

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a Development Application for

PROPOSED ADDITIONS AND ALTERATIONS

AT

LOT 75 - SEC C - DP 249027

50 DUNALBAN AVENUE

ST HUBERTS ISLAND

14TH FEBRUARY 2023

STATEMENT OF ENVIRONMENTAL EFFECTS

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STATEMENT OF ENVIRONMENTAL EFFECTS

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1. Introduction

This Statement of Environmental Effects has been prepared by Bruce Webb, to accompany a Development Application for Extensions and Renovations at 50 Dunalban Avenue, Woy Woy. The Application is being lodged by B + S Webb (Building Services), pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The Proposal has been designed to achieve the relevant provisions of the current LEP and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Summary of the Proposal

- # The demolition of an existing side Carport and Awning Roof at the front.
- # Construction of a new rear Extension and Deck.
- # Construction of a new double Skillion Roof over the whole home.
- # New Colourbond Wall Cladding to the sides.
- # New timber Cladding to the front and rear Elevations.
- # Replace the existing front Windows.

This Statement has been prepared having regard to the following documentation:

- # Designer Plans, prepared by B & S Webb (Building Services)
- # BASIX Certificate A486482

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2. SITE DESCRIPTION and ANALYSIS

2.1 Location and Property Description

The existing home is a single storey, fibre cement clad home with a tiled roof. There is a Carport on the right side, adjacent to the Boundary.

2.2 Site Characteristics

This Site is a flat block, from front to rear. The front yard and rear yards are grassed.

2.3 Surrounding Development

The home on the right (West) side is a double storey clad/rendered and tiled roof. The home on the left (East) side is a rendered/tile single storey residence with a Carport at the front on the right hand side.

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3. DETAILS OF PROPOSAL

3.1 Proposed Works

Extension to rear of the existing home.

Full width Deck across the Extension at the rear, with a timber Walkway down the West side to meet the new Deck at the front.

Remove existing tile roof and replace with double Skillion metal roof over the whole house.

New Mezzanine Storage over Bed 3.

New metal Cladding to East and West Elevations.

New timber Cladding to the North and South Elevations.

New matching Colourbond Gutters.

New F/C Linings to the new Ensuite walls, including new Wall Tiles. New Gyprock to the ceiling. New Floor tiles.

Fit new PC Items, to selection.

New Electrical items, to selection.

Paint all new internal walls and ceilings, plus external items as required.

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4. CLAUSE 4.15 – MATTERS FOR CONSIDERATION

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

- (a) The provisions of:
- (b) (i) any environmental planning instrument

State Environmental Planning Policies

Describe compliance with SEPPs

Local Environmental Plan

- (i) Describe compliance with LEPs

- (ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the Consent Authority (unless the Planning Secretary has notified the Consent Authority that the making of the proposed instrument has been deferred indefinitely or has not been approved) and

Describe the compliance with draft environmental planning instruments (LEPs and SEPPs)

- (iii) Describe compliance with DCPs

(iiia) any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a Developer has offered to enter into under Section 93F:

NOT APPLICABLE

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

NOT APPLICABLE

(v) any Coastal Zone Management (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates

NOT APPLICABLE

(b) Impacts of the Development

Describe

(c) The suitability of the site for the development

Describe

(d) any submissions made in accordance with this Act or the regulations

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest

This development will not affect the Public Interest, as it is alterations to an existing home, not a new development.

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4. OTHER CONSIDERATIONS

4.1 Visual Impacts

There will be a small visual impact with the new extended upper roof.

4.2 Open Space

There will be minimal effect on the open space at the rear.

4.3 Overshadowing and Privacy

There will be no overshadowing of the neighbours.

4.4 Noise

There will be no additional noise, other than construction work, with these works.

4.5 Erosion Control Measures

There will be an Erosion Control Fence erected during construction, around most of the property. See dotted green line on the Site Plan. This will collect any sediment and retain it within the site.

4.6 Economic and Social Impacts

There will be value-adding to the property, otherwise there will be no other Economic or Social Impacts to the property or surrounding area.

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4.7 Environmental Benefits

This development will enhance the site environment.

4.8 Disabled Access

Disabled access will not be required with this development.

4.9 Security, Site Facilities and Safety

There will be a Site Safety/Security Fence erected across the front Boundary and down both Boundaries to the home. A panel of this fence, at the front, will be used as an access gate for the Owners and tradesmen. The existing facilities will be used by the tradesmen.

4.10 Waste Management

Waste will be removed, as per the Waste Management Plan, forming part of this DA Application.

4.11 Building Code of Australia

All work on this project will comply with the B.C.A.

4.12 Traffic

This development will have no effect on the existing traffic in the area.

4.13 Stormwater/Flooding

All new roof water drainage will connect to the existing drainage system. There will be no change to any existing potential flooding.

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5. CONCLUSION

Allowing for all the above numbered points and sub-points, I believe this development meets all the requirements of Clause 4.15(1) of the Environmental Planning and Assessment Act 1979 (as amended) and should be approved.