

# **STATEMENT OF ENVIRONMENTAL EFFECTS – SECTION 4.55**

**Development address:**

LOT 5 No.49  
Stoddart Street  
**Roselands**

**Clients:**

Mr & Mrs Bechara

**Council:**

Canterbury Council

**Date:**

23<sup>RD</sup> December 2024

## **Site Suitability:**

The site is situated on the Southern side of Stoddart Street and is the subject of this application. The site is currently occupied with a single storey cottage which will be demolished prior to the commencement of any works.

The property is regular in shape with a total area of 919.6sqm and a fall in relation to the topography of the land of approximately 3.7m across the building platform.

The locality is characterised by a mix of single and two storey dwellings which are either of face brick finish or cement rendered finish. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments



**Site highlighted in red in above photo**

## **Modification to DA Consent:**

Condition 59 states:

**59) Prior to the issue of any Occupation Certificate, the existing speed hump is to be relocated between the proposed vehicle crossings of Units A and B as it will affect the construction of the driveway to Unit B. All costs associated with the relocation and reconstruction of the speed hump shall be paid for by the Applicant.**

We have conducted an assessment using a traffic engineer to determine if a vehicle can enter and exit the driveway without any difficulty and to ensure that the vehicle has sufficient clearance from scraping. The traffic engineers report shows that we have height clearance from the speed hump also no issues at all from entering or reversing out of the driveway. Please see reports attached.

Due to the positive engineer's report, we wish to remove condition 59 from the DA consent therefore keeping the existing speed hump in its current location.

## **Submissions**

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped the Council will enable mediation to occur in order to resolve any issues.

## **Conclusion**

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Regards

A handwritten signature in blue ink, appearing to be 'Moses Chami', with a stylized, flowing script.

Moses Chami  
Building Designer & Builder