



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Single Storey Residence:

Location: Lot 409 DP 848179 #29 Flakelar Crescent Terrigal

Owners: William & Sophie Piper

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

A. Site Suitability

The subject site, zoned R2 Low Density Residential, is located on the east side of Flakelar Crescent Terrigal and comprises an area of 587.2m².

The site is slightly graded requiring minor cut and fill to create a level building platform. Extent of cut and fill is shown on site plan.

B. Current & Previous uses

An existing one storey brick dwelling is to be demolished to facilitate a clear site to enable construction of the proposed development.

A Complying Development Certificate application (no. CDC/0139552) for the demolition of existing dwelling is currently being assessed by Buildcert Consultants, Private Certifiers.

C. Flooding

The site is not subject to flood related development controls as confirmed by reference to a Section 10.7 Planning Certificate reference number 164190 dated 28 January 2020.

D. Access and traffic

The site has legal access from Flakelar Crescent to a proposed double garage and no significant increase in traffic will be generated from the development.

There is no rear access to the property.

E. Privacy, views and overshadowing.

The proposed dwelling complies with council's requirements regarding front and side boundary setbacks and is typical in size and scale of surrounding development.

As the development is single storey, there will be no overshadowing of neighbouring properties.

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

F. Air and 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.

G. Soil and water

It is proposed to divert most of the roof storm water to an above ground tank with a capacity of 4,500 litres. The collected water will be recycled for use in the laundry, toilets and external yard to comply with BASIX and is indicated on the recycled water plan. Any overflow from the tank will be conveyed to the street gutter.

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.

Investigation by professional consulting engineers has led to a 'P-S' classification of the soil with footings designed and approved accordingly.

The property is not located in a Mines Subsidence District.

H. Heritage

The proposed dwelling is not located in a Heritage Conservation Area.

I. Energy

Basix Certificate 1114981S is attached confirming the dwellings compliance with water target of 40% (48% actual) and energy target 50% (50% actual).

Thermal comfort has been assessed using the 'do it yourself' method and meets the required 'pass' target.

J. Waste

During construction waste will be separated on site and contained as indicated on the attached site 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/ fortnightly rubbish & recycled material collection services.

Pending collection, the bins will be stored on the site away from public view.

K. Bushfire Assessment

In consideration of the documents "Planning For Bushfire Protection" (NSW RFS 2019) and "AS3959- 2018 Construction of Buildings in Bushfire- prone Areas", this property is located in a bushfire prone area and consequently a bushfire assessment report is attached which concludes the property is subject to construction requirements to comply with BAL29.

L. Conclusion

We believe the development complies with Councils standards and policies and therefore should be approved.