



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Single Storey Residence:

Location: Lot 1 DP 1259212, 20 Lawson Place Narara

Owners: Timothy & Alison Trimmer

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 south side of Lawson Place Narara and comprises an area of 583.2m². The site is steeply graded requiring cut and fill to create a level building platform. Extent of cut and fill is shown on site plan.

B. Current & Previous uses

Site is currently vacant. The lot is the result of amalgamation of Lots 13 & 14 DP 1249836.

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 165403 dated 16 April 2020.

D. Access and traffic

The site has access from Lawson Place 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 dwellings.

As the dwelling is single storey, there will be no overshadowing of neighboring properties.

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 a portion of 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 drainage easement benefited by the subject 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.

Investigation by professional consulting engineers has led to a 'P-M' 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 1125697S is attached confirming the dwellings compliance with water target of 40% (46% actual) and energy target 50% (50% actual).

Thermal comfort has been assessed using the Basix Thermal Comfort Protocol Assessment (Simulation) method and a copy of the Energy Efficiency Report is included.

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 and 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 BAL12.5.

L. Conclusion

We believe the development complies with Councils standards and policies, is suitable development for the site, is development that is in keeping with the intent for which the lot was created and therefore should be approved.