

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED ATTACHED SECOND DWELLING AT
NO 36 LOT 2036 D.P. 709079
DARTMOOR CIRCUIT EMU PLAINS.



THE PROPOSAL:

It is proposed to construct an attached second dwelling to the above residence at 36 Dartmoor Circuit Emu Plains, subject to council consent.

THE SITE:

The property is situated on the northern side of Dartmoor Circuit, at present there exists a brick and tiled dwelling.

THE DESIGN:

The proposal is to extend the existing dwelling and attach a second dwelling to the rear and side of the existing structure including extending the roof over the entire development which provides for an open carport.

The second dwelling is 60^m² in area and separated from the existing structure with a fire wall in compliance of the B.C.A.

The second dwelling comprises of 2 bedrooms and open plan living area.

SET BACKS:

A rear set back of 4.00m has been observed with a 1.3m side boundary set back.

The stormwater is to be connected to the existing service lines on site.

The proposal complies with the objectives of the state Affordable Housing Policy.

In fact this application is a more acceptable design solution than a detached dwelling as the concept achieves an improved street vista.

We therefore trust council will consent to this application on its merits and compliance.

DAVID WALKER PTY LTD.