

# **Statement of Environmental Effects**

**For**

**Proposed Residence**

**At**

**Lot 11, No. 16 Ghera Road,  
CADDENS**

**Prepared By**

**Metricon Homes Pty Ltd  
32 Lexington Drive  
Baulkham Hills 2153**

**Ph. 88879000**

**Fax. 80795901**

## Existing Site Features

The subject site is legally described as Lot 11 Dp:1166546 Caddens. It is located on the corner of Caddens Road and Ghera Road and is basically rectangular in shape with the following dimensions:-

Front Boundary (East)	22.295m
Rear Boundary (West)	20.17m
Side Boundary (North)	30.0m
Side Boundary (South)	25.1m
Site area	602.1m <sup>2</sup>

The site is currently vacant.

The character of the area is residential.

The attached detail survey prepared by Aspect Development and Survey Pty. Ltd. (Surveyors), shows the site levels, services, character and extents. Any existing vegetation is also depicted on this plan.

## Proposed Development

The development as proposed is for the construction of a two storey residential dwelling.

The proposed new dwelling consists of a Front Porch, Dining room, Family, Kitchen, Laundry, Powder Room, Master bedroom, Ensuite and Double Garage on the ground floor and 4 bedrooms, Leisure room, study nook and bathroom on the first floor.

The proposed dwelling has a total footprint of 150.63m<sup>2</sup>.

The proposed dwelling is to be brick veneer construction with a reinforced concrete waffle pod slab with a tiled roof.

The dwelling will be sited with approximately 550mm cut and 600mm fill to achieve a level building platform. Such earthworks will be battered back to natural ground and retaining wall provided where required.

## **Building Controls**

Front Setback: 5.5m or average setback of neighbouring properties, verandahs and pergolas can encroach 1.5m beyond adopted setback. (Complies)

Side setback: 900mm  
(Complies)

Rear Setback: 6m for two storey, 4m for single storey  
(Complies)

Height Limit: Natural Ground level – Ridgeline – 9m  
(Complies)

Corner Block: For second street frontage, minimum garage setback is 5.5m and external walls are 3m

Landscape and Open Space requirements: 35% Private Open Space 100m<sup>2</sup> including 6.0m x 4.0m minimum Principle Private Open Space  
(Complies)

Energy Efficiency: Basix certificate  
(Complies)

Overshadowing:

- Sunlight is available to at least 50% of required private open space for at least 3 hours between 9am and 3pm on 21 June.
- Minimum 3 hours of sunlight between 9am and 3pm during winter solstice to be achieved for adjoining dwellings.

(Complies)

Stormwater: Roof water drains to street or inter-allotment drainage system or other effective drainage system.  
(Complies)

Parking: Minimum of 2 vehicle parking spaces  
(Complies)

Access: Maximum driveway width – 4.0m, Gradient complies with AS 2890.1.  
(Complies)

Cut and Fill: Cut and fill – maximum 1000mm cut and maximum 1000mm fill  
(Complies)

Bushfire: State Government regulations require Councils to map all residential land which is bushfire prone. This includes a buffer area for all land within 100m of bushland. Any site within 100m of bushland is required to have a bushfire assessment report prepared which should accompany the development application for a new dwelling. The Government regulations do not require bushfire protection measures if they are located more than 100m from bushland interface.  
(Bushfire Report not required)

## **Services and Drainage**

Water supply - available

Sewer drainage - available

Gas - available.

Hot water - Gas.

## **Conclusion**

It is considered that the construction of a new two storey brick veneer dwelling will compliment and blend with the existing and likely future character of this section of Caddens. The proposal is not expected to have an adverse impact on the natural or built environment.