

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE	Lot 338, Forestwood Drive GLENMORE PARK NSW 2745
APPLICANT	Eden Brae Holdings P.O. Box 7210 NORWEST NSW 2153
PROPOSAL	Construction of a double storey dwelling with attached triple garage
PREPARED BY	Eden Brae Holdings Pty Limited

SYDNEY HEAD OFFICE Level 3, 22 Brookhollow Avenue, Norwest Business Park, NORWEST NSW 2153
PO Box 7210 NORWEST NSW 2153 | **p:** (02) 8860 9222 | **f:** (02) 8860 9233

NEWCASTLE HEAD OFFICE Unit 6 Thornton Supa Centre – Cnr. Thornton Road & New England Highway, THORNTON NSW 2322
PO Box 3204 THORNTON NSW 2322 | **p:** (02) 4028 6259 | **f:** (02) 4028 6258

EDEN BRAE HOLDINGS PTY LIMITED ABN 42 083 807 489

1. (A) Proposed vehicle access to the development

A paved or concrete driveway from kerb to the garage location.

(B) Is it adequate for the likely traffic movements?

Yes – Standard Residential.

2. Amount of traffic likely to be generated by the development in relation to the adequacy of existing roads to cope with the increased traffic?

Two motor vehicles.

3. The physical character, consider location, siting bulk scale, shape, size, height, density, design and external appearance of development?

The construction of the new dwelling with attached garage will consist of external materials being:

- The exterior walls are combination of face brickwork and rendered and painted brickwork
- The roof cover will be combination of colorbond sheeting and concrete roof tiles

4. Siting of any building or works on the land and its relation to development on neighbouring land, consider overshadowing and privacy?

Shadow diagrams have been provided to reflect the shadows on the neighbouring properties of the double storey dwelling.

5. Impact of development on the landscape, streetscape or scenic quality of the locality?

The construction is designed to improve the surrounding streetscape.

6. Proposed landscaping on site for the development and whether any existing trees should be preserved?

The site currently has no existing trees to be removed before construction.

The owners will landscape the site when the house is complete to improve the streetscape.

7. Impact the development will have on the existing and likely future amenity of the neighbourhood?

Standard Residential construction in a residential area with amenities in place.

8. **The land is subject to suitability of land for development consider whether flooding, land slip, soil erosion and similar risks?**
Not applicable to this development.
9. **Any impacts on the existing natural environment and the proposed measure to be implemented to overcome those impacts?**
No impact will eventuate for the proposed structure being standard Residential construction.
10. **Whether existing utility services are available and adequate to serve the development?**
Yes – Lot is fully serviced by sewer, water, gas and electricity.
11. **(A) Whether public transport will be needed?**
Public transport routes already in place.
- (B) If needed, the availability and adequacy of public transport?**
Public transport available and currently in use.
12. **Any special circumstances relating to the site or the locality which needs to be considered?**
No special circumstances need to be considered in this application.
13. **Compliance with statutory and code requirements?**
BASIX Sustainability has been completed on the proposed dwelling.
Basix Assessment Certificate number is 1218925S issued Friday 02 July 2021
14. **Tree removal?**
The site is currently vacant with no trees that need removing to support this application.

15. Road Openings / Driveway crossings?

A Driveway Crossing application is to be submitted prior to the driveway being constructed upon completion of the dwelling.

Stormwater from the proposed dwelling will be directed to the rear easement of the property.

16. Bushfire?

Bushfire requirements have been set out in the attached Bushfire Report and noted on the construction drawings.



Signature

06 September 2021

Date