

17th December 2021

Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Dear Sir/Madam

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT: 2 SP: 56866 – 2/1 BRANDON STREET, SUFFOLK PARK, NSW, 2481

The above-mentioned address is a residential site with an existing duplex. We are proposing to construct a patio roof to the rear of unit 2 as depicted on the plans. This development will not be staged.

There will be no vegetation/trees removed during installation and there will be no impact to the streetscape or adjoining neighbours.

All building work will comply with the 'Building Code of Australia' and Council's policies and regulations. Details of setbacks, heights etc. are detailed in the site plans provided along with Development Application.

Traffic management will not be an issue, as there will maximum two cars and a trailer will be used during build, and onsite parking is available. Noise impact will be minimal, and works will only be carried out in allowable times. An onsite trailer will be provided for the small amount of waste and will be removed from site at the completion of build.

Drainage will be connected to existing stormwater; therefore OSD & easements will not be required.

D 1.2.1 – Building Height Plane

The height of the patio roof will not adversely affect existing or future development on adjoining properties by way of overshadowing, impinging on privacy or obstructing views.

D 1.2.4 – Character & Visual Impact

The patio roof will retain and enhance the unique character of Byron Shire and its distinctive landscapes, ecology, towns, villages, rural and natural areas and will compliment/tie in with the area and the theme and colouring of the existing house. It will not cause any loss of privacy to the neighbouring properties. Owners consent has been gained from the owners of unit 1.

If you have any questions, please contact our office on (02) 6680 2393

Kind Regards,
Lynsie Cronan
OFFICE MANAGER