

## STATEMENT OF ENVIRONMENTAL EFFECTS

12th December 2016

### **Applicant**

**Danny Constructions Pty Ltd**

### **Site location**

**Lot 501 (No. 138), D.P. 1176385, Roscrea Drive, Mulgoa, NSW 2745**

### **Development objectives and standards**

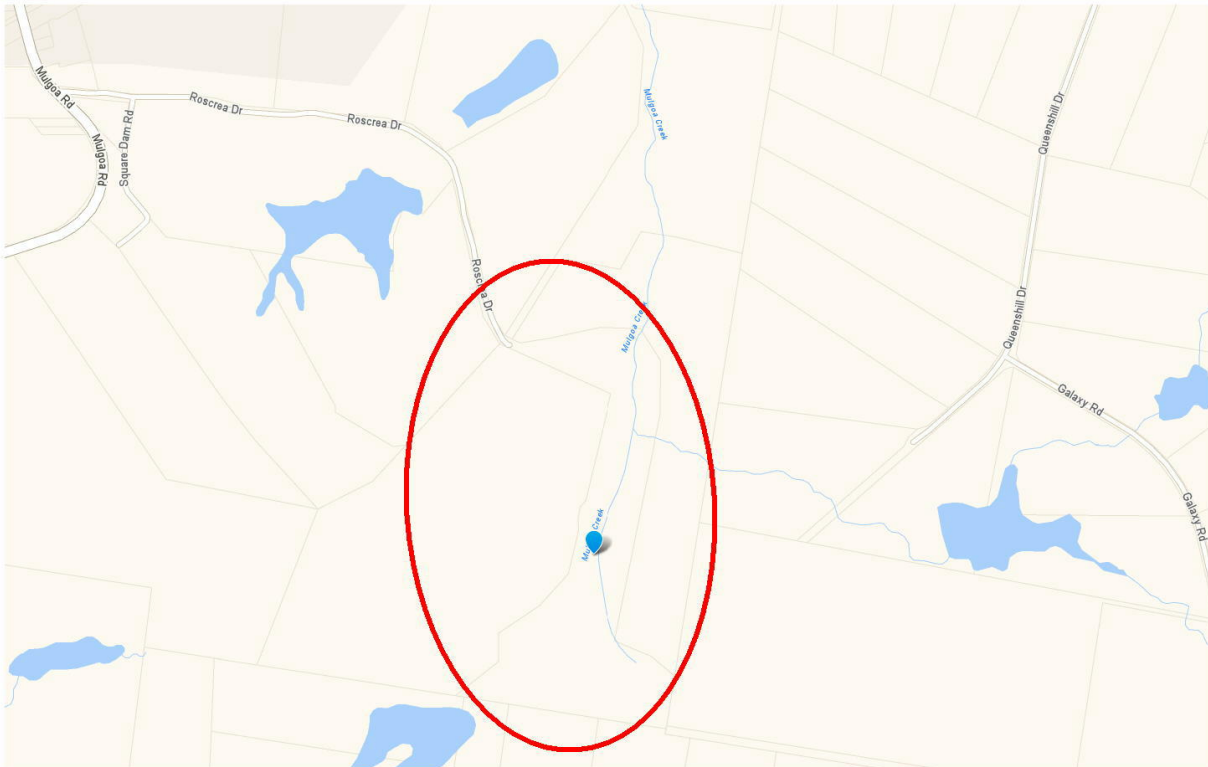
Zoning E2 Environmental Conservation & E3 Environmental Management

The proposal has been prepared in accordance with Council's L.E.P & D.C.P in an attempt to ensure that the scheme meets council's objectives, with the exceptions as listed in this document.

### **Site description and proposal**

The development involves the construction of a new single storey dwelling with detached garage and storage shed, the site will have its primary access from Roscrea Drive.

The proposed single storey dwelling has been sited and designed to be sympathetic in character with the existing neighbouring dwellings, this development will meet the requirements of Council, achieving an overall balance of building size and open space which is appropriate for the locality.



Access to the property is via Roscrea Drive

### **Privacy, Views and Overshadowing**

The proposed development involves the construction of a single storey dwelling, due to the proposed large setbacks and the proposed dwelling being within the max building height, the development will have no impact on views from the neighbouring properties.

The casting of shadows onto any neighboring properties will not be of concern during any part of the day, due to the proposed location of the residences and the northern orientation. The neighbouring dwellings will receive the minimum sunlight requirements, as per council's controls.

### **Acoustic Privacy**

All areas of the proposal will allow for adequate privacy from adjoining neighbours and adjacent roads.

### **Safety and Security**

The development will create an environment which is safe, secure and comfortable, catering for the needs of the residents. The design allows for numerous living rooms facing the street (Roscrea Drive) to offer surveillance and security for the occupants and the general community.

## **Solar Access & Energy Conservation**

Solar access will allow sufficient natural sunlight directly into habitable rooms, minimising the use of artificial lighting.

The design and use of materials specified in the construction of the proposed works will enable sufficient lighting with minimal consumption of energy. An energy assessment report has been prepared for the development which is included in this application.

## **Waste**

All construction waste will be stored on site, as per the waste management plan included in this application, and removed as necessary in accordance with the relevant Australian standards.

## **Services**

The site currently has access to water, sewerage, communication and electrical services; applicable service providers will be contacted for disconnections / reconnections as required.

## **Vegetation**

The proposed development involves the removal of numerous existing trees to create a clear building platform. Typical suburban turf and vegetation will be planted by the owner after completion of the dwelling.

## **Drainage**

The proposed development has been designed to minimise the proposed building footprint, driveway and footpath areas. Landscaping, turf and maintaining the natural landscape is proposed to all other areas to allow for the natural absorption of water. Please refer to the storm water plan provided in this application.

## **Flooding**

Council's records indicate that the subject land is not flood affected.

## **Heritage**

The subject site is not a heritage item, and is not within a heritage conservation area.

## **Bushfire**

According to council's maps, the site is bushfire affected.

## **Mine Subsidence**

The subject site is not within a mine subsidence area.

## **Traffic and Carparking**

The proposed dwelling will be accessible from Roscrea Drive. The development allows for 3 secure car spaces enclosed within a detached garage, and numerous car spaces available on the driveway and within the property boundaries.

The use of the proposed building will be for residential private use only, additional car spaces are not expected to be required off street.

## **Bulk & Scale**

The proposed dwelling is within the maximum eave and building height line, and complies with council's requirements. There will be no loss of privacy, views, or any additional overshadowing from the proposed development.

## **Setbacks**

The proposed development setbacks are:

<b>Boundary</b>	<b>Façade</b>	<b>Setback</b>
Western (Street)	Front Building	137,000mm - Closest Main Wall
Northern	LHS Side Building	22,474mm
Southern	RHS Side Building	14,500mm - Closest Wall

All setbacks comply with the minimum setback requirements.

## **Building Envelope**

The proposed dwelling has been sited outside of the building envelope, the proposed development however still achieves a site-responsive development at a scale which is compatible with the existing housing in the locality, by the use of visual impact in relation to building height and bulk.

The proposed location of the dwelling will not impact on any loss of privacy, overshadowing, or loss of views. The proposed location of the dwelling achieves an appropriate separation between buildings and site boundaries which preserve the private open space corridors along the side and rear fence lines as required. The proposed position of the dwelling also protects and enhances the environmental features on site, by having sufficient space for effective landscaping, drainage and sewer works.

Having the house closer to the road will also reduce the driveway hard surface area, and service run which will reduce construction costs and leave more of the ground natural and undisturbed.

We ask council to assess this matter based on merit, and support the siting as we have proposed it.

## **Conclusion**

The development complies with the standard and objectives of Council's D.C.P & L.E.P. The Architectural design, character, scale, materials and details of this project will match the existing neighbourhood area, so as to ensure maximum cohesion.

The proposal will enhance the existing streetscape elevation, and compliment the general neighbourhood.

The proposed residential development will have minimal adverse environmental effects, and shall prove to become a positive asset to the amenity of the neighbourhood.