

Statement Of Environmental Effects

Project:

Level backyard with retaining walls and build deck with pergola roof.

Site Details

32 Beauty Point Crescent, Leonay NSW 2754

Existing lot size is 562m²

Site Owner

The current owners of the site are Mr & Mrs McMaster.

Site Analysis

- The site analysis has not identified any major constraints on the site.
- The site maintains sufficient area for the proposed works and private open space area.
- The site is currently occupied by a two storey dwelling.
- Construction will require the removal of 1 existing tree. The tree holds no known heritage value or significance. The tree could also be dangerous during construction and once the proposal is built new trees will be planted.
- The site's inland location results in the development likely to experience winds from the North-east in the summer and Southerlies during the winter. These prevailing winds will assist in ventilation of the property.
- Minimal privacy issues are raised as a result of the development. Only a new pergola roof and decked area is being proposed which will be situated at ground level. No alterations to the existing dwelling or living room areas are being made which would have potential privacy impacts on the neighbouring lots.

- In order to permit the construction of the retaining walls and proposed deck with pergola it will be necessary to undertake major earthworks to the site.
- The new deck with pergola + additional landscaping will connect to the provided stormwater and sewage system.
- The development has been designed so as to achieve a built form that is appropriate having regard to the existing character of the locality.

Utility Services

The subject lot has access to a range of utility services such as electricity, telephone, mail delivery, local waste collection and water.

ZONING CONTROLS

Aboriginal Heritage:

The site does not include items of Aboriginal heritage.

Coastal Hazards:

The development is not subject to Coastal Hazards.

Mine Subsidence:

The subject site is not located within a Mine Subsidence District.

Bushfire:

The proposed dwelling is not located within an area that is identified as Bush Fire prone land therefore the proposed works must not comply with any BAL rating.

Heritage Matters:

The proposed dwelling is not located within a Heritage Precinct

Development Proposal

Proposed Development:

Replacing existing boundary fencing which is currently falling down, with new fencing to sit on top of proposed retaining walls to make site level. Build a deck coming off the back of the house with a pergola over the top providing shade and rain protection when sitting on deck. Lay turf covering the entire area between decking and retaining walls. The overall design will be aesthetically pleasing and is considered to complement the existing neighbourhood. Appropriate erosion and sediment control measures such as silt fencing will be put in place to limit sediment laid in stormwater discharge and restrict stormwater flows over exposed areas

during construction. Due to the level nature of the land it is unlikely that any sediment will leave the site.

Access and Traffic:

Access to the site will be from the walk ways either side of the house. Trades will be parking on the side of the road out the front of the house, approximately 5 car spaces at any time directly out the front of property with another 10 to 20 just around the corner on the side of the road. All deliveries and trucks will be accompanied by a person spotting to look out for any pedestrians and potential hazards as they park and unload. The existing road network is suitable for all the vehicles and trucks expected to be on site. Approximately 1 to 2 cars per day will be working on site each day.

Streetscape and Design:

As this is simply a backyard only job there will be no visual aspects from the street. The new fencing for the property in the backyard will be colorbond and likely a green/grey colour. Stormwater from the pergola will be picked up by gutters and downpipes into 100mm stormwater lines.

Privacy Views and Overshadowing:

The solar access into the backyard will be the same as the new fence heights will be the same as the existing fences. Only the north fence will be higher as the existing fence is too low. However this will not affect any sunlight coming into the property. The north side of the backyard has no trees therefore the sun shines on the grass at least 6hrs of the day. Views into the property will be slightly affected on the north side as the fence will be slightly higher giving us more privacy. Looking out of the property to the north we will no longer be able to see down into the neighbouring properties making it more private for all of us.

Social and Economic Effects:

The effects of this will be positive for the area. It will make the property a lot more appealing therefore adding value to the house and the properties around it. It is going to create a space for our children to run around on and play getting them out of the house and off the street.

Flora and Fauna:

The existing flora and fauna will all be removed from the backyard during construction and new garden beds and turf will be installed upon completion of the job. There will be more plants and grass in the backyard upon completion than there was before construction.

Utility service and waste:

The site is adequately serviced with local council garbage and waste collection. The proposed works will not place any additional demands upon these services. The proposal will connect to the existing sewage and storm water system.

Building waste is to be contained within the building site in a suitable screened area for the duration of construction. This waste is to be removed by a contractor after completion.

CONCLUSION:

The development complies with the standards and objectives of the State Environmental Planning Policy and other relevant controls that apply to this subject site, the Architectural design, character, scale, materials and details of this project will match the existing neighbourhood area so as to ensure maximum cohesion. The proposal will enhance the existing elevation and compliment the general

neighbourhood. The proposed residential development will have minimal adverse environmental effects, and shall prove to become a positive asset to the amenity of the neighbourhood.

Thanks,

Stuart McMaster.