/L, Ref 3422/1, dated 07/02/24.
2.	Demolition of; Tiled pathway and stairs on Eastern side of house, & disposal of materials. Part of timber garden retaining walls to retain existing 'approved 1.494 setback'.	Plan- Erik Smithson Architecture, Project 196, Ref: DA02, Rev.A, dated 06/02/2024. Plan 'P.R. King & Sons P/L, Ref 3422/1, dated 07/02/24.
3.	Construct Inclinator foundations.	Plan- Erik Smithson Architecture, Project 196, Ref: DA02, Rev.A, dated 06/02/2024. Plan 'P.R. King & Sons P/L, Ref 3422/1, dated 07/02/24.
4.	Proposed landscaping on Eastern side of house in location of demolished tiled pathway and stairs.	Landscape plan, ref: L100A, by Spirit Level, dated 25/01/2024.
5.	Construct top Inclinator landing to connect to approved stair access from Prince Alfred Parade.	Plan- Erik Smithson Architecture, Project 196, Ref: DA02, Rev.A, dated 06/02/2024.
6.	Construct bottom Inclinator landing and access stairs.	Plan- Erik Smithson Architecture, Project 196, Ref: DA02, Rev.A, dated 06/02/2024.
7.	Mid landing to be incorporated into Inclinator installation.	Plan 'P.R. King & Sons P/L, Ref 3422/1, dated 07/02/24.
8.	Stormwater drainage works	Plan ITM Design, Ref: H-DA2-00, Rev B, "Proposed New Inclinator"
9.	Installation of Inclinator components including steel support brackets, steel rail and carriage.	Plan 'P.R. King & Sons P/L, Ref 3422/1, dated 07/02/24.



4. STATEMENT OF ENVIRONMENTAL EFFECTS

Following is an assessment of the environmental effects of the proposed development as described in the preceding sections. The assessment is structured in accordance with the matters for consideration listed under Section 4.15 (1) of the EP& A Act, 1979, and includes only those matters under Section 4.15 that are relevant to the proposal.

4.1 Section 4.15 Evaluation

The following planning instruments are relevant to the proposed development:

- a) Pittwater Council Local Environmental Plan, 2014.
- b) Pittwater 21 Development Control Plan.
- c) The Coastal Management Act, 2016.

4.2 Pittwater Local Environmental Plan, 2014 (PLEP, 2014).

(i) Clause 2.3 - Objectives of Zone C4 Environmental Living

The objectives of zone C4 are;

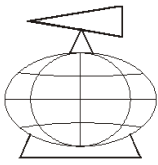
- * *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- * *To ensure that residential development does not have an adverse effect on those values.*
- * *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- * *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed works, being ancillary works associated with the occupation and use of the dwelling house on the land are permitted with consent in the E4 zone.

The installation of the Inclinator will assist with access and will not have a negative impact on the scale, appearance & character of existing development on the land. The proposed works will not have any impact on any ecological, scientific or aesthetic values or landforms.

(ii) Clause 2.7 - Demolition

The Inclinator installation will require demolition of some existing structures. The tiled path & stairs next to the house together with some timber terrace garden retaining walls on the are to be demolished and materials disposed of.



A separate application has been prepared for the redevelopment of the existing house on the land (D.A.2021/1448). Demolition works as part of the development consent to this DA have already been approved.

A Waste Management Plan has been submitted with this application to detail the estimated volumes of materials to be removed from the land for recycling, reuse or disposal.

(iii) Clause 5.10 - Heritage Conservation

Mapping pursuant to Pittwater Council LEP, 2014, shows that the land is not identified as being within a heritage conservation area or in the vicinity of items of general or archaeological heritage significance.

(iv) Clause 5.11 - Bushfire Hazard Reduction

The subject land is not identified as being bush fire prone by the NSW Rural Fire Service.

(v) Clause 7.1 - Acid Sulphate Soils

Mapping pursuant to Pittwater Council LEP, 2014, indicates that the land is mapped as Class 5. Hence, the work will have no impact on the watertable.

(vi) Clause 7.3 - Flood Planning

The lower terminal of the Inclinator will be situated above the bottom terrace level of the land at R.L. 3.43, approximately 2.8 metres above the Mean High Water Mark level of Pittwater. The Inclinator does not require a pit structure and the terminal of the rail will sit above the existing grass level. Hence, there will be no drainage problems or issues with inundation of the mechanism.

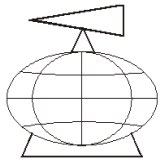
(vii) Clause 7.6 – Biodiversity & Trees

There are no trees requiring removal as part of the Inclinator proposal.

(viii) Clause 7.7 – Geotechnical Hazards

The land is mapped as being 'Geotechnical Hazard H1' on Council's Geotechnical Hazard Map pursuant to Pittwater Council LEP, 2014.

Accordingly, a Geotechnical Report has been prepared by Crozier & Associates, Ref: 2021-092.1, dated December, 2023, together with completion of 'Form No.1' & 'Form No.1A', pursuant to Council's Geotechnical Risk Management Policy.



The report recommends that proposed foundations extend to residual soils or bedrock and concludes that the land is suitable for the proposed works are considered to be suitable on the site.

This is provided that the works monitored & reviewed by the Geotechnical Consultant as recommended in Section 4.5 of the report.

4.2.1 Coastal Protection & Management

The Estuarine Planning Level mapped by Northern Beaches Council is approximately 2.5 metres relative to Australian Height Datum.

The bottom terminal of rail for the proposed Inclinator is set at R.L. 2.7 (AHD) with the bottom landing to be set nominally at R.L. 3.43. Hence, the landing is set at approximately 0.9 metres above the Estuarine Planning Level applicable to the location.

Hence, the proposal will satisfy the objectives of the *Coastal Management Act, 2016* and also *Pittwater DCP 21- Section B3.7 - Estuarine Hazard Controls* as regards being an appropriate installation that will not have any impact on estuarine processes or the scenic quality of the coastline.

The above legislation & controls are concerned with ensuring an appropriate degree of scale and impact of development in the 'Coastal Use Area', together with the impacts of development on the estuarine environment and adjoining properties.

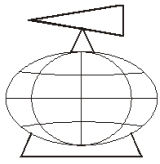
In this regard we note further that;

- The Inclinator is a use that is ancillary to the existing residential development on the land and represents work of a very minor size and bulk,
- The bottom terminal of the Inclinator rail and landing will be above Council's mapped Estuarine Planning Level (EPL),
- The Inclinator is setback approximately 3 metres from the MHWB boundary,
- The Bottom terminal will be above the level of the bottom landing station of the Inclinator approved on property No.108 adjoining to the East, as shown on the design plan

4.3 Exceptions to Development Standards

4.3.1 Section 4.6 Pittwater LEP, 2014

The proposed Inclinator is intended to be constructed partially below the Foreshore Building Line as mapped on Pittwater Council's Foreshore Building Line Map.



Construction of an Inclinator below the Foreshore Building Line (FBL) requires lodgement of an 'Exception to Development Standards' as outlined in Section 7.8, PLEP, 2014, 'Limited Development on Foreshore Area'.

Pursuant to clauses (1), (3) and (4) of Section 4.6 PLEP, 2014, the applicant seeks flexibility in the application of the development standards & consent to the construction of the Inclinator in the zone of the Foreshore Building Line as detailed in the following section.

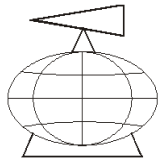
4.3.2 Section 7.8 Pittwater LEP, 2014

Inclinator is not listed in clause (2) (a) as a use that can be consented to in the foreshore area.

However, the following aspects of the 'Inclinator' proposal demonstrate that the installation will not contravene the objectives of the development standard or the zone.

The 'Inclinator';

- * will not require the removal of trees for its construction,
- * is not set in a 'natural environment',
- * will not impede the passage of wildlife,
- * will not impede access along the waterfront of the land as the structure will be situated wholly within private land.
- * will be situated within the Mean High Water Mark boundary of the subject land above the existing paved and reclaimed land.
- * There will be an adequate buffer zone to ensure no negative impacts on foreshore vegetation, scenic quality of the waterway or aquatic species.
- * will not require excessive excavation for its construction,
- * rail will predominantly sit as close as possible to the terraced ground levels of the land. Hence, there will be no significant impact on the visual qualities of the land as viewed from the waterway,
- * be screened by existing structures and vegetation on the subject and adjoining lands,
- * be painted to blend in with the natural landscape,
- * be wholly located on private land,
- * not emit any waste products in its continued operation.



Why Compliance with the Standard is Unnecessary

As demonstrated above the installation of the 'Inclinor' will not contravene any of the objectives of the zone or locality pursuant to Council's 'PLEP, 2014' or 'DCP 21'.

'Inclinators' provide property owners, visitors and any person having impaired mobility with access between their dwelling and the waterfront boundary. The Inclinators also provide improved access within a private property for maintenance purposes.

They also assist with access to enable maintenance of waterfront structures and the cleaning up of any water borne debris that may litter the foreshore from other sources.

Approval in this instance will not cause a precedent for future approvals as the Inclinor does not require any vegetation removal or significant ground disturbance and will not be highly visible from adjoining properties or the waterway of Pittwater.

Conclusion as regards Pittwater Council LEP, 2014.

It may be concluded that the proposal satisfies the relevant development standards & requirements of the Local Environmental Plan.

4.4 Pittwater 21 Development Control Plan

The following clauses are relevant to this application.

4.4.1 Section A – Shaping Development in Pittwater

(i) Section A3.2 - Desired character of Pittwater

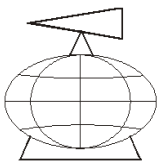
The proposal will not compromise any of the overall objectives of the desired character of Pittwater.

The works are to be situated as closely to the ground as possible.

The Inclinor will not cause any negative impacts when viewed from Pittwater or adjoining properties and will have no impact on the natural environment.

(ii) Section A3.4- Key Objectives of the Development Control Plan

The overall objectives of Ecologically Sustainable Development & Environmental Objectives will not be compromised.



(iii) Section A4.5 – Pittwater Locality

The works are ancillary to the use of the land and will not have an impact on the low density residential setting or desired character of the locality.

4.4.2 Section B - General Controls

(i) Section B3.1- Landslip Hazard

The development on the land is to comply with the requirements of the 'Geotechnical Risk Management Policy for Pittwater'. In this regard a Risk Analysis & Management Report by Crozier has been prepared & submitted with this application.

The report concludes that the land is suitable for the proposed development and includes recommendations for the construction process.

4.4.3 Section C – Development Type Controls for Residential Development Controls

(i) Section C1.1- Landscaping

The proposal will have no significant impact on the landscaping of the land.

(ii) Section C1.6- Acoustic Privacy

The proposed Inclinator is to be powered by an electric motor and will emit no pollutants or waste products.

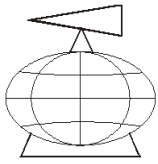
The Inclinator is designed to operate in a residential environment in consideration of noise levels established by Environment Protection Authority guidelines. Refer to Section (iii) below.

(iii) Section C1.9 Inclined Passenger Lifts and Stairways

Controls include;

- *be designed and located so they do not involve excessive excavation, or the removal of natural rock or trees.*

Minor excavation to a maximum depth of approximately 0.7 metres is required at the lower end of the proposed rail to enable passage over the existing terraced retaining walls as shown (Approx. Ch.16 on the Longitudinal Section). The extent of proposed excavation volume is presented in the Waste Management Plan accompanying this application.



- *be erected as near as possible to the ground level (existing) of the site, and shall not involve the erection of high piers or visible retaining structures.*

The P.R. King & Sons will follow the existing terraced ground profile as closely as possible. As depicted on the elevation on the design plan, Ref: 3422/1, P.R. King & Sons Pty Ltd., follows ground levels closely in its lower section but requires some elevation at the top terminal station. This aligns closely with the Inclinator recently erected on the adjoining land immediately adjoining to the East as shown on the plan.

- *be located and designed to minimise the effects of noise from the motor and overlooking of adjoining dwellings.*

Noise

The proposed Inclinator will be situated adjacent and run parallel to the existing Inclinator on the adjoining land to the East (No.108) for a similar extent. Notwithstanding this, the Inclinator is designed to be situated in a residential setting in accordance with noise levels established by the Environmental Protection Authority.

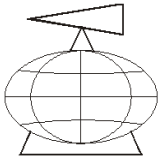
Cross Viewing of Adjoining Property

Cross viewing into the adjoining property will not be significant. The rails of the parallel Inclinator will follow a similar track length and level. This control is satisfied.

- *be set back two (2) metres from the side boundary to the outer face of the carriage.*

The centreline of the rail system is to be setback nominally 0.75 metres to the side boundary. This is a greater setback than the approved adjoining Inclinator. This setback is justified for the following reasons;

- landings will be situated on the Western side of the line, away from the adjoining house to the East, and connect to the subject residence,
- Noise limits of the proposed Inclinator will be within acceptable limits as detailed.
- Inclinator are commonly approved in the Northern Beaches locality at a setback closer than 2 metres where it is appropriate to do so.



- *be located wholly on private land,*

This control is satisfied.

- *have a privacy screen where there is a direct view within 4.5m to a window of a habitable room of another dwelling.*

This does not apply in this instance. This control is satisfied.

(v) *Section C1.12 – Waste and Recycling Facilities*

The excavation for foundations and for passage of the Inclinator will require some removal of earth. Volumes of material excavated will be relatively minor.

Estimated quantities of waste materials and intended methods of re-use, recycling and disposal are included in the Waste Management Plan included with this application.

The tiled stairs beside the house are to be removed and replaced by landscaping. Area is approximately 25 square metres representing approximately 1.25 cubic metres of tiles. Also, some minor terraced timber garden retaining walls on the Pittwater frontage of the house.

Construction waste for the Inclinator will not be significant. Materials required for construction of the Inclinator will be estimated prior to the commencement of works and the required amount of concrete poured on site with no wastage.

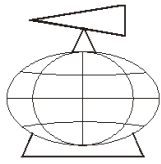
Inclinator components will be pre fabricated off site and transported to the land for installation with no waste.

(vi) *Section C1.13 – Pollution Control*

Site Preparation and Excavation

Any excavated material is to be temporarily stored on site and covered prior to transfer to a skip bin and removed from the land. Soil and Water Management measures are on the design plan.

The paved stairs beside the house is to be demolished and replaced by landscaping. The pavers are to be disposed at an approved Council waste/materials facility for recycling.



Construction

Construction activities will be carried out only during approved working hours and with due consideration of the proximity of adjoining neighbours to the work areas.

Ongoing Management

The Inclinator will be controlled by an electric motor and will emit no exhaust and produce no waste products during the life of their continued operation.

4.4.4 Section D10–Locality Specific Development Controls–Newport Locality

(i) Section D10.1 – Character as Viewed from a Public Place

The completed new works will not have any negative impacts on views from Pittwater. The top landing is set adjacent to the Prince Alfred Parade road boundary, below road level, and will be screened by existing vegetation.

The bottom landing station will be approximately 3 metres inside the cadastral Mean High Water Mark boundary established by D.P. 13457, however, will be setback approximately 8 metres from the stone sea wall on the water's edge of Pittwater.

(ii) Section D10.3 - Scenic Protection - General

There will be no visual impact on the natural environment.

4.5 Section 4.15(b) - Impact on the Natural & Built Environments

4.5.1 Flora and fauna

The proposal will have no impact.

4.5.2 Heritage and archaeological impact

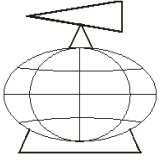
The proposal will have no impact.

4.5.3 Impact on adjoining properties

The proposal will not cause any significant impacts to adjoining properties in terms of visual quality, noise or privacy.

4.6 Section 4.15(c) - The Suitability of the Site for the Proposed Development

Having regard to the characteristics of the site, its location and the need to provide improved equitable access for all to the waterfront of the property, the installation of the Inclinator;



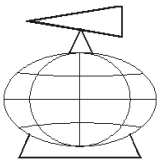
- * Shall be in line with local and regional planning instruments and controls,
- * Will represent an upgrade to the dwelling on the land that will improve access & use of the land while not compromising the desired character of the Newport Locality or having any material impact on adjoining properties.

5. CONCLUSION

In conclusion, the proposed Inclinitor;

- * Is consistent with the general provisions of all relevant planning instruments and DCPs,
- * Will not have a significant adverse impact on adjoining properties or adjoining public spaces.

In light of the merits of the proposal discussed above and the absence of any significant adverse environmental effects, the DA is considered worthy of Council's support. We therefore request that the application be approved subject to appropriate conditions.



APPENDIX No.1 - Site Photographs



Photo1: Current view from Prince Alfred Parade.



Photo 2: Elevated adjoining carriage and landing station & intended path of proposed Inclinator.

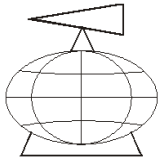


Photo 3: Fence on common boundary.



Photo 4: Inclinator path and adjoining residence.



Photo 5: Below swimming pool viewing South & adjoining Inclinator rail.



Photo 6: Viewing Northerly towards proposed bottom landing.

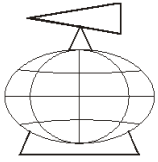


Photo 7: Proposed bottom landing location on grass.



Photo 8: Northern elevation from Pittwater.