

STATEMENT OF ENVIROMENTAL EFFECTS

SITE: Lot 2306 Empire Circuit
PENRITH NSW 2750

APPLICANT: Eden Brae Homes
P.O. Box 7210 Baulkham Hills Business Centre
Baulkham Hills NSW 2153

PROPOSAL: Construction of a single storey dwelling with attached double garage.

1. **(A) Proposed vehicle access to the development**
A paved or concrete driveway from kerb to proposed double garage to be constructed by Eden Brae Homes.
(B) Is it adequate for the likely traffic movements
Yes – Standard Residential.
2. **Amount of traffic likely to be generated by the development in relation to the adequacy of existing roads to cope with the increased traffic.**
Two motor vehicles.
3. **The physical character, consider location, siting bulk scale, shape, size, height, density, design and external appearance of development.**
New single storey dwelling with double attached garage. Face brickwork to the exterior walls and concrete roof tiles.

4. **Siting of any building or works on the land and its relation to development on neighbouring land, consider overshadowing and privacy.**
At time of survey all adjoining lots were vacant.
5. **Impact of development on the landscape, streetscape or scenic quality of the locality.**
Improve the streetscape.
6. **Proposed landscaping on site for the development and whether any existing trees should be preserved.**
Landscaping will be by the owner after settlement of the proposed dwelling by builder.
7. **Impact the development will have on the existing and likely future amenity of the neighbourhood.**
Standard Residential.
8. **The land is subject to suitability of land for development consider whether flooding, land slip, soil erosion and similar risks.**
Not applicable.
9. **Any impacts on the existing natural environment and the proposed measure to be implemented to overcome those impacts.**
Standard Residential.
10. **Whether existing utility services are available and adequate to serve the development.**
Yes – Lot is fully serviced by sewer, water, gas and electricity.
11. **(A) Whether public transport will be needed**
Public transport routes already in place.
12. **(B) If needed, the availability and adequacy of public transport.**
As above.
13. **Any special circumstances relating to the site or the locality which needs to be considered.**
Not applicable.

14. Compliance with statutory and code requirements.

Basix Sustainability has given the proposed dwelling a complying Basix Assessment.

Signed:

Eden Brae Homes Pty Ltd

Dated:

Tuesday, 24 June 2014