

STATEMENT OF ENVIRONMENTAL EFFECTS

This statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Councils DCP and LEP has been taken into account in the preparation of the report.

Property

The subject property is known as Number **24 ILUKA AVENUE, ELANORA HEIGHTS**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development.

Proposal

The proposed construction consists of a **Addition - Upper Storey, Lower Storey & Carport/Deck**, using colours that will complement the existing dwelling. The total size of the proposal is **163.80m²**.

Proposed Additions to be constructed in accordance with relevant Australian Standards and Building Code of Australia.

Building Height

The proposed building height meets DCP requirements and is in line with existing dwelling ridge line.

Existing Infrastructure

Given the nature of the proposal, we do not believe the proposed will affect the existing infrastructure services related to the subject site in anyway.

Environmental Issues

Development is in E4 – Environmental Living. The proposed Additions will have minimal effect on the surrounding Environment and adjoining properties as its proposed to extend the same line as the existing dwelling apart from the Carport which is an open structure.

Vegetation

The Additions will have no effect on the existing vegetation on the subject property, or the adjoining properties.

Storm Water

The effect of the proposal on the existing stormwater run-off will be minimal. Sufficient landscaped area will remain for natural absorption of rainwater. Roof water to be connected to existing system to the street.

Streetscape

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling and will not impact on streetscape.

Setbacks

The proposal **does** meet the side and rear setback requirements of the BCA and Council DCP's.

The proposed Carport **does not** meet the front setback requirements of the BCA and Council DCP's.

There is insufficient width to the side access to allow for suitable vehicle access and it asked that Council considers the proposed Carport for this reason.

There are similar Carports/Garages in the close vicinity

18 Iluka Avenue, Elanora Heights

35 Iluka Avenue, Elanora Heights

44 Iluka Avenue, Elanora Heights

47A Iluka Avenue, Elanora Heights

9 Allawah Avenue, Elanora Heights

1 Allawah Avenue, Elanora Heights

Privacy & Noise

The proposal is not considered to create any visual privacy issues to the adjoining or other surrounding properties. The proposal will not generate additional noise during operation. Normal construction hours of operation and practice are to be followed during the construction phase.

Traffic and Car Parking

The proposal will have no effect on traffic in the surrounding area. The existing dwelling has no suitable existing car parking, to enable access to the property. The proposal will provide sufficient off street car parking undercover.

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling, environment and neighbourhood. The proposal will complement the existing dwelling and streetscape.

We seek council to view this application favourably

Kind Regards,

Craig Archer (Owner/Applicant)