SITE ANALYSIS

AND

STATEMENT OF ENVIRONMENTAL IMPACT

AT

20 Dickenson Street

Panania

Site Description

The Property of 20 Dickenson St Panania, is located in a residential area and has a street frontage of 18.99 meters as shown in the attached survey plan. And has a total area of about 556.2 square meters.

The lot has a natural fall from the street to the back with about 0.50 meter at the footprint of the building,

The attached detail survey shows the site levels, services, existing vegetation and the out line of properties on both side of the proposed building.

The existing two-story dwelling on this lot is a brick veneer house on ground and cladding on first; concrete footing exterior, tiled roof, four bedrooms with a carport .

The side neighbor dwellings are double story houses and they are on the same slope of the street. They will not be impacted by this development

Proposed Development

The proposal is for a replacing the existing carport with a double garage to be located in the same location as showing on the attached site plan.

The development will be made of a brick veneer type of construction. It will have concrete slab on the ground concrete slab. The development will have concert tile roof on timber frame.

No change to the existing driveway is proposed

Existing Landscaping of the house will be remained and maintained with no changes.

The construction of the proposed development will be in accordance with council requirements and proposed management and erosion-controlled plan is to provide minimal impact on the environment and surrounding properties. Detailed plan is submitted with application.

The development has no changes to the side windows and existing front windows will be removed relaying on the side and rear ones.

Design Style

The proposed garage will blend with the current design style of the house using same bricks and roof tiles

Privacy and landscaping

The proposed development has protected the visual and acoustic privacy of residence in nearby buildings. The site has kept landscape of the existing house in such a way to maintain the maximum privacy for the adjoining properties

Sunlight access and over shadowing

The proposed development has been designed to not reduce the natural light, and the height and the eves for. The development been adjusted to not add any shadowing on the adjoining properties.

The building has been designed to ensure that the adjoining windows have reasonable access to sunlight, for living spaces and open spaces around the building

This development will have minimum impact on neighboring properties

Privacy

The proposed development has complied with the setback specifications.

The proposed development is protecting the visual and acoustic privacy of residence in nearby buildings and their private open space.

The design of the new development minimizes the loss of views for the adjoining and adjacent properties, which is still providing views from the development itself.

Energy efficiency

The orientation of the building and the arrangement of the internal spaces within are the most important factor influencing the energy efficiency of a home

This development allows clear access; it should not be overshadowing in the winter by a building or large trees.

The concrete slab on ground floor provides optimum mass as it is at the best angle for solar gain.

The concrete floor with bricks walls provides good solar access.

Traffic

The proposed development will not cause any traffic impact as two car spaces been proposed behind the building line inside the garage, and through construction period all material will be stored on site and the existing driveway will be used to access the site.

Services and drainage

The propose development will be connected to the available electrical, the method of storm-water disposal will comply with respective authority requirements as showing in the attached storm-water plans

Conclusion

The proposed development has been designed and amended to meet the council development control plan requirements. The scale and type of the development will integrate well into the built fabric of the surrounding are and provide a high standard of accommodation.
The selection of the external materials and colors will enhance the residential amenity of the area and shall be complimented by appropriate landscaping
We believe that the proposed development as designed will have no detrimental effects on the surrounding area and will be compatible with the character and scale of the area.

Joseph Rafla
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