

# **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 39 Watergum Drive 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 **Swimming Pool** using colours that will complement the existing dwelling. The total size of the proposal is approx **66.70m2 and to be constructed in accordance with manufacturer's specifications, in accordance with relevant Australian Standards and National Construction Code.**

	CONTROL	PROPOSED	COMPLIES
ZONE	R3	R3	YES
MIN LOT SIZE	700m2	727.20m2	YES/EXISTING
OFF STREET PARKING	1 CAR SPACES	2	YES
HERITAGE	NO	NO	YES
PERMEABLE AREA	30%	29.27%	YES
REAR SETBACK	1.0m	1.0m	YES
SIDE SETBACK	1.0m	2.8m	YES
OPEN SPACE	24m2	24m2	YES

## **REQUIREMENTS/OBJECTIVES**

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.

## **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.

## **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 front, rear, side 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**

Due to the position of the propose, 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,**

**Connect Drafting**