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# STATEMENT OF ENVIRONMENTAL EFFECTS

3/17 AUGUSTA STREET, UMINA BEACH NSW 2257

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This Statement of Environmental Effects has been prepared to support the development Application for a Insulated Patio Awning, to be constructed by PatioWorld. The structure is to be used for a private residential purpose only.

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## ANALYSIS OF THE PROPERTY & THE IMPACT OF THE DEVELOPMENT

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**Location** – The property is located within an R1 zone as defined under Council’s Local Environmental Plan 2014 and is surrounded by existing residential development. The LEP also a development of this type as being permissible within the zone.

**Existing Use of the Property** – The site is currently occupied by 4 Townhouses.

**Site Access** – Access to the site is via Augusta Street. The development will not generate any additional traffic flow.

**Service Provision** – The property is supported by a standard range of associated residential services such as electricity, water, sewer and phone.

**Vegetation and fauna** – The site is clear of any significant flora. The development does not involve the removal of trees or native vegetation, and will not affect any threatened species, populations or ecological communities, or their habitats.

**Flooding** – The land is not nominated as being within a flood planning area. No further requirements.

**Heritage** – The site is not located within a heritage conservation area and does not contain and items of heritage significance.

**Bushfire** – The land is classified as not Bushfire Prone Land.

**Building Setbacks** – The proposed development has a minimum setback of 1.2 metres to the nearest side boundary and 1.4 metres to the rear boundary, thereby complying with the requirements of both Council’s DCP and the National Construction Code Volume 2.

**Building Height** – The proposed development has a maximum overall height of 2.95 metres above existing ground level. This is well within Council’s maximum allowable height and is in keeping with existing development on adjoining properties.

**Building Size** – The proposed Addition of Insulated Patio Awning has an area of 18 square metres and is in keeping with amenity of the neighbourhood.

**Site Coverage & Unbuilt Areas** – Site coverage of the allotment will not be increased as the structure is to be erected on existing pavers.

**Privacy** – The development will not affect neighbouring residents as it is a single storey addition to be erected on the rear elevation.

**Waste** – The proposal will not generate any waste materials as the structure is to be pre-fabricated off-site and erected on-site.

**Mines Subsidence** – The land IS NOT WITHIN a Mine Subsidence District declared under section 20 of the Coal Mine Subsidence Compensation Act 2017.

**Stormwater and Drainage** – In accordance with Council’s policies, stormwater and surface drainage will be connected to the existing stormwater system via sealed pipework in accordance with Council requirements.

**Erosions & Sediment Control** – The development requires no excavation. Therefore sediment and erosion control measures will not be required.

**Acid Sulfate soils** – The site is not nominated as being affected by Acid Sulfate Soils. No further requirements.

**Landslide Risk** – The site is not subject to landslide risk according to Council’s LEP. Therefore a geotechnical report is not required.

**BASIX** – The proposed development has an estimated cost of construction of less than \$50000. Therefore BASIX is not applicable.

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## Conclusion

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In summary, the proposed development will have no adverse effect on local environment or neighbouring properties.

The development is permitted under Council’s LEP and the property is of a sufficient size to be able to support the development.

The development is consistent with existing development on neighbouring properties.

The development satisfies the heads of consideration under Section 79C(1) of the Environmental Planning and assessment Act 1979 (as amended) in that it;

- Complies with the requirements of the environments planning instruments of relevance to the site,
- Does not impact the natural and build environments, nor have any detrimental social or economic impacts in the locality,
- Is suitable for the site,
- Should not be the basis of any genuine submission/s
- Does not have any detrimental effect on the public interest.