

# STATEMENT OF ENVIRONMENTAL EFFECTS



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ADDRESS: Lot 7/28/DP158473

PROPOSED DEVELOPMENT: To erect garage + carport/colorband

**SITE CONSTRAINTS** – What constraints apply to the site? ie trees, obstacle limitation surface plan, adjoining development, location of utilities, slope, easements, overland flow paths, flooding, bushfire:

No constraints

**POTENTIAL IMPACTS** – Issues that have the potential to cause an impact upon the environment include:

- 1) Tree removal or damage No tree removal or damage
- 2) Visual and aesthetic impact including impact on residential areas, from outdoor storage etc colorband structure in keeping with existing buildings
- 3) Impact on adjoining development, adjoining different zones, nearby residences, airport operations, etc No impact
- 4) Traffic generation, access and movement patterns including impacts on existing road system limited increase to traffic 3 vehicles maximum, ample parking on site
- 5) Impact on overland flow paths N/A
- 6) Waste products generated All waste materials to be disposed at an off-site licenced facility
- 7) Siting, including in front of adjoining buildings, on boundary Request for building 1500 from east boundary - neighbour has a roller door on boundary setting precedence
- 8) Visual appearance (height, bulk, building materials, colours, reflective quality, detailing, lack of landscaping etc) max height 3.6m - no reflection - dark roof, light colored walls.
- 9) Design incompatibility with neighbouring development and streetscape Colorband shed compatible with neighbouring properties
- 10) Noise, vibration, dust and the like all work will be done in daylight hours.
- 11) Other

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WHAT STAFF NUMBERS are to be employed? 3

WHAT PLANT OR MACHINERY is to be installed? Scissorlift.

HOURS & DAYS OF OPERATION. mon - Friday 7-00 - 5-00

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## IMPACT IDENTIFICATION - How have the impacts been identified:

Impacts have been identified  
in a pre-lodgement meeting + site  
inspection.

## IMPACT MINIMISATION - How is the development going to address site constraints, minimise environmental impacts including those listed previously, eg visual impact and offset any potential adverse effects from the use, eg from servicing, emissions, waste products generated, hours of operation, noise, possible contaminants.

No contamination identified on  
block. Visual impact + offset of any  
potential adverse effects identified in  
the points listed previously.

## CONSTRUCTION IMPACT - What steps are to be taken to mitigate any impacts of construction activity including security, working on sloping sites and sediment loss, working near public assets, from noise, vehicle movements, rubbish and the like.

As above.

## ANY OTHER ISSUES?

There is only a lane to the block -  
road is not sealed - water run-off will be  
into a rainwater tank - site is zone R1 - residential -  
as are adjoining blocks - there will be minor  
excavation for small footings - materials will be  
disposed of on-site.

## DEPARTURES FROM PLANNING PROVISIONS in the DEVELOPMENT CONTROL PLAN

- Provide request and reasoning for departures, including reasoning and evidence.



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Requesting to build 0.500m from east boundary -  
neighbour has built roller door directly on  
boundary -