

Statement Of Environmental Effects

Replacement of existing equipment shed at 11 Addison Road Ingleside 2101

This statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties.

Property

The subject property is known as number 11 Addison Road, Ingleside 2101. The legal property description is Lot 1831 DP 812302. The property is located within the Local Government Area of Northern Beaches Council.

Proposal

The proposal is to replace an old shed that has pest damage with a new shed. The new shed will be in the same location as the existing one.

Existing Infrastructure

The building currently in place, in use and has been for many years. There is no intention to make any material changes from the current situation. The existing building will be removed to make way for its replacement.

Given the nature of the proposal, we do not believe the proposed upgrades will affect the existing infrastructure or services in any way.

Environmental Issues

The replacement of the building will not have any environmental impact as there is already a building at this location.

The new building will have a positive impact on the visual environment because it will be coloured in environmentally sympathetic colours and it will also be built as one structure rather than the way the old building has been added to in a number of sections over the years and the outside façade which has become faded and weathered will be fresh and new again.

Vegetation

The proposed building replacement will have no impact on vegetation. There is no vegetation in the vicinity of the existing building and this will not change when the new building is completed.

No Vegetation will be removed and the vegetated character of the area will be maintained.

Stormwater

The rainwater is managed by the downpipes discharging onto sandy ground around the building. The water soaks away very quickly as the ground is very absorbent and over the 29 years the current has been in place there have never been any issues with the stormwater management from this building. So we have no reason to believe drainage will pose any issue.

Streetscape

The proposal will make no change to the streetscape. The shed cannot be seen from any roads as it is on a part of the land that is not visible from any public point.

The new shed will be much more visually appealing because it will be uniform in its finish and will be in a soft environmental colour of grey or green.

Privacy & Noise

The proposal will have no effect on privacy or noise in relation to any of the adjoining or surrounding properties.

Traffic and Car Parking

The proposal will have no effect on traffic and car parking in the area. The property has ample car parking within the site and the proposal will make no changes in respect of this issue.

Conclusion

This proposal will have virtually no effect on the environment and adjoining properties and is just updating an existing situation that has been gradually deteriorating over a number of years. The proposal will tidy up the property and as such we would ask that Council view the application favourably.

Stephen Matthews