

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Single Storey Residence:

Location: Lot 23 DP 280039, 14 Matilda Circle Morpeth NSW 2321
Owners: Troy and Sandra Rose

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 is located on the west side of Matilda Circle Morpeth and comprises an area of 2051m². The site is moderately 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.

C. Operational Details

Not applicable.

D. Access and traffic

The site has access from Matilda Circle to a 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 development 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 all roof storm water to an above ground tank with a capacity of 4500L. 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 and residual storm water will be to the rear inter allotment drainage

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-H2' site classification of the soil with footings designed and approved accordingly.

The property is not located in a Mines Subsidence District.

H. Heritage – Property is not located in a heritage area.

I. Energy

Basix Certificate **1199243S** is attached confirming the dwellings compliance with water target of **40% (43% actual)** and energy target **45% (48% actual)**.

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 rubbish and fortnightly recycled material collection services. Pending collection, the bins will be stored on the site away from public view.

K. Bushfire Assessment – Property is not located in a Bushfire Prone Area.

L. Flood Assessment - Property is not located in a Flood Affected Area.

M. Conclusion

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