

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

*Project:*

**PROPOSED RENOVATION,  
EXTENSION, RETAINING WALL  
& LOFT GARAGE**

For:  
**MS. S. HAYWARD**

At:  
**LOT 118 DP 865219  
4 LONDON AVENUE,  
MORPETH NSW 2321**

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **A. SITE ANALYSIS :**

**Zoning R1:** General residential

The site is located on the south west side of London Avenue, Morpeth  
The site has an area of 879.50 m<sup>2</sup>.

The site has a fall from the rear of the site to the front south boundary of approximately 2.600 metres

## **B. EXISTING USES**

The existing site has a three-bedroom brick veneer single storey residence with attached double garage.

## **C. PROPOSED DEVELOPMENT – HOUSE SIZE**

**PROPOSED RENOVATION, EXTENSION, RETAINING WALL & LOFT GARAGE**

The existing garage will be turned into a lounge room.

A proposed multipurpose room / bedroom is proposed to the rear of the residence.

A new free-standing garage is to be built to the rear of the property. The loft over the garage will be used for storage and a craft room.

## **D. HOUSING SET BACK**

The set back of the existing residence from the front boundary is 8.280 metres.  
The north west setback to the residence is 1.182 metres.

The proposed garage has a setback off the rear boundary of 1.600 metres & side setback from the south boundary of 2.500 metres.

## **E. BUILDING HEIGHT**

The proposed skillion roof design and complies with MCC maximum building heights. Ridge to natural ground level for the proposed garage & loft is 7.250 metres from natural ground level.

## **F. SCHEDULE OF EXTERNAL FINISHES**

Item 1 - External	–	Brick veneer with some timber classing infill.
Item 2 - Roof Finishes	–	Colorbond roofing.
Item 3- Fascia & Gutter	–	Colorbond fascia & gutter.

## **G. SOLAR ACCESS**

The proposed design and orientated in order to achieve adequate solar access.

## **H. ENERGY EFFICIENCY N/A**

## **I. OPEN SPACE**

Due to the size of the site and the overall size of the residence including garage, there is ample open space.

**J. ACCESS AND TRAFFIC**

Access to the development will be from an existing driveway driveway to the south west boundary off London Avenue.

**K. UTILITY SERVICES AND WASTE**

Electricity, sewer and telephone service the site. There is ample space provided for domestic size wheeled garbage bin and recycle bin.

**L. PRIVACY, VIEW AND OVERSHADOWING**

**Visual Privacy:** Due to the location alfresco visual privacy of neighbors will be maintained.

**M. FLOODING AND DRAINAGE**

Due to the location of the site, flooding of the site will not occur.

**N. SITE AND STORMWATER DRAINAGE**

Site drainage has been designed to comply with MCC requirements.  
Stormwater drainage has been designed to comply with MCC requirements.

**O. MINES SUBSIDENCE**

The site is not located within the Mines Subsidence District.

**P. EROSION AND SEDIMENT CONTROL**

During the construction period erosion and sediment control measures will be installed to MCC requirements.

On completion of construction all areas of the site that has been disturbed by the construction of the residence will be paved, turfed and graded and drained thereby preventing erosion and sedimentation of the site.

**Q. BUSH FIRE**

The site is not located in a bush fire prone area.

**S. OTHER ENVIRONMENTAL IMPACT**

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local community or visual landscape .

**S. CONCLUSION**

Through the analysis shown in this document it is recommended that Maitland City Council grant development consent in respect of the proposed residence.