

Statement of Environmental Effects

Site Details: Lot 71 DP 32207

DATE: 21st Feb. 2024.

Address: 5 Keith Crescent,
Smiths Lake, NSW, 2242.

Proposal: To Construct a NEW DWELLING HOUSE and DOUBLE CARPORT.

1. Proposed Development Description.

The proposed house will be of timber framed construction with fibre cement clad external walls and a colour bonded steel roof. It will contain 3 bedrooms and an open plan living area. Because of the natural slope of approximately two meters front to rear, of the building site, it is proposed to include a laundry room and home workshop under the rear of the living area.

Other features of the house include front and side verandahs, and a rear verandah from which views of the lake can be enjoyed while not severely compromising the privacy of neighbouring properties.

Also, because of the irregular shape and slope of the allotment this proposal seeks to gain council's approval to erect the carport in front of the house and to the left with suitable screening and side access aimed at reducing visual impact.

Further reduction of any adverse visual impact will be achieved by the alignment of the street (inward curve) and the narrow allotment frontage.

The neighbouring house, South side, has a double garage forward of the house while the house, North Side, has a carport full length of its south side and therefore not set back from the front line of the house.

2. Land Description:

The shape of the subject allotment is irregular with a frontage to Keith Crescent of 15.24 meters and a total area of 597.4 square meters.

3. Overshadowing:

The proposal will have minimum affect on any view or outlook from adjacent properties and there will be no overshadowing of any consequence as adjoining properties (South and North) do not have windows overlooking this proposed development. Privacy for adjoining property owners will therefore be minimally affected.

4. Traffic Generation and Vehicular Access:

The proposal will generate only those extra vehicle movements created by the establishment of an extra dwelling in Keith Crescent. Direct street access will be gained from Keith Crescent.

5. Utilities – Water Supply, Sewer and Electricity:

Electricity and telephone and sewerage connection are readily available.

6. Drainage:

Rainwater

7. Statutory Controls:

The proposal, with the exception of the request for alteration to councils car accommodation policy, complies with LEP and DCP objectives.

8. Risks and hazards:

The proposed development site is not subject to flooding, land slip or tidal inundation.

9. Bushland, flora and fauna:

The proposal will not result in the removal of protected plant species or fauna habitat.

10. Landscaping and Scenic Quality:

While the development site is already considered managed land, further landscaping will be carried out, particularly screening of the front and south sides of the carport.

11. Removal of trees:

The proposal will not result in the removal of any trees.

Applicant: David Lewis.
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