

STATEMENT OF ENVIRONMENTAL EFFECTS

36 Cook Street FORESTVILLE 2087

This Statement of Environmental Effects has been prepared to support the Development Application for a Carport to an existing dwelling located at 36 Cook Street Forestville. The structure is to be used for private residential purposes.

ANALYSIS OF THE PROPERTY & THE IMPACT OF THE DEVELOPMENT

Location - The property is located within an R2 Low Density Residential Zone as defined under Council's Local Environmental Plan 2011 and is surrounded by existing residential development. The LEP also lists a development of this type as being permissible within the zone.

Existing Use of the Property - The site is currently occupied by a single residential dwelling.

Site Access - Access to the site is via Cook Street. The development will not generate any additional traffic flow.

Service Provision - The property is supported by a standard range of associated residential services such as electricity, water, sewer and phone.

Vegetation and Fauna - The site is clear of any significant flora. The development does not involve the removal of trees or native vegetation, and will not affect any threatened species or their habitat.

Mine Subsidence - The site is not nominated by the Mine Subsidence Board as being affected by Mine Subsidence. No further requirements are needed.

Bushfire - The land is not located within a bushfire prone area. No further requirements.

Flooding - The site is not subject to flooding. No further requirements.

Heritage - The site is not located within a heritage conservation area and does not contain any items of heritage significance.

Building Setbacks - The structure has a proposed setback of 5390mm from the front boundary and 2115mm from the side boundary, which will comply with Council's DCP requirements and also satisfy the National Construction Code.

Landslide Risk Land - The land is identified as landslide risk, this proposal will have negligible impact with no risk associated and will not be detrimental to stormwater discharge nor the existing subsurface flow conditions of the existing and adjoining land.

Privacy - The development will not affect neighbouring residents as it is a carport structure proposed to be sited on the side elevation of an existing building.

Stormwater and Drainage - Roof water will be directed to the street via the existing stormwater system.

Erosion & Sediment Control - The development requires minimal excavation. Sediment and erosion control measures will be provided and remain in place until the site is rendered sediment and erosion free.

Waste - Any building waste or off-cuts will be stored on site within a contained area and collected and emptied when necessary.



CONCLUSION

In summary, the proposed development will have no adverse effect on the local environment or neighbouring properties.

The development is permitted under Council's LEP and the property is of a sufficient size to be able to support the development.

The development is consistent with existing development on neighbouring properties.

The development satisfies the heads of consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979 (as amended) in that it;

- complies with the requirements of the environmental planning instruments of relevance to the site,
- does not impact the natural and built environments, nor have any detrimental social or economic impacts in the locality,
- is suitable for the site,
- should not be the basis of any genuine submission/s,
- does not have any detrimental effect on the public interest.

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