



MA STEEL

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Thursday, 20 March 2025

Hilltops Council
Building Services
Locked Bag 5
Young NSW 2594

**RE: Development Application for Jacki and Benjamin King
Lot 2 DP 522729 - 3 Lansdowne Street, Young 2594
STATEMENT OF ENVIRONMENTAL EFFECTS**

To Whom It May Concern:

In accordance with the submitted development application we provide the following information:

Building Description

- 7m x 7m x 2.7m high flat carport
- Basalt Monoclad Roof
- Approx. 1mt from front of house, 1.71m from Eastern Boundary and 1.77m from Southern Boundary as per site plan

Site Suitability

- The present land use is residential (R1 – General Residential) and the surrounding blocks are residential
- There are no known site constraints and the land is not bushfire prone

Current and previous uses

- The present land use is residential (R1 – General Residential)
- The adjoining blocks are also residential
- It is not expected that there is any contamination on the block

Operational details

- The carport is proposed for storage of vehicles

Access and traffic

- Increases to traffic movements are not anticipated

Air and Noise

- As the carport is to protect the vehicles from weather, there should be no impact on the surrounding properties

Privacy

- It is not expected that privacy will be an issue for the neighbouring properties

Visual impacts

- There will be no impact of the building on views of neighbouring properties
- There will be no overshadowing of neighbouring properties

Other environmental considerations

- There will be minor earthworks and excavation for small footings – materials will be disposed of correctly
- Any excess rainwater will run into the current storm water
- Construction will be completed during daylight hours only with a staff of a maximum of 5 people
- Construction materials from on site will be recycled where possible
- The development is deemed to comply with the relevant NSW Environment Policies
- No constraints are envisaged and the site has been deemed suitable for the proposed development
- The environmental impacts have been identified by the completion of a site inspection by the builder.

The environmental impact of the proposed development has been minimised due to limiting the working hours during construction.

Should you require any further information please contact either myself or the owner.

Regards,

Lauren Russell
MA Steel Pty Ltd