

STATEMENT OF ENVIRONMENTAL EFFECTS
FLOOD AREA - HERITAGE AREA

COUNCIL CONTACT GREG CLAYTON

LOCATION - LOT SIZE PROPOSED SITE IS LOCATED AT No 65 - LOT 1 - DP 2606 SECT E
cnr LEE and NICHOLSON ST MAITLAND. LOT NEAR LEVEL SITE

ZONING RECENTLY CHANGED FROM 2B.

PROPOSED IS A TWO STOREY DWELLING REQUIRED TO BE TWO STOREY TO PLACE HABITABLE SECTION ABOVE FLOOD REQUIREMENTS LOWER SECTION DOUBLE BRICK UPPER SECTION STYLEBOARD CLAD WITH COLORBOND ROOF PITCH SHOWN AT 27 DEG WHICH PUTS BUILDING HEIGHT ABOVE 8.5M BY APPROX 0.5M. THE ROOF PITCH COULD BE REDUCED BUT 27 DEG PREFERRED BY COUNCIL'S HERITAGE SECTION THE EXTRA HEIGHT CREATES NO OVERSHADOW PROBLEMS AS SHADOW FROM STRUCTURE OVER GARAGE AREA.

SITE SUITABILITY EXISTING A VACANT LOT IN A COUNCIL DEFINED FLOOD AND HERITAGE THIS PROPOSAL HAS BEING DESIGNED TO BE IN CHARACTER WITH SIMILAR TYPES IN THE AREA.

FLOODING - DRAINAGE COUNCIL MAPS SHOW THIS SITE TO BE IN A FLOOD AREA WITH FINISHED HABITABLE FLOOR LEVEL TO BE AT 10.23M AHD.

BUSHFIRE THIS PROPERTY IS CLEAR OF ANY BUSHFIRE PRONE AREAS.

MINES SUBSIDENCE HAS BEEN CONTACTED - SHOULD BE NO REQUIREMENTS.

VIEWS THE PROPOSED DEVELOPMENT WOULD NOT BLOCK VIEWS IN ANY DIRECTION FOR ADJOINING OR NEARBY PROPERTIES.

OVERSHADOW VIRTUALLY UNCHANGED AS LARGE TREES WHICH HAVE TO BE REMOVED TO ALLOW CONSTRUCTION CREATE EXISTING SHADING, THIS SHADED AREA IS ONLY OVER THE REAR YARD AND GARAGE SECTION OF ADJOINING LOT, REFER GOGGLE MAP SHADOW DIAGRAM, BECAUSE THIS IS A CORNER LOT THE SOLAR SWING DIAGRAM WOULD POSSIBLY GIVE A BETTER IDEA OF WHAT WILL OCCUR.

PRESENT USE OF SITE VACANT CORNER LOT.

ADJOINING USE ADJOINING PROPERTIES ARE OF RESIDENTIAL USE.

CONTAMINATION COUNCIL HAS NO RECORD OF CONTAMINATED MATERIAL OR FILL ON THIS SITE.

HERITAGE THIS LOT IS IN A HERITAGE AREA DWELLING HAS BEEN DESIGNED USING INFORMATION OBTAIN FROM GREG CLAYTON AND A RECENTLY CONSTRUCTED DWELLING AT NORTH LEE STREET PHOTO ATTACHED.

COASTAL HAZARDS NOT APPLICABLE TO THIS SITE.

FLORA AND FAUNA TREES ARE REQUIRED TO BE REMOVED TO ALLOW CONSTRUCTION, ALLOWABLE BY CODE, RELEVANT APPLICATION TO BE MADE TO COUNCIL.

ACID SULPHATE SOILS NO RECORD EXISTS WITH COUNCIL'S RECORDS, THEREFORE A SULPHATE SOIL REPORT SHOULD NOT BE REQUIRED.

UTILITIES ELECTRICITY - WATER - SEWERAGE ARE ALREADY AVAILABLE TO THIS SITE.

ACCESS AND TRAFFIC IT IS PROPOSED TO ACCESS THE PROPOSED DWELLING FROM NICHOLSON STREET WITH GOOD VISIBILITY IN BOTH DIRECTIONS.

ECOLOGICAL VALUES THIS DEVELOPMENT HAS NO IMPACT ON NATIVE VEGETATION OR FAUNA.

TREE PRESERVATION AND MANAGEMENT TREES AS SHOWN ON PHOTO'S ARE TO BE REMOVED TO ALLOW CONSTRUCTION.

Untitled Map

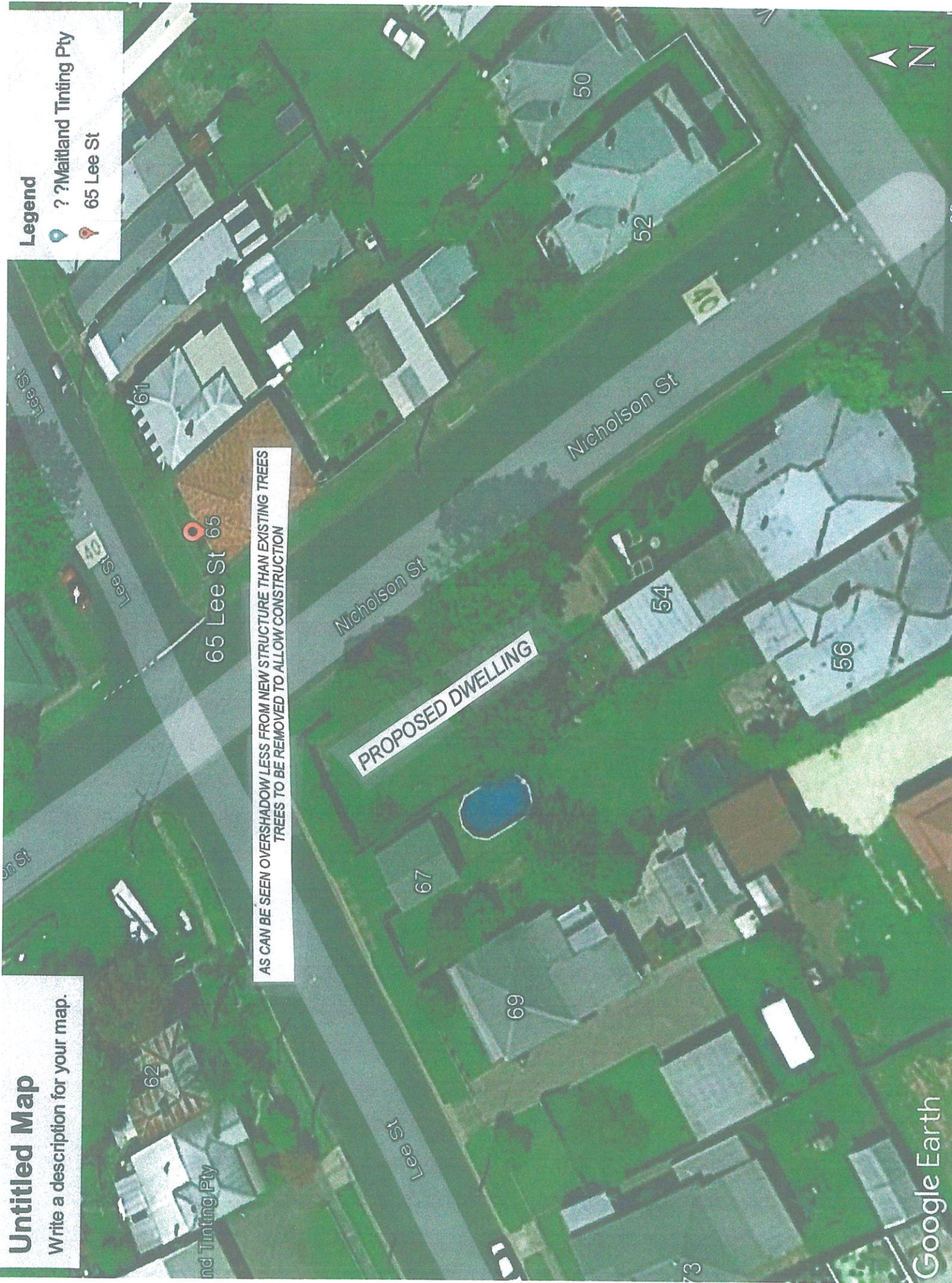
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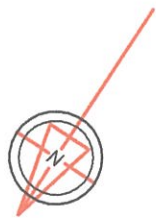
Legend

- ? Maitland Tinting Pty
- 65 Lee St

AS CAN BE SEEN OVERSHADOW LESS FROM NEW STRUCTURE THAN EXISTING TREES
TREES TO BE REMOVED TO ALLOW CONSTRUCTION

PROPOSED DWELLING





NICHOLSON STREET

ADJOINING PROPERTY

No 65
LOT 1
SEC E
DP 2606

ADJOINING
PROPERTY

LEE STREET

SCALE 1:50

AS CAN BE SEEN OVERSHADOW WOULD VARY
LITTLE FROM EXISTING TREES AND NEW DWELLING

**ESTIMATED OVERSHADOW USING SHADOWDRAW
JUNE 12PM**

TO BE READ INCONJUNCTION WITH ATTACHED GOGGLE MAP



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TREES TO BE REMOVED TO ALLOW CONSTRUCTION





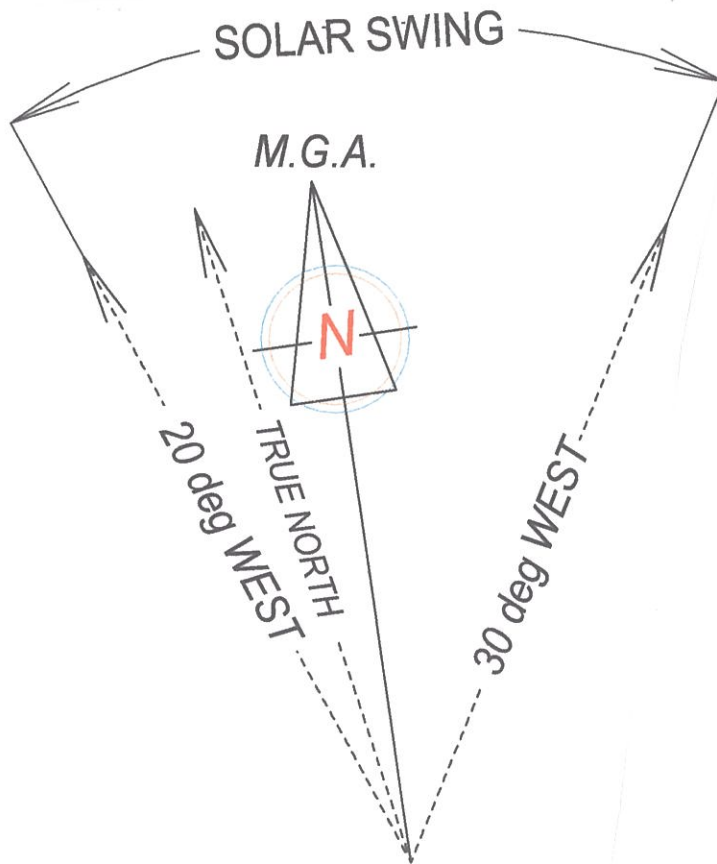
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LEE STREET

AS CAN BE SEEN OVERSHADOW LESS FROM NEW STRUCTURE THAN EXISTING TREES
 TREES TO BE REMOVED TO ALLOW CONSTRUCTION



SOLAR ORIENTATION

AS SITE AND RECENTLY APPROVED SITES WOULD SHOW
 OF NO USE FOR ASSESSMENT