

STATEMENT OF **ENVIRONMENTAL EFFECTS**



PROPOSED TWO STOREY DWELLING AT

LOT 1 NO 21 BROWN STREET
FORESTVILLE

Mr. VERYINIS

1. SITE SUITABILITY

2. PRESENT AND PREVIOUS USE

3. DEVELOPMENT COMPLIANCE

4. CONCLUSION

1. SITE SUITABILITY

The subject property is situated in an existing residential neighborhood.

The size of the site is 792.0 square meters, with the facade facing the Northern boundary with a 16.765m wide frontage. There is a large outdoor private space area, to the rear, which is easily accessible from the front of the property and living areas. Proposed planting will act as a privacy screen.

Access is achieved by a newly constructed driveway to the garage, which provides off street parking.

All aspects of Council's DCP & LEP have been considered in this proposal, such as the treatment of the landform, achieving the least amount of excavation and filling of the land, down to achieving reasonable side and front setbacks from the property boundaries.

This reduces impact on neighboring properties as the house is located well within the side setback requirements, thus minimally affecting existing views. Being a new house in an existing suburb the aim is to fit in with all the new & existing developments & dwellings

2. PRESENT AND PREVIOUS USE

The subject property is part of an existing suburb which is solely for residential purposes.

3. DEVELOPMENT COMPLIANCE

This house has been designed to comply with all aspects of Council's current DCP & LEP. General requirements such as setbacks, landform excavation limits and height limits have been considered and are planned in accordance with the rules of the DCP & LEP.

<u>COMPONENT</u>	<u>PROPOSED</u>	<u>COMPLIANCE</u>
FRONT SETBACK	6.5m	YES
SIDE SETBACKS	1.5m (two-storey)	YES
SIDE SETBACKS	4.5m (two-storey)	YES
REAR SETBACK	21.4m approx.	YES
FLOORSPACE RATIO	0.41 : 1	YES
SITE COVER RATIO	0.33 : 1	YES
% OF BLOCK TO BE LANDSCAPED	66.8 %	YES
PRIVATE OPEN SPACE	322.9 sqm.	YES
HEIGHT LIMIT(CEILING)	7.78m approx.	YES
HEIGHT LIMIT(RIDGE)	7.94m approx.	YES
RAINWATER TANK	5000ltrs	YES
BASIX CERTIFICATE		PASS

4. CONCLUSION

The construction of a new two storey residence should compliment the surroundings and the streetscape of this [peaceful and existing](#) neighborhood. The design of the home from the owners point, blends in well with the streetscape with the large garage (to eliminate the need for on street parking), which is complimented by the [gables & unusual window treatments](#).

There are no perceivable external environmental consequences that can be identified that would result directly from the size of the allotment. There is no impact on the adjacent properties by virtue of the overshadowing, privacy, additional bulk or scale of development.