

Statement of Environmental Effects

For

Proposed Metal Carport at
53 Duke Street
Forestville NSW 2087
(Lot 4, DP 244077)

For

Tek Hua & Lee Chin NGO

Prepared by

Peter Watts
Pergola Land Pty Ltd
PO Box 124
Thornleigh NSW 2120

Ph: 9980 2911

19 April 2022

Site Suitability.....	3
Present and Previous Uses	3
Development Standards	3
Design Guidelines.....	3
Access, Parking and Traffic.....	3
Privacy, Views and Sunlight.....	3
Site Coverage.....	3
Air and Noise	3
Drainage/Stormwater	4
Landslip	4
Erosion and Sediment Control.....	4
Flood Prone Land	4
Heritage & Bushfire Zoning	4
Waste	4
Site Management	4
Landscape Open Space.....	4
Summary	4

Site Suitability

The site currently contains a two-storey residential dwelling, there is currently a granny flat under construction approved under Complying Development at the rear of the property. The property is in an area Zoned R2. The Double Metal Carport will be located at the front of the existing dwelling. The carport will be a flat style colorbond insulated roof with a 3°pitch. The carport roof will be Woodland Grey on top and White underneath. The carport posts, frame, guttering and barge capping will all be Monument in colour. The structure and colours have been designed and chosen to blend with the local environmental plan and complement the existing dwelling.

Present and Previous Uses

The site contains an existing two storey residential dwelling with a granny flat currently being constructed at the rear of the property.

Development Standards

The applicant believes that the proposed development does not contravene any Local Government standards in terms of site area, floor to space ratio and height.

There is a secondary dwelling/granny flat at the rear of the property currently under construction and extra off-street parking is required. It is not possible to have the carport at the side of the dwelling as the existing dwelling has minimal side setbacks.

Design Guidelines

The new carport will be used for extra parking for the residents of the granny flat.

Access, Parking and Traffic

It is proposed to extend the existing concrete driveway and construct a carport over.

Privacy, Views and Sunlight

It is intended that the proposed carport will have no adverse impact on the neighbouring properties from any aspect of overlooking, overshadowing, loss of views or privacy.

Site Coverage

The property area is a total of 1004.0m² with an existing hard stand area of 275.48m² including driveways and paths. The proposed additions totals 66.12m². The total hard stand area will increase to 341.6m² = 34.02% of site coverage.

Air and Noise

The proposed development will not generate additional impact on the local environment in terms of refuse, odour emissions or the like.

Drainage/Stormwater

It is submitted that this development will not increase stormwater runoff or adversely affect flooding on other sites. The stormwater will connect to the existing stormwater. There will be no additions or changes to the existing stormwater system.

Landslip

The property is located in an area classified as Landslip B refer to the Geotechnical assessment lodged with this application.

Erosion and Sediment Control

The proposed new works will have no impact on existing natural run-off from the site. There will be no excavation, digging or fill the carport will have blob footings and the new concrete will be slab on ground.

Flood Prone Land

The site is not located in Flood Prone Land. The proposed carport is open so it would not impede the water flow across the site.

Heritage & Bushfire Zoning

There are NO known items of heritage on this site.

This property IS Not located in a Bushfire Prone area.

Waste

The waste will be done in accordance with the Waste Management Plan lodged with this application.

Site Management

The site will be managed by Pergola Land Australia Pty Ltd, license number 261282C, which has a full builder's licence. We have all the necessary insurances required.

Landscape Open Space

The landscape open space is 65.98%.

Summary

The building will meet all current BCA requirements.

The proposed development is compatible with the character and amenity of the surrounding district. Every effort has been made to ensure the aesthetic presentation of the addition will have a positive impact to the local environment.