Complete **Planning** Solutions
Residential - Commercial - Industrial

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects has been prepared to support the Development Application for:

Proposed Development: Awning, Deck and Carport

Site Address: Lot 89 DP 1032966 (No. 4) Lewis Close WARRIEWOOD

ANALYSIS OF THE PROPERTY

Surrounding Land Use - The land use in the surrounding area is predominately residential in nature. The development is not out of character with the area.

Site Area - The area of the site is approximately 600m².

Zoning - Under Council's LEP the land is zoned R3 Medium Density Residential. The proposed development is permissible within the zone.

Existing Use of the Property - The site is currently occupied by a dwelling and associated structures.

Site Access - Access to the site is via Lewis Close. The development will not instigate additional traffic flow along the road.

ENVIRONMENTAL IMPACTS

Acid Sulphate Soils – The subject site has been classified as being Acid Sulphate Soils. An Acid Sulphate Soils Management Plan is attached.

Mine Subsidence – The subject site has NOT been identified as being within a Mine Subsidence District.

Flooding – The subject site has been nominated as being subject to flooding. However, as the proposed development is for a non-habitable structure ancillary to the existing development, the instance of flood will not have a negative impact on the proposed development.

Services - The property is supported by a standard range of associated services such as electricity, water and phone.

Stormwater and Drainage - In accordance with Council's policies, stormwater and surface drainage will be connected to the existing stormwater systems.

BASIX – The proposed development is for a class 10a building, a BASIX is not required.

Garages, Sheds & Driveway Access - Vehicular access and driveways are existing. The proposed development will not alter the existing arrangements.

Traffic Movements – The proposed development will not alter the current local traffic movements or volumes.

Privacy & Noise Issues - The development should not adversely affect neighbouring residents. Use of the structure should not affect the local amenity of the neighbourhood above any existing thresholds experienced within a normal residential environment.

Heritage - The site has NOT been identified as being of Aboriginal or European heritage significance.

Vegetation and Fauna - The site is clear of any significant flora, apart from standard residential landscaping elements. The development does not involve the removal of significant trees or native vegetation, and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats.

Bushfire – The subject site has NOT been classified as being Bushfire Prone.

Retaining Walls – The proposed development does NOT involve the construction of retaining walls.

Geotechnical Zone – The subject site has NOT been classified as being within a geotechnical zone.

Building Setbacks – The proposed development is set back so as to comply with Council's requirements in regards to building line setbacks.

Building Height - The development responds to the predominant scales, heights and bulk of adjoining buildings.

Erosion & Sediment Control - Where appropriate, erosion and sediment control systems, and siltation fences will be installed during construction of the development.

Contamination – The subject site is NOT known to be contaminated**.**

Coastal Zone - The subject site is NOT located within a coastal zone.

Scenic Management – The subject site is NOT within a Scenic Management zone

WASTE MANAGEMENT PLAN

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY IF REQUIRED
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility

Plaster Board	Landfill site
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with: SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2016. SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the workplace, 2016
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste
Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See table 1 Site Waste Management Plan for further details.

General Domestic Waste
All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

Demolition
Any proposed demolition works will be carried out in accordance with AS 2601—2001, *Demolition of structures* and any relevant WorkCover guidelines.

CONCLUSION

In summary, it is noted that the proposed development will have no significant or adverse effect on the local environment or for neighbouring properties.

The development is permitted under Council's LEP and the property is of a sufficient size to be able to support the development.

The development will cause minimal disturbance to vegetation and the environment in general.

COMPLETE PLANNING SOLUTIONS

Complete Planning Solutions Reference
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ACID SULFATE MANAGEMENT PLAN

Development

The proposed development will involve construction of a patio cover.

Classification of Acid Sulfate

The subject site has been identified as land which has the potential to produce potential Acid Sulfate Soils (ASS) - Class 5

Acid Sulfate Soil

Acid sulfate soils (ASS) are widespread along the margins of the NSW coast, in estuarine floodplains and coastal lowlands, including urban areas, farmland, mangrove tidal flats, salt marshes and tea-tree swamps. Disturbance or poor management and use of ASS can generate sulfuric acid and salts. ASS can lower soil and water pH and increase salinity, reducing or precluding vegetation growth and producing soil conditions which may be detrimental to concrete and steel components of structures.

Appropriate planning and management of urban and agricultural land to prevent damage associated with acid sulfate soils is now recognised as an extremely important issue for the NSW coast.

The possibility of locating ASS within the subject site is acknowledged.

Purpose of Management Plan

- Identify possible areas of concern and sources of ASS affected by construction;
- Evaluate potential environmental impacts associated with construction;
- Provide preventative and control measures during and after construction;

Recognition of ASS

Contractors need to be able to recognise potential ASS. Some indicators to identify potential ASS are:

- If disturbed, may smell of rotten eggs;
- The presence of Jarosite, usually found as amber-yellow to brown crusts or coatings of minute crystals;
- Monosulfides, appear as a black ooze, can form at the bottom of slow-moving or still waters in ASS-prone areas;
- Stunted or dead vegetation;
- Rust –coloured iron stains and oily-looking water;
- Clear blue-green water body.

Some indicators to identify potential acid sulfate soils (PASS) are:

- Waterlogged ASS may range from dark grey muds to grey sands.

Minimising Disturbance

It is important to minimise disturbance of ASS for the following reasons:

- Water quality is acceptable at receiving waters;
- Areas of environmental value are protected;
- Property is not detrimentally affected.

Where there is no alternative but to disturb PASS it is suggested that:

- Design and construction methods be employed to minimise exposure to these soils.

Liming

Sulfuric acid can be neutralised with agricultural lime, but this is too costly for large areas of badly affected land. One technique that has had good results to date is liming of drains so that the sulfuric acid produced in the drain walls is neutralised by the lime as it is washed out. Acid water can also be neutralised by lime.

Management Principles

The disturbance of ASS should be avoided wherever possible. It is expected that the disturbance of soil for the proposed development will be minimal, even though ASS need to be managed appropriately.

The effective management of ASS will reduce the potential for acid damage and corrosion of surrounding structures and prevent any detrimental effects to the environment.

The following principles should be adopted to combat any potential impact of ASS on the subject site:

- The disturbance of ASS should be avoided wherever possible.
- Where disturbances of ASS is unavoidable, preferred management strategies are:
    - minimisation of disturbance
    - neutralisation
    - hydraulic separation of sulfides either on its own or in conjunction with dredging
    - strategic reburial.
- Stockpiling of untreated ASS above the permanent groundwater table with (or without) containment is not an acceptable long-term management strategy. For example, soils that are to be stockpiled, disposed of, used as fill, placed as temporary or permanent cover on land or in waterways, sold or exported off the treatment site or used in earth bunds, should be treated/managed in a timely manner.
- All excavated materials which need to be stockpiled should be covered to reduce exposure to the weather.
- Neutralisation can be achieved by using agricultural lime. Mix excavated soil material and surfaces with lime at a rate recommended by manufacturer's instructions.
- Reburial location must be one that is permanent.
- When reburying materials precaution should be taken to avoid oxidation.