

# **STATEMENT OF ENVIRONMENTAL EFFECTS & STORMWATER**

PROPERTY: 12 Mundara Place, Narraweena

DESCRIPTION: Replace Existing Carport

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## **INTRODUCTION**

This report aims to detail the environmental effects of a proposed carport to the existing dwelling at 12 Mundara Pl, Narraweena.

The site contains a single residential dwelling and is approximately 509m<sup>2</sup> square metres. The topography has minor fall in the land towards the Western side of the block of less than 5 degrees.

The proposal is compatible with the existing visual setting.

## **PRESENT AND PREVIOUS USES**

The present use of the site is residential, as is all of the adjoining land. The previous use of the site is of a residential nature as far back as our investigations have been able to determine.

There is no known possibility of the land having been contaminated.

## **DEVELOPMENT COMPLIANCE**

The proposal is in full compliance with the building code of Australia. This is a non-habitable structure that is replacing an existing similar carport, as such there will be minimal to low impact on the property and adjoining properties.

The Structure is of Steel and Aluminium construction and therefore is fully non-combustible.

## **ACCESS AND TRAFFIC**

The proposal will not have any effect on access and traffic to the site or area as a whole.

## **PRIVACY VIEWS AND OVERSHADOWING**

The proposal is of a minor nature and is replacing an existing structure. Visual and acoustic privacy will therefore be maintained to all adjoining dwellings (0.600m to the closest boundary). Views from adjoining properties will not be affected. No adjoining dwellings will be overshadowed.

## **AIR AND NOISE**

The proposed development will not affect surrounding air quality. Construction will only take approximately 5 days and noise is expected to be minimal. Future noise will not increase over present.

## **SOIL AND WATER**

The development being of a minor nature. It is going into footings 300mm x 300mm x 600mm deep. Soil will be evenly dispersed onto garden beds. No impact on the local water table. Property is in a low risk flood planning precinct.

## **ENERGY EFFICIENCY**

The proposed additions are orientated on the Northern side of the dwelling. The design includes a metal roof for its shading and cooling properties. Natural ventilation will be facilitated by the open design. Basix does not apply to this proposal.

## **WASTE MANAGEMENT**

Minimal waste will be generated on site and due to the construction being of steel and aluminium. All steel off cuts are able to be recycled in our factory's One Steel recycle bin and all aluminium off cuts are taken to the local scrap yard. The waste will not be of a contaminated nature. The owner is removing the existing carport prior to commencing.

## **STORMWATER MANAGEMENT PLAN**

The stormwater for the proposed carport will be connected to the existing stormwater system, where the previous carport was connected. The addition will create extra run off to the street system (the proposed carport is approx. 18m<sup>2</sup> bigger than the previous carport) and as such, on inspection the existing system is adequate to handle the extra load from the addition.