

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot 67, 86 VICTOR ROAD, NARRAWEENA NSW 2099
APPLICANT: MOJO HOMES
PROPOSAL: TWO STOREY DETACHED DWELLING

INTRODUCTION

This Statement of Environmental Effects has been provided to support the development application for the construction of a new two storey residential detached dwelling at Lot 67 Victor Road, Narraweena. It is intended to elaborate where necessary on aspects covered in the Architectural drawings as well as to provide additional information where necessary.

SITE SUITABILITY, SCALE & HEIGHT

The subject site is East facing and located on the Western side of Victor Road. The site is currently has a residential dwelling and comprises a total area of 585.00m².

The dwelling has been designed with a modern Architectural style to be compatible with the existing streetscape character in the immediate vicinity and complies with council's requirements regarding front and side boundary setbacks.

The overall building height is approximately 8.162 meters and well within the guidelines of council's development control plan.

The site requires cut of approximately 33.81 m² and fill of approximately 31.42m² at worst case to provide a level building platform. The extent of the cut and fill is shown on the site plan in the Architectural drawing set.

ENVIRONMENT

The proposed dwelling is not expected to have any significant adverse environmental impacts on the following:

- Significant vegetation in the community,
- Habitat of threatened species, populations or ecological communities,
- Rare species of flora,
- Natural watercourses, or
- Any significant natural feature

Please refer to the drawings that indicate which trees are required to be removed as part of this development along with the trees that will remain. 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 currently serviced with water, sewer connection, electricity and telecommunications and is located within close proximity to a wide range of community services including health, schools and shopping facilities.

SITE COVERAGE

The proposed site coverage is 283.22sqm or 48.1% of the total site area which is well within council's development control plan requirements.

FLOOR SPACE RATIO

The proposed floor space ratio is 362.51sqm or 61.96% of the total site area which is well within council's development control plan requirements.

ACCESS & TRAFFIC

The site has direct vehicle access from Victor Road to a double lock up garage, an additional car space can be achieved as a hard stand on the driveway within the property boundaries. There will be no significant increases in traffic movements along Victor Road from the proposed development.

PRIVACY, VIEWS & OVERSHADOWING

The proposed dwelling has a front setback of 8.078m to the main façade wall, The South / Western side setback is 2.240m at the closest point with the North / Eastern side setback being 1.0m. The rear setback is 8.258m which all comply with council's minimum requirements.

As the proposed development is of two storey construction, overshadowing onto the neighbouring property will be evident. If any overshadowing does occur it will be at a level similar to that from the surrounding developments and therefore not considered a major concern. We have included shadow diagrams for councils consideration.

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

AIR & NOISE

The dwelling is intended for residential purposes only and as such it is predicted that the generated noise levels will be within normal domestic limits and there will be no adverse effects on air quality during or after the construction phase.

SOIL & WATER

It is proposed to divert all of the roof water run off to a 4,500 litre above ground rain water tank located on the South / Western side of the property. The collected water will be recycled for use in the laundry, all toilets, and to at least one external yard tap to comply with the Basix requirements. All overflow runoff from the tank will be directed to an overflow pipe drained to an OSD System within the front property boundary.

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

GEOTECHNICAL INVESTIGATE OF SITE

Investigation by professional consulting engineers has led to an 'S' 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 heritage items on the site, nor are the surrounding properties heritage listed or within a heritage conservation zone.

ENERGY

Basix Certificate 969879S_03 has been issued with the application with a copy submitted confirming that the dwelling complies in regards to the water target of 40% (47% achieved) and an energy target of 50% (100% achieved).

WASTE

During the construction phase, all construction waste will be separated on site and contained as indicated on the site management plan and as per the waste management document submitted. All solid waste will be removed by appropriate subcontractors for recycling with the soft waste being disposed through appropriate waste management facilities.

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

BUSHFIRE ASSESSMENT

There is no bushfire risk to this property as per the 88b instrument.

CONCLUSION

The development complies with the standards and objectives of council's development control plan and all other relevant controls that apply to the subject site, the Architectural design, character, scale, materials, and details of this development will match the existing surrounding environment, so as to ensure maximum cohesion.

The development will enhance the existing streetscape elevation and compliment the general neighbourhood area. The proposed residential development will have minimal adverse environmental effects and shall prove to become a positive asset to the amenity of the neighbourhood and therefore shall be approved based on these merits.