

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SINGLE STOREY DWELLING AT

**LOT 2 # 836-842 Richmond Rd
BERKSHIRE PARK**

MR & MRS M BORG

1. SITE SUITABILITY

2. PRESENT AND PREVIOUS USE

3. DEVELOPMENT COMPLIANCE

4. CONCLUSION

1. SITE SUITABILITY

The subject property is situated in an existing RU4 residential area.

The total lot size of the site is 2.257ha, with the facade facing the north eastern boundary being Richmond Rd beyond the private access way. There is a large covered outdoor private space area, off the rear facing South West, which is easily accessible from the any part of the property and living areas.

Access is achieved by a new driveway to the garage, which can also provide off street parking.

All aspects of Council's DCP have been considered in this proposal, such as the treatment of the landform, achieving the least amount of excavation and filling of the land, down to achieving reasonable side and front setbacks from the property boundaries.

This reduces impact on neighboring properties as the house is located well within the side setback requirements, thus minimally affecting existing views. Being a new house in an existing suburb the aim is to fit in with all the existing developments.

2. PRESENT AND PREVIOUS USE

The subject property is situated in an existing Primary Production Small Lots area with residential development to both sides. The farming aspect of the property is to be down sized to accommodate the new dwelling.



3. DEVELOPMENT COMPLIANCE

This house has been designed to comply with all aspects of Council's current DCP. General requirements such as setbacks, landform excavation limits and height limits have been considered and are planned in accordance with the rules of the DCP.

<u>COMPONENT</u>	<u>PROPOSED</u>	<u>COMPLIANCE</u>
FRONT SETBACK	>59m	YES
SIDE SETBACKS	>24m	YES
REAR SETBACK	>75m.	YES
SITE COVER RATIO	0.126%	YES
PRIVATE OPEN SPACE	>100 sqm.	YES
HEIGHT LIMIT(CEILING)	2.70m approx.	YES
HEIGHT LIMIT(RIDGE)	5.69m approx.	YES
RAINWATER TANK	5000ltrs	YES
BASIX CERTIFICATE		PASS

Note: site cover includes existing development and proposed, including the driveways

4. CONCLUSION

The construction of an additional new single storey residence should complement the surroundings and the streetscape of this suburb. The design of the home from the owners point, blends in well with the streetscape with the large garage (to eliminate the need for on street parking), which is complimented by the pleasant facade.

There are no perceivable external environmental consequences that can be identified that would result directly from the size of the allotment. There is no impact on the adjacent properties by virtue of the overshadowing, privacy, additional bulk or scale of development.