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STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a development application for
BOUNDARY FENCING IN FRONT OF BUILDING LINE

At

25 OCEAN STREET, NORTH AVOCA

01/07/2020

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Introduction

This statement of environmental effects has been prepared by S & S Orbell to accompany a development application for Masonry boundary fencing in front of building line at 25 Ocean Street, North Avoca. The application is being lodged by Habitat Landscape.

The proposal has been designed to achieve the relevant provisions of insert LEP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This statement has been prepared having regard to the following documentation:

Reference other documentation ie. Landscape Drawings

Site description and analysis

Location and property description

New residential home at 25 Ocean Street, North Avoca

Surrounding development

Residential properties

Details of proposal

Proposed works

Construction of new masonry boundary fence and automated timber batten gate to engineers details. Max height of fence 2.0m

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

the provisions of:

(i) any environmental planning instrument

State Environmental Planning Policies

Project to comply with all relevant state environmental protection policies

Local Environmental Plan

Project to comply with local environmental plan

Project has minor potential for causing any negative environmental impact. Site is suitable for all proposed works and is sympathetic to the surrounding properties

5.0 Other considerations

5.1 Visual Impacts

Project is sympathetic to architecture of dwelling and surrounding properties

5.2 Open Space

Project has little to no impact on open space

5.3 Overshadowing and Privacy

Project enhances privacy to neighbouring properties.

5.4 Noise

Project has little to not impact on noise

5.5 Erosion Control Measures

All necessary erosion and sediment control measures are to be maintained with local government requirements

5.6 Security, Site Facilities and Safety

Project enhances overall security and the safety of the resident

5.7 Waste Management

All waste to be removed from site and disposed of in responsible manner. ie. skip bin hire

5.8 Building Code of Australia

All work to comply with relevant Australian building codes.

5.9 Stormwater/flooding

No impact- Little to no changes to NGL

6.0 Conclusion

All works are to be comply with relevant environmental protection policies of local government. Every step is to be taken to preserve the local environment and minimise any disturbance to existing site conditions.