

Statement of Environmental Effects

Applicant: Lifestyle Patios

Development type: Proposed development is a gable patio at the rear of the existing dwelling.

Development Site: 19 Deakin Avenue Lloyd NSW 2650
Lot 2, DP 286069

Context and Setting: The property is a residential block in a residential area. The nature of lot and landscaping means that the patio is unlikely to be visible from any neighbours other than Lot 3, whom are not likely to object. The lot is not in a bushfire prone nor flood prone area. Access, traffic and utilities applicable to the residence. Proposed gable patio will not impact on these considerations.

Environmental Impact: The development is unlikely to have any negative impact on the amenity of neighbors through noise, dust or other emissions.

The proposed additions to the established residential site is unlikely to have any further impact on heritage or cultural items nor is it likely to disturb aboriginal artifacts.

The proposed additions will not impact on any vegetation or native flora.

Proposed additions will not generate effluent nor any other waste.

Stormwater will be directed into existing stormwater system.

Investment by the property owner in his own home will have positive economic consequences for surrounding neighbors, as the improvements are likely to increase the property value of the site which could impact on the value of neighbouring properties

No negative social impacts can be anticipated from this development

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Signed

Date

18/09/21

