

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPERTY DETAILS**

LOT 73 (No. 38) YODALLA AVENUE EMU PLAINS

## **DETAILS OF PROPOSAL**

ALTERATIONS AND FIRST FLOOR ADDITION

FACE: SELECTED RENDERED BRICK AND INSULATED PANELS

ROOF: SELECTED COLORBOND ROOF

## **APPLICANT DETAILS**

MR AND MRS BATEUP  
38 YODALLA AVENUE  
EMU PLAINS NSW 2750

SIGNED: - \_\_\_\_\_

DATE: - 14/01/2019

## ENVIRONMENTAL EFFECTS

- a) SITE SUITABILITY  
FLOODING, MINES SUBSIDENCE AND LANDSLIP AND BUSHFIRE DO NOT AFFECT PROPOSAL  
SOIL EROSION CONTROL MEASURES (GEOTEXTILE FABRIC) WILL BE IMPLEMENTED ON SITE PRIOR TO CONSTRUCTION COMMENCING IF REQUIRED AND MAINTAINED UNTIL THE SITE IS TO BE REHABILITATED BY THE OWNER.
- b) LANDSCAPE, STREETSCAPE AND DESIGN  
THE PROPOSAL IS IN KEEPING WITH SURROUNDING DEVELOPMENTS AND HAS NO EFFECT ON EXISTING STREETSCAPE. NO EXISTING TREES ARE TO BE REMOVED AS PER SITE PLAN. PROPERTY DOES NOT BORDER A NATIONAL PARK AND EXISTING PROPERTY IS LOCATED WITHIN AN ESTABLISHED EXISTING RESIDENTIAL AREA SUPPORTING FIRST FLOOR ADDITIONS AND WILL PROVIDE A POSITIVE IMPACT WITHIN THE DISTRICT PROVIDING AFFORDABLE HOUSING
- c) EXISTING AND FUTURE AMENITY  
THE PROPOSAL IS FOR ALTERATIONS AND ADDITION TO EXISTING PROPERTY
- d) TRAFFIC, CAR ACCESS AND PARKING  
PROPERTY IS LOCATED WITH FRONTAGE ONTO YODALLA AVENUE. CAR PARKING SPACES ARE PROVIDE BEHIND BUILDING LINE IN THE FORM OF AN EXISTING CARPORT AND GARAGE.
- e) PRIVACY, VIEWS AND OVERSHADOWING  
NO VIEWS ARE IMPACTED WITH UPSTAIRS WINDOWS KEPT TO A MINIMUM AND OVERSHADOWING IS ONLY SLIGHTLY INCREASED BUT DOES NOT AFFECT ADJOINING NEIGHBOURS PRIVATE OPEN SPACE AREAS
- f) SERVICE AVAILABILITY  
ALL RELEVANT UTILITY SERVICES, BEING WATER, TELEPHONE AND ELECTRICITY ARE AVAILABLE. STORMWATER DRAINAGE WILL BE TO EXISTING STREET TABLE DRAIN  
SEWER DISPOSAL WILL BE TO EXISTING LINE

## ENVIRONMENTAL EFFECTS

- g) SOCIAL AND ECONOMIC EFFECTS  
NO NEGATIVE IMPACT ON THE LOCALITY IS APPARANT AS PROPOSAL IS LOCATED WITHIN A SUB DIVISION DEDICATED TO RESIDENTIAL CONSTRUCTION.
- h) NOISE LEVELS  
NO CHANGE OF NOISE LEVELS IS APPARENT TO THE SITE LOCALITY
- i) HISTORICAL AND ARCHAEOLOGICAL ASPECTS  
ADVICE FROM OWNER AND COUNCIL ADVISE THAT PROPERTY IS NOT IN A KNOWN ARCHAEOLOGICAL SPECIFIED AREA OR HERITAGE AREA.
- j) EFFECT ON FLORA AND FAUNA  
NO EXISTING TREES ARE TO BE REMOVED SO THEREFORE NO EFFECT IS PLACED ON EXISTING FLORA AND FAUNA
- k) DESIGN AND EXTERNAL APPEARANCE  
THE DESIGN OF DWELLING IS IN KEEPING WITH OTHER TWO SOREY RESIDENCES IN THE AREA.
- l) PRIVACY AND OVERSHADOWING  
THE PROPOSAL WILL HAVE MINIMAL OVERSHADOWING OR PRIVACY INTRUSION.
- m) ACCESS FOR DISABLED  
THERE IS NO NEED FOR DISABLED ACCESS
- n) PLANNING CONTROLS  
THE PRPOSAL COMPLIES WITH THE RELEVANT PLANNING CONTROLS OTHER THAN THE BUILDING ENVELOPE AS NOTED IN PENRITH DCP 2014, D2 RESIDENTIAL DEVELOPMENT, CLAUSE 2.1.2 SETBACKS AND BUILDING ENVELOPES  
A VARIATION TO THE DEVELOPMENT CONTROL PLAN IS ATTACHED