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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 has been taken into account during the preparation of this report.

PROPERTY

The subject property is known as Unit 1/5b Hilltop Cres, Fairlight. The subject property is located within the LGA of Northern Beaches Council.

Size of the allotment is 507m², therefore being capable of sustaining the proposed development.

PROPOSAL

The proposal consists of an Electronic Opening Roof, the structure will use colours that will complement the existing dwelling.

Area of proposed will be 18m²

EXISTING INFRASTRUCTURE

Given the nature of the proposal, we do not believe the proposed will affect existing infrastructure.

ENVIRONMENTAL

The property in question does not appear to have any environmental constraints.

VEGETATION

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

STORMWATER

The effect of the proposal on existing stormwater runoff will be minimal. The total amount of hard surface area will not increase therefore ensuring that sufficient landscaped area will remain for natural absorption. All new stormwater will be connected to the existing stormwater.

STREETSCAPE

The proposal has been designed in such a way that will harmonise with existing dwellings and surrounding properties. Shape and colour choices will ensure the proposal will complement the existing dwelling and surrounds.

SETBACKS

The proposal meets setback requirements set out in the BCA.

The proposal does meet setbacks set out in Northern Beaches Council DCP guidelines.

PRIVACY & NOISE

The proposal will have minimal effect on privacy of the adjoining dwellings and surrounding properties. The proposal will not generate additional noise that would affect the surrounds and neighbourhood.

CONCLUSION

Our investigations of the property in question and the surrounding area conclude 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.