

## STATEMENT OF ENVIRONMENTAL EFFECTS

### LOCATION AND PROPERTY DESCRIPTION

DEVELOPMENT TYPE: Landscaping alterations

LGA: Northern Beaches Council

DCP: Warringah DCP

House Number: 28	Street: Starkey Street	Suburb: Forestville
LOT: 2	DP 24451	Postcode: 2087

### Description of Proposal:

Proposed concreting within the land-scape area to allow ease of access for the residents and moving the garbage bins.

Proposal will leave 43 %(approximate) permeable/landscaped surface. Warringah DC requires minimum of 40 %. Compliant

Plans to demonstrate compliance.

### Description of the site:

The site is a rectangular shaped block – with a total area of 1024m<sup>2</sup> off Starkey Street.

Topography: Land natural ground level slopes towards Starkey Street. No current trees behind the building line – with 1 tree in front of the building line. No proposal to cut down any trees.

Existing: A Dwelling house and a secondary dwelling along with an ancillary metal shed are on the property.

### CONTEXT AND SETTING

Will the development:

Be visually Prominent in the surrounding area?	No –the majority of the concreting falls behind the building line – neighbouring properties also have concrete paths behind the building line.
Be inconsistent with the existing streetscape or Council's Setback policies?	No

Be out of character with the surrounding area?	No
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### Access, Traffic and Utilities:

- Legal and practical access is available to the development.
- The development will not increase local traffic movements/volumes as this will only be a surface for the existing residents to access various parts of the property.
- No additional access point required to the property
- All services including power, water, electricity, sewer and telecommunication are readily available on site.

### Environmental Impacts:

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	No
Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)?	Minor – addressed with erosion & sediment control. Detail demonstrated on the plans.
Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	No.
Does the development involve any significant excavation or filling?	No surface excavation no deeper than required to pour the concrete for the footpath/proposed hard surfaces
Could the development cause erosion or sediment run-off (during the construction period)?	No – the job should be completed in less than a week. All excavated material will either be re-cycled or disposed of through skip-bin hire.
Is the development considered to be environmentally Sustainable (Including provision of BASIX Certificate where required)?	No BASIX Required -cost of works and scope do not warrant a BASIX.
Is the development likely to disturb any aboriginal artefacts or relics?	No – not in an environmentally sensitive area.

### Flora and Fauna Impacts:

Will the development result in the removal of any vegetation from the site?	Only existing turf – no trees on-site to be removed.
Is the development likely to have any impact on threatened species or native habitat?	No.

**Bushfire Hazard:**

Nil.

**Stormwater Disposal:**

How will stormwater (from roof and hard standing) be disposed of?	Stormwater run-off will be disposed off through natural run-off into the existing permeable turf – which will be retained.
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**Social and Economic Impacts:**

Will the proposal have any economic consequences in the area?	No – minor residential alteration.
Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibration?	No – roof has not been altered or building height.
Is the development situated in a heritage area or likely to have an impact of any heritage item or item of cultural significance.	No.

**Date of assessment:** 13/11/2019

**Print Name:** \_\_\_\_\_ Ramzi Zaher

**Signature:** \_\_\_\_\_

**Position:** \_\_\_\_ Director