

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED DWELLING & FENCE

AT

**LOT 2119 DP 1168991 CABARITA WAY,
JORDAN SPRINGS**

DATE: 21st June 2013

1.0 EXISTING SITE

The existing site currently is vacant and contain minimal vegetation. The site has a gradual slope towards the front of the property

The site is adjoined by a vacant lot on either side.

2.0 PROPOSAL

This development proposal provides for the construction of a single storey 4 bedroom dwelling with 217m² gross floor area. The building will be of brick veneer construction with concrete floor. The roof will be concrete roof tiles.

The proposal also provides for the construction of a masonry front boundary fence.

3.0 SITE REQUIREMENTS:

3.1 Setbacks

In accordance with the Council Development requirements, the minimum building setback to the street is to be 5.5 meters. This proposal complies with this requirement as it is setback 5.5 meters to the front and 4.5m² to front patio.

3.2 Parking

In accordance to Council Development Requirements, carparking of 2 spaces is required. This proposed complies with this requirement.

3.3 On Site Manoeuvring

There is sufficient manoeuvring area on site to exit in a forward directions.

3.3.1 Gradients in the driveways/manoeuvring areas

The site has a constant gradual slope. The gradients of the driveway comply with AS2890.1 (Part 3.5).

4.0 STREETScape AND AMENITIES

4.1 Building Materials

The proposal for the building uses a face brick work selected decorative stone cladding. The dwelling will have aluminum framed windows and colourbond garage doors. The roofs will also be concrete roof tiles.

4.2 Heritage

Not relevant.

4.3 Overshadowing

There will be no overshadowing impact to adjoining properties by this proposal of single storey construction

4.4 Waste Management

Garbage collections will be provided as per councils residential requirements.

4.5 Stormwater Drainage

A stormwater drainage plan has been designed by the Hydraulic Engineer for this proposal.

5.0 ENVIRONMENTAL ISSUES

No hazardous or dangerous goods will be stored on the premises.

It is considered that the proposed use will not pose an environmental risk.

6.0 BUILDING CODE OF AUSTRALIA

The building under construction will fully comply with the 'Deemed to Satisfy' requirements of the Building Code of Australia (BCA).

7.0 SUMMARY

We believe that this proposal has no adverse environmental impact on the surrounding area, and complies with all the objectives of Council's Development Control Plan.