

Statement of Environmental Effects

For

Carport addition put forward for approvals at

12 Edward Street, Narraweena, NSW

For

Grandview Building Group

Prepared by

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PART A- GENERAL

Introduction

This Statement of Environmental Effects accompanies a Development Application proposal put forward for approvals of Carport addition on existing driveway in front yard of the existing double story house. The proposal is as shown in the attached drawings.

1.2- Details of Site

Address	12 Edward Street, Narrabeena, NSW
Site Details	LOT 6
Total Site Area	approximately 689.8 m ²
Existing house+ Garage area	appx. 310.0 m ²
Proposed carport (over existing driveway)	appx. 36.0 m ²

The site is a double story house facing Edward Street. The proposal is to gain approvals for Carport addition in the frontyard of the site.

1.3- Objectives of the proposal

Objective is to gain approvals for Carport addition on existing driveway in front yard of the site.

1.4- Methodology

The sections of the Statement of Environmental Effects correlate to Residential Development of Northern Beaches Council's DCP Design Guidelines.

1.5- Location map



PART B - DESIGN PROPOSAL

Proposed carport addition on existing driveway in front yard of the site. Drawings are as attached.

The proposed structure will have a min. head height of 2400mm at the lowest point.

The new structure is going to sit on top of existing driveway with new flat metal roof above.

No other changes structurally or internally are proposed to the existing house layout.

All care has been taken to keep the privacy of neighbors intact.

The entry and location of existing driveway remains the same.

The proposal is consistent and well-articulated with the overall design and streetscape of the house.

The proposed work does not affect the building scale, height and form in any ways. Therefore, there are no shadows changes of the building by the proposed work.

No trees are proposed to be removed as a part of development. No plant species are to be harmed by the proposal.

Hours of operation will be as per Council requirements.

The site is not a heritage building.

2.1 - PERFORMANCE MEASURERS

It is anticipated that the amount of rubbish on the site will be minimal during the proposed work and rubbish collection will be arranged by the owner. Any garbage and waste generated by construction activities needs to be collected and disposed of by the owner meeting all council requirements.

All security measurers need to be met during any sort of construction on site and as per council requirements and all safety measures are to be followed for any interruption in pedestrian access outside the house during construction.

PART C - CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential construction Design Guidelines of the Northern Beaches Council's DCP Design Guidelines.

- Plans / Elevations submitted are substantially in accordance with Council's DCP requirements.
- The proposed development complies with the landscape area requirements.
- All care has been taken to ensure that the proposal positively contributes to the streetscape.
- We therefore believe the proposal merits Council approvals.

Disclaimer

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