

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: LOT 12, 220 POWDERWORKS ROAD, INGLESIDE NSW 2101
APPLICANT: MCDONALD JONES HOMES
PROPOSAL: SINGLE STOREY, 4 BEDROOM DWELLING

INTRODUCTION

This Statement of Environmental Effects is provided to support the development application for the construction of a single storey residential dwelling at the above address. It is intended to elaborate where necessary on aspects covered in the drawings as well as to provide additional information where required.

SITE SUITABILITY, SCALE & HEIGHT

The subject site is north facing and located on Powderwork Road, Ingleside. The site is currently vacant and comprises an area of 2032ha.

The dwelling has been designed with a modern architectural style to be compatible with existing development in the immediate vicinity and complies with Council's requirement regarding front and side boundary setbacks.

The site requires cut of approximately 40.03m³ and fill of approximately 37.67m³ to provide a level building platform. Extent of the cut and fill is shown on the plans.

ENVIRONMENT

The proposed dwelling is not expected to have a significant adverse environmental impact on:

Any significant vegetation community
Habitat of threatened species, populations or ecological communities
Rare species of flora
Watercourse
Or any significant natural features

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Tamworth Office
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The site does not contain any significant constraints that would affect the proposal such as slope, instability or threatened species and is not located with a direct proximity to any watercourse.

COMMUNICATIONS & HOUSEHOLD SERVICES

The site is serviced with water, sewer, electricity and telecommunications and is located in a reasonable close proximity to a wide range of community services including health, schools and shopping facilities.

SITE COVERAGE

At 11.6%, site coverage is within Council's DCP requirements.

ACCESS & TRAFFIC

The site has access from Powderworks Road to a double garage and no significant increase in traffic will be generated from the development.

PRIVACY, VIEWS & OVERSHADOWING

The proposed dwelling has a front setback of 19.425m, LHS setback of 61.17m and RHS setback of 33m which complies with Council's requirements.

SITE PLAN

As the development is single storey, overshadowing of neighbouring properties should be negligible at worst. If any overshadowing does occur it would be at a level similar with overshadowing from surrounding development and therefore not considered a significant issue.

We assume the property owner will provide landscaping and fencing which will assist with privacy.

AIR & NOISE

The dwelling is intended for residential purposes and as such it is envisaged noise will be within normal domestic limits and there will be no adverse effect on air quality during or after construction.

SOIL & WATER

It is proposed to divert the majority of the roof stormwater to a 4,500L litre above ground tank at the side of the dwelling. The collected water will be recycled for use in the laundry, toilets and external yard to comply with Basix and as indicated on the recycled water plans. Any overflow from the tank plus the residual roof stormwater will be conveyed an overflow pipe drained to tunnel trenching at rear of property.

Sediment control barriers of geotextile fabric will be installed and maintained until completion of construction to ensure any sediment is contained within the property boundaries.

GEOTECHNICAL INVESTIGATE OF SITE

Investigation by professional consulting engineers has led to an 'M' classification of the soil with footings designed and approved accordingly. The Geotechnical report has been included as part of the application and also provides information that the site is not affected by salinity.

HERITAGE

There are no known heritage issues for the site.

ENERGY

Basix Certificate 1256647S has been issued and a copy attached confirming the dwellings compliance with water target of 40% (44% actual) and energy target of 50% (55% actual).

WASTE

During construction waste will be separated on site and contained as indicated on the attached sit plan. Hard waste will be removed by appropriate subcontractors for recycling. Soft waste will be disposed of through appropriate waste management facilities.

After occupation it is proposed that domestic household waste will be stored in Council provided bins and collected as part of Council's weekly rubbish and fortnightly recycled material collection services. Pending collection, the bins will be stored on the site away from public view.

BUSHFIRE ASSESSMENT

There is a bushfire risk with BAL-12.5 rating to this property as per the Bushfire Report.

CONCLUSION

We believe the development complies with Council's standards and policies and therefore should be approved.