

Statement of Environmental Effects

Erosion & sediment controls

As there will be no soil disturbance, there will be no requirement for erosion & sediment control.

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Site Suitability

The existing site is not affected by flooding, bushfire, soil erosion or landslide. As the roof area remains the same, exiting stormwater will be utilized.

Access & Traffic

Car access & traffic will remain the same. There is currently a 2 car garage with parking in the drive for extra car if required. There is a turning circle where cars are able to exit the property in a forward direction. There is also ample off street parking available.

Streetscape & Design

The design will be in keeping with the existing street. There will be a change in the upstairs cladding to give the house a more contemporary look. The Hardies Scyon Axion fibro cladding sheet for the whole upper level is planned. This will be painted a dark charcoal.

All existing site services power, water sewer will remain the same, as increased use will be minimal.

Privacy & Overshadowing

We propose in our addition the installation of windows facing our neighbours. The bottom of the window will be at approx. 1.5 ht from the floor allowing restricted vision, allowing more privacy. The windows will allow cross ventilation during summer & combined with increased insulation this will reduce the need for air conditioning.

Overshadowing remains the same to our neighbour to the west. Our neighbour to the east will have minimal affect as the upper east side roofline is set back from the boundary approx. 7m as per the shadow diagram provided.

Social & Economic Effects

The project once completed will add value not only to the property itself but to the surrounding neighbourhood socially as well as economically.

Flora & Fauna

There is already extensive landscaping & vegetation on the property. The proposed addition will not affect this.