

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED DETACHED DUAL OCCUPANCY AT
16A LOT 112 D P 630197
JAMIESON STREET
EMU PLAINS
FOR M D CLARKE

THE PROPOSAL:

It is proposed to construct a detached dual occupancy at 16A Jamieson Street Emu Plains.

THE SITE:

The property is located on the southern side of Jamieson Street having a fall from rear to kerb. At present there exists a two storey dwelling, which is to be retained.

Access to the proposed detached dual occupancy is via a registered right of way running parallel to the eastern boundary.

This application will require the removal of 2 existing trees located in close proximity of the construction zone.

SITE DETAILS:

A detailed survey prepared by Richard Hogan & Co describes the site as Lot 112 in D.P. 630197 being No 16A having a site area of 805.7^m² & site dimension of 16.115 X 50.00m clearly identifying the right of way access.

THE DESIGN:

It is proposed to construct a two storey detached dual occupancy comprising of 4 bedrooms to the first floor & open plan living to the ground floor including, alfresco, guest room & double garage.

The construction material selected is intended to compliment the surrounding housing in the area, having roof tiles & mix of face brick & textured finish to first floor to portions of exposed walls. The roof and walls articulate to provide relief from the building baulk and comply with the Development Control Plan.

SETBACKS:

Adequate building setbacks have been provided as indicated, with 6.00m rear setback & 2.00m western side boundary setback. A 3.00m eastern side setback is proposed which runs parallel to the right of way which will include garage setback of 5.5m

VEHICLE ACCOMMODATION:

It is proposed to provide a double garage for vehicle accommodation having direct access to Jamieson Street.

AREAS:

Site	805.7
Zoning R2 Landscaped Open Space 50%	402.85
Achieved 64%	515.85
Unit 1 existing	186.00
Unit 2 proposed	

Ground floor	161.38
First floor	<u>96.29</u>
Total	257.67

LANDSCAPING:

A detailed landscape plan has been provided in compliance of the Development Control Plan.

BASIX:

BASIX Certificate provided indicating commitments.

DRAINAGE:

A detailed drainage design has been prepared for consideration.

WASTE MANAGEMENT PLAN:

Completed waste management plan has been submitted.

PRIVACY & OVERSHADOWING:

A shadow diagram has been prepared indicating the extent of overshadowing for the 21st June @ 9-00a.m., 12-00 noon & 3-00 p.m. and the effect the development will have on the adjoining neighbouring properties.

Furthermore care as to positioning first floor windows ensures any concerns of loss privacy over neighbouring properties has been minimised.

IN CONCLUSION:

This proposal fully complies with the aims and objectives of the Development Control Plan & Local Environmental Plan providing a development which will enhance the existing street fabric. Therefore we trust council will support this application on its compliance and merit.

DAVID WALKER PTY LTD.