

# STATEMENT OF ENVIRONMENTAL EFFECTS

August 14, 2014

**PROPOSED STEEL PERGOLA & AWNING.**

**LOT 4 No: 160 RIVER RD LEONAY**

Current use: Residential



Proposed use: Residential with attached new pergola & awning

- The proposed development is permissible within the zoning
- The land is deemed flood affected however the proposed Pergola & Awning are classed as non-habitable (*as per the Penrith Development Control Plan 2006 — Part 2, City Wide General Controls - Flood Liable Land*)  
**Section 3.3 Non-Habitable Extensions or Alterations,  
Outbuildings and Swimming Pools**
- The proposed development will have no impact on flora & fauna.
- It will have no impact on neighbouring properties regarding privacy & views.
- Accessibility for vehicles will not change.
- It will have no impact on air & noise pollution.
- There will be no waste generated during the proposed works
- There will be no changes to energy & water usage.
- The streetscape design will blend in with the existing & neighboring properties.
- No more than 50% of the landscape has been retained
- There will be no electrical works associated with this development.
- All materials used are flood & fire resistant.