

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR**

**PROPOSED DWELLING & FENCE**

**AT**

**LOT 49 DP 1166546, ARORA CLOSE,  
CADDENS**

**DATE: 20<sup>th</sup> September 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 the right hand side and a single storey brick veneer cottage to the left.

## **2.0 PROPOSAL**

This development proposal provides for the construction of a single storey 4 bedroom dwelling with 215m<sup>2</sup> gross floor area. The building will be of brick veneer construction with concrete floor. The roof will be concrete sarked roof tiles.

## **3.0 SITE REQUIREMENTS:**

### **3.1 Setbacks**

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

### **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 face brick. 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.

### **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.