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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. Council's DCP has been taken into account in the preparation of this report.

Property

The subject property is known as 15 May Gibbs Way, Frenchs Forest. The subject property is located within the Local Government Area of "Northern Beaches Council". The subject property allotment size is 708m², therefore being capable of sustaining the proposed development.

Proposal

The proposal consists of the construction of a skillion patio cover, using colours that will complement the existing dwelling. The total area of the proposal is 34m².

Existing Infrastructure

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

Environmental Issues

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

Bushfire Prone Land

The subject property has been identified as Bushfire Prone Land in accordance with Council's online mapping.

In accordance with the Rural Fire Service and Council's requirements, a Bushfire Assessment Report has been attached as available from the RFS website.

The property is in a 'BAL-12.5'. The proposal shall be constructed of non combustible materials.

Vegetation

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

Stormwater

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 the existing stormwater system currently on site.

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 streetscape.

Setbacks

The proposal meets the setback requirements of the BCA.

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.

Conclusion

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

We seek Council to view this application favourably.