



Jakanda Pty Ltd

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13th April 2015

Statement of Environmental Effects

Site Address: 37 Pages Rd St Marys (lot 102 vincent rd st marys)

Site Suitability There is currently a single storey brick veneer home on the site and the proposed extension is to be attached at the western face of the property, the stormwater from the proposed extension will be connected and discharged into the existing stormwater system. Being a rear extension there are no reasons as to why the proposal would not suit the existing home and site.

Access and Traffic The traffic will not be affected and there is plenty of access to site during construction. A Concrete truck and a Hardware truck will be making approximately 4 deliveries. The remainder of deliveries will be made by utility vehicles.

Streetscape and design The proposed extension is considered to have a negligible effect on the streetscape, there are no trees to be removed and all materials will match the existing as close as possible.

Services All services are existing and the stormwater will be connected to the existing stormwater system.

Privacy, Views and overshadowing Being a ground floor extension it is considered to have minimal impact on the neighbouring property. The Eastern view is a road.

Social and Economic Effects Apart from the work and employment that will be generated it is considered to have no effect socially or economically.

Flora and Fauna There are no trees to be removed.

Planning Policies and Controls The project should pass all relevant Planning Policies.

Regards

Terry Becker