

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.

Property

The subject property is known as Number **5 Bubalo Street, Warriewood**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development.

Proposal

The proposed construction consists of **Spa & Deck**, using colours that will complement the existing dwelling. The total size of the **Proposal is 35.90m2 and to be constructed with in accordance with manufacturer's specifications and in accordance with relevant Australian Standards and Building Code of Australia.**

	CONTROL	PROPOSED	COMPLIES
ZONE	R3-MEDIUM DENSITY	R3	YES
MIN LOT SIZE	550m2	339.50m2	N/A
OFF STREET PARKING	1 CAR SPACES	1	YES
HERITAGE	NO	NO	YES
PERMEABLE AREA	40%	44.59%	YES
SIDE SETBACK	0.9m	1.5m	YES
SIDE SETBACK	0.9m	1.5m	YES
HEIGHT	8.5m	1.3m	YES

Existing Infrastructure

Given to nature of the proposal, we do not believe the proposed 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 is **not** within a "Bush Fire Zone"
The Property is **not** within a "Flood Effected Zone"
The property is **not** within a "Land Subsidence Zone"

Vegetation

Due to the proposed location the proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

Storm Water

The effect of the proposal on the existing stormwater run-off will be minimal. Sufficient landscaped area will remain for natural absorption of rainwater. No additional Roof water.

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 **does** meet the rear, side and front 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.

Traffic and Car Parking

The proposal will have no effect on traffic 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,

**Robert Orehek
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