

STATEMENT OF ENVIRONMENTAL EFFECTS

**160 River Park Rd Mulgoa
N.S.W. 2745**

**The General Manager
THE HILLS SHIRE COUNCIL**

Dear Sir / Madam,

RE: STATEMENT OF ENVIRONMENTAL EFFECTS

In relation to the above Development Application I tender this statement of Environmental Effects to demonstrate the consideration given due to the impact the proposed development will have on the natural environment at the above property.

The subject site described as Lot 60 DP 241749 with a total of 3.365 hectares in area. Existing on the site is a residential dwelling, secondary dwelling and sheds, carport, paved area and driveway.

The area is characterised by low density rural/residential development with houses typically sited on lots of up to 3 hectares. The site is a rectangular shape and gentle slope from North to south.

The site is located within zone E3 Environmental Management . There are no heritage restrictions on the site or within its immediate vicinity. The site is not classified as being flood prone however does sit within and is partly classified as bushfire prone/vegetation buffer.

The existing four bedroom split level home, is to be demolished prior to works commencing.

DENSITY

Site coverage calculations comply with council regulations.

HEIGHT

The proposed dwelling is to be single story. The elevations demonstrate the overall height of the dwelling and we have achieved satisfactory floor levels and ridge height with a sensible roof pitch. The proposed dwelling does not have any impact on solar access to neighbouring dwellings private open areas.

SETBACKS

The setbacks to the proposed dwelling are demonstrated on the site plan. The dwelling has been carefully positioned to allow for appropriate distances between the proposed dwelling and neighbouring dwellings and also maximising the use of the site.

EXTERNAL APPEARANCE & DESIGN

The proposed dwelling is to be single story. The elevations demonstrate the overall height and scale of the development. The proposed dwelling has articulation in walls to avoid bulkiness and gives an architectural look rather than a project looking home. The living areas have been orientated to maximise the solar aspects of the sun and protection from the harsh afternoon sun. This project is seen to be compatible with the scale and character of surrounding existing development.

PRIVATE OPEN SPACE & PRIVACY

It is the intention of the owners to allow a section of the yard to be landscaped for the enjoyment of residents and guests. Visual and noise impact will be reduced by the distances the body of the dwelling is setback from their respective boundaries.

STREET SCAPE AND DESIGN

The surrounding dwellings in this area are a mix of old and new constructions ranging from traditional facades to modern contemporary styles. The proposed dwelling has been designed to be sympathetic to the surroundings and complements the area.

SUNLIGHT

The proposed dwelling has been positioned on the site to maximise solar aspects. Four hours of sunlight can be achieved to private open space areas. Keeping the development to the existing roof heights and floor levels as shown on the elevations, overshadowing will be kept to a minimum.

LANDSCAPING

Landscaping around the private open areas will help to reduce visual and noise impact to the neighbouring properties.

FENCING

Fencing along the boundaries already exists. Front boundary fencing will be replaced with rural style post and rail which is within keeping and similar character of the neighbouring properties.

DRAINAGE CONTROL

The downpipes of the proposed dwelling are to be connected to the existing onsite rain water tank as per Basix.

SERVICES

Water - already on site

Electricity - already on site

Phone - already on site

Sewerage - already on site – Re using the existing waste water system

Having regard to the above report the proposed dwelling has been designed and detailed to accommodate existing site topography and recognition of locations of established adjoining dwellings.

We hope this application meets with a favourable response from council.