

Statement of Environmental Effects

Site:	Lot 29 No. 55 Chain O Ponds road, Mulgoa
Proposal:	<ul style="list-style-type: none"> a) Construct a Single storey Dwelling b) Erect a Colorbond Kit Shed c) Install an Econocycle waste water treatment system
Site Description:	<p>Site is currently vacant 25 acre (10 Hectare) parcel of land with fences to all 4 boundaries and completely covered with various natural grasses.</p> <p>Width of the land is approx. 152m wide and 625m deep.</p> <p>The site has a gentle slope up from the road for approx. 130m and then changes to slope to the rear of the block.</p>
Proposed Dwelling & Shed Location:	<p>125m in from front boundary, 65m for the dwelling and 30m for the shed in from eastern boundary.</p> <p>The location for the dwelling & shed has been selected so that there is almost no cut & fill required to construct. (i.e. less than 300mm cut & fill required)</p> <p>The dwelling & shed is located in a similar position to the dwellings on the adjoining properties – That being on the gradually elevated area within the property.</p> <p>As the proposed dwelling is of a low profile single storey design. It does not significantly intrude into the visual aspect when viewed from the street & surrounding areas.</p> <p>The site was chosen so that the main living areas of the dwelling can appreciate some views over the surrounding rural lands to the rear of the property.</p> <p>As the property is at the eastern end of Chain O Ponds Road, there is no visual impact to any Heritage listed sites or / and heritage vistas from the proposed development.</p>
Proposed Dwelling & Shed Design Considerations:	<p>The dwelling has been designed to embrace the rural nature of the locality.</p>

Combination of Sandstock bricks and natural granite stone features have been used on external walls to compliment the rural character of the design.

The proposed earthy colour tones are designed to blend the dwelling & shed into the landscape rather than stand out. (see external colour selection sheet)

The garage has been articulated in design to face the east and perpendicular to the road to reduce overall width facing Chain O Ponds road.

The Internal layout has been designed in an open plan style to ensure ease of access via the Main entry doors. The kitchen is centrally located to the main living areas and is easily accessed from either end.

To also add rural character to the dwelling, exposed recycled timber 'Engineers Traditional Trusses' have been incorporated into the roof design over the main living / kitchen areas. A stone surrounded slow combustion fire place located in the main living area will complement the rural design character.

The Ensuite has been designed in such a manner as to be adaptable for disability living if required in the future. Primarily, the shower recess and the WC have been located in such a way as to enable installation of disability hand rails and/or access from a wheel chair.

The rear alfresco was designed under the main roof so that no additional external hard surfaces for entertaining would be required outside the building footprint. This also increases water catchment for the 108,000 ltr concrete tank that is to service all water supply requirements for the dwelling & shed.

Proposed Septic

Tank Location: approx. 150m in from front boundary and 65m in from eastern boundary

Sewerage Disposal:

Treated waste water shall be disposed of by way of irrigation system. The proposed irrigation transpiration area is approx. 2000sqm and located approx. 250m from rear boundary and 15m from western boundary.

Suitability of the Site:

This site is deemed suitable for the proposed development given that:

- The land size is 25 acres (10 Hectare).
- The proposed location within the site is more than 30m from front boundary and 15m from any side or rear boundary.
- The proposed dwelling & shed is to be located well behind the adjoining residence frontages on both eastern and western sides.
- There is no overland water courses affected by the development location within the site.

- There is no visual impact to the locality relative to the neighbouring dwellings within the street.

Vegetation:	There are no trees located within the proposed development area that require removal
Demolition:	None required
Noise:	There will not be any significant noise generated from this proposal.
Streetscape:	<p>The proposed shed is of a rural nature, colours are 'Earthy' browns & creams.</p> <p>Orientation of the shed is North / South. Therefore the narrowest end of the shed will be facing the road.</p> <p>Further proposed landscaping will also reduce shed visibility from the street.</p>
Amenity:	<p>The proposed shed will be accessed from the western side and therefore the closest neighbour to the eastern side will not have any impact or lose any privacy from this building.</p> <p>The proposed dwelling and shed will not impact on any views from any adjoining properties.</p> <p>The proposed dwelling & shed will not cast any shadows to adjoining properties.</p>
Conclusion:	As the proposed dwelling, shed and septic treatment system is consistent and compatible in size and character compared to existing developments within the street / area, there is no apparent environmental effects that adversely impact on the site, street or locality.