

RICK'S DRAFTING PTY. LTD.
BUILDING DESIGNERS



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STATEMENT OF ENVIRONMENTAL EFFECTS
AT: 31 ETTALONG STREET, WHEELER HTS.
11.07.15
MODIFICATION 96

SITE

The existing site is 610.6 square metres in area and is a corner block. Built upon the site is, a two storey house, pool, damaged concrete hardstand, where old carport was built and landscaped gardens and lawn areas.

REASON FOR DEVELOPMENT

The development is required to make better use of the front patio area and provide covered off street parking for two cars again.

PROPOSAL

The proposed Modification 96 consists deleting the new roof over an existing patio, and the extension of the existing roof. The existing roof shall remain as tiles to.

STREET SCAPE

The site is a corner block and the house faces the secondary street, Kendal Crescent, which has no set streetscape with a mixture of one and two storey homes with different facades. The Mod. 96 will not change the streetscape as the existing house shall remain as is.

VIEWS

No adjoining properties shall lose any views due to the Mod.96

PRIVACY

No adjoining properties shall lose any privacy due to the proposed Mod.96

NOISE

Noise shall not affect any adjoining properties.

DRAINAGE

The existing house drains to Council's kerb and gutter and is in good working order. There are no changes to the existing roof, as the Mod 96 has removed all work to the existing roof.

LANDSCAPE AND OPEN SPACE

Landscape and open space shall remain the same

SEDIMENT CONTROL

A hay bale system shall be installed on paved areas and a filter cloth system installed where the filter cloth can be dug into the existing soil, to prevent sediment entering adjoining properties or Councils stormwater system, see site plan for location.

CAR PARKING

The site has new car parking under the DA approved

SOLAR ACCESS

The house shadows shall not change as all roof work has been removed for the Mod. 96

WASTE MANAGEMENT

No waste shall be created for the Mod.96

ACID SULPHIDE SOIL

The site is not affected by acid sulphide soil.

CONCLUSION

The proposed Modification 96 shall not cause any harm to adjoining neighbours or the surrounding neighbourhood. The additions to the house are being deleted.

Richard Conway