

Statement of Environmental Effects

For proposed residence at

Lot 5 No. 26 (DP 1260507) Swan Street, Morpeth

Prepared by

Metricon Homes Pty Ltd

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Existing Site Features

The subject site is legally described as Lot 5 DP 1260507 Morpeth

The site is rectangular in shape with frontage to Swan Street with the following area and dimensions;

Site Area	701.7 m ²	
Boundary	Orientation	Length
Front	N	17.315m
Side	E	40.585m
Side	W	40.475
Rear	S	17.315

The site is currently vacant

The character of the area is residential and the land zoning is R1 Residential

The attached detail survey prepared by Aspect Development and Survey Pty Ltd (Surveyors) shows the levels, services and extents of the subject site.

Proposed Development

The development as proposed is for the construction of a single storey residential dwelling containing; 4 Bedrooms, Living Room, Family Room, Theatre, Cellar, Dining Room, attached Garage and attached Outdoor Room

The proposed dwelling has a total footprint of 337.02 m².

The proposed dwelling is to be Hebel Panel construction with a reinforced concrete waffle pod slab with a Colorbond roof.

Building Controls

Based upon Maitland Development Control Plan 2011

Height of Buildings:

Requirement	Provision	Compliance
8m	6.865m	YES

Setbacks:

Setback	Requirement	Provision	Compliance
Front	5m	8m	YES
Side	1m upto 3m then 1m+0.3 for every m above 3m	2.30	YES
Side	1m upto 3m then 1m+0.3 for every m above 3m	1.181	YES
Rear	Same as side setbacks	7.271m	YES

Site Coverage:

Requirement	Provision	Compliance
60% (421.02 sqm)	53.3% (374.36sqm)	YES

Landscaped Area:

Requirement	Provision	Compliance
40% (280.68 sqm)	41.4% (290.82 sqm)	YES

Private Open Space:

Requirement	Provision	Compliance
10 sqm (min. dim 3m)	213.24 sqm	YES

Earthworks (Cut and Fill):

Requirement	Provision	Compliance
Cut 900mm/Fill 600mm	Cut 200mm/Fill 250mm on RL 7.150 Cut 200mm/Fill 250mm on RL 6.806	YES

Energy Efficiency:

Requirement	Compliance
Refer to the BASIX/NatHERS Assessments which accompany this application.	YES

Solar Access and Overshadowing:

Requirement	Compliance
Sunlight is available to at least 50% of the area of windows or glazed doors of north facing living areas and principal private open space of adjoining dwellings do not have their sunlight reduced to less than 3 hours between 9am and 3pm on 21st June.	YES

Visual Privacy:

Requirement	Compliance
Direct overlooking of main habitable areas and private open spaces should be minimised through building layout, window and balcony location and design and the use of screening devices including landscaping. Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling with XX metres are to: <ul style="list-style-type: none">• Be obscured by fencing, screens or appropriate landscaping; or• Be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or• Have a sill height of no less than 1.7m above floor level; or• Have fixed obscure glazing in any part of the window below 1.7m above floor level	YES

Stormwater Management:

Requirement	Compliance
Roof water drains to street or inter-allotment drainage system or other effective drainage system. Refer to the Concept Stormwater Plan/Hydraulic Design which accompanies this application.	YES

Vehicular Access:

Requirement	Compliance
Australian Standard AS2890.1:2004	YES

Parking:

Requirement	Provision	Compliance
Min. number of spaces:	2 spaces	YES

Tree Removal:

Refer to Arborist Report which accompanies this application

Bushfire:

State Government regulations require Councils to map all residential land which is bushfire prone. This includes a buffer area for all land within 100m of bushland. Any site within 100m of bushland is required to have a bushfire assessment report prepared which should accompany the development application for a new dwelling. The Government regulations do not require bushfire protection measures if they are located more than 100m from bushland interface.

The subject site is not known to be bushfire prone land.

Services and Drainage

Service	Availability/Provision
Potable Water	Available
Recycled Water	Available
Sewer Drainage	Available
Gas Supply	Available
Hot Water Unit	Electric

Conclusion

It is considered that the construction of a new one storey dwelling will compliment and blend with the existing and likely future character of this section of Morpeth

The proposal is not expected to have an adverse impact on the natural or built environment.