CARPORTS PERGOLAS GAZEBOS VERANDAHS DECKS CAFE BLINDS
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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.

Details of Site

The subject property is known as Number **6 Leagay Crescent Frenchs Forrest**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development. The proposed is permitted of sustaining the planned development as its zoned **R2 low density residential.**

Description of Development

The proposed construction is consisted of **a flat pergola roof over existing Garage** using colours that will complement the existing dwelling. The total area of the proposal is **23.4m².**

Existing Infrastructure

Given to nature of the proposal, we do not believe the proposed **of a flat pergola roof over existing garage** will affect the existing infrastructure services related to the subject site in anyway.

Environmental Impact

The property in question does not appear to have any environmental constraints. The property does not appear to be in a mine – subsidence area.

Effects Flora and Fauna Vegetation

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

Storm Water Disposal

The effect of the proposal on the existing stormwater run-off will be minimal. The total amount of hard surfaces shall not be increased therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to existing stormwater system currently on site by owner.

Streetscape

The **flat roof pergola** has been designed in such a way that it will harmonise the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will complement the existing dwelling and streetscape. It will not dominate or destract form the appearance of the dwelling or its streetscapes.

Setbacks and Planning Controls

The project will not be visually dominant by the of its height of the pergola cover. The surrounding trees and plans will provide privacy and keep the landscape with in the required 40% . The project isn't bulky an will allow adequate light, solar access and privacy to the neighbouring properties and streetscapes.

Privacy & Noise

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood.

Access, Traffic and Utilities

The proposal will have no effect on traffic and utilities in the surrounding area. The existing dwelling has suitable existing car parking which enables access to the property.

Conclusion

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

We seek council to view this application favourably

Kind Regards

Outside Concepts Pty Ltd