



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**BRUCE AND JANE CLARK**  
**43 PARKES STREET, MANLY VALE NSW 2043**

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 **43 PARKES ST, MANLY VALE NSW 2043** . The property is located within the Local Government Area of **NORTHERN BEACHES COUNCIL**. The proposed is capable of sustaining the planned development.





### **Description of Development**

The proposed construction is consisted of **Supply & Install INSULATED CARPORT ATTACHED TO FRONT WALL OF DWELLING** using colours that will complement the existing dwelling. The total area of the proposal is **38.6M2**.

**Unit 7/11 Robertson Place, Jamisontown NSW 2750**  
**ABN: 33 142 124 490 Licence No. 278496C**  
[jane@atsawnings.com.au](mailto:jane@atsawnings.com.au)



### **Existing Infrastructure**

Given to nature of the proposal, we do not believe the proposed **CARPORT** will not 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.

### **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 complement the existing dwelling and streetscape.

### **Setbacks and Planning Controls**

The proposal meets the setback requirements of the BCA and Council DCP's.

### **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

**ATS Awnings and Additions**