

**STATEMENT OF ENVIRONMENTAL
EFFECTS**

PROPOSED two STOREY BRICK-VENEER RESIDENCE

ON LOT 6 D.P. 1196932

Paddock Close

Elermore Vale

ZONE: RESIDENTIAL

PROPOSED DEVELOPMENT:

It is proposed to construct a single residence on lot 6 DP 1196932, Paddock Close, Elmore Vale. The building is to be of brick-veneer construction with selected concrete tile roof.

SITE SUITABILITY

The site has a total area of 1392 m² which has a slight slopes to the street and is in a new subdivision area that is currently been cleared & formed. Because of the sloped site the proposed building is a single storey at the rear & two store at the front. The proposal is for a combination of slab on ground & bearers/joist construction to minimize the excavation impact on the site. The lot is currently in a bush fire area. The proposed dwelling has been designed with regards to council DCP & LEP

There are no significant Heritage issues with the erection of the building. The site has power, water and sewage services available.

CURRENT AND PREVIOUS USE

The site is part of a new residential subdivision, the previous use of the land is not known. At the time of this statement there are dwellings & vacant lots adjoining or adjacent to the site. It is proposed that the site will provide a single residence.

ACCESS AND TRAFFIC

The proposed residence will have a double garage occupied by two family motor vehicles. The site is part of a new subdivision and as such the access and traffic generation issues have been addressed in the design and approval of the subdivision. The proposed driveway has gradients within the allowable limits of Council Driveway Policy. Refer to site plan.

AIR AND NOISE

The proposed building is a single residence and as such poses no Air or Noise Pollution problems.

PRIVACY, VIEWS AND OVERSHADOWING

Because of the slope to the site & adjoining lots impact on privacy is to be expected. This impact is considered minimal & the design generally has living areas overlooking the north side (that is a access handle to development at the rear) & the street. The shadow cast by the proposed building at the winter solstice will not impact or reduce the solar access of the existing neighboring property. The views from the allotment and the neighboring allotments are minimal & will not impact to the adjacent dwellings.

SOIL AND WATER

AAA water saving shower heads and dual flush 3/6 litre toilets are to be used with the building. Protection of soils during construction will be by way of an approved siltation barrier installed in accordance with the drawings. The building has been design to minimize the disturbance to the site by using suspended floors.

Cont.

FLORA AND FAUNA

There are trees to be removed, which are small juvenile gum trees & thus no impact on flora & fauna.

ENERGY

Refer to the NATHERS energy report accompanying the development application.

WASTE

All building waste collection, storage on site and disposal from site is to be in accordance with Council's Waste Management Policy. Household garbage and recycle collection will be by way of Council regular services.



Google earth

feet
meters

