

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
LOT 72, DP 245905
#5 GREVILLEA CLOSE, TAREE
FOR A PAUL & A DATTA**

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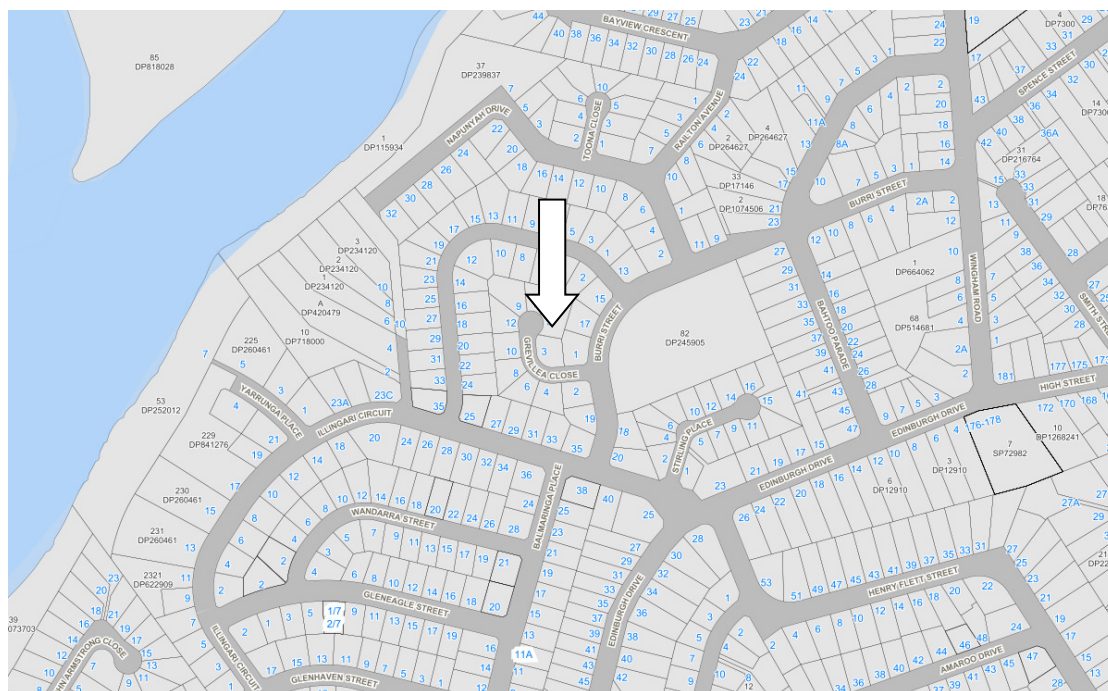
INTRODUCTION

This Statement of Environmental Effects accompanies a development application for a detached two storey brick veneer and clad granny flat under GTCC LEP Part 5 - 5.4(9) development on the above site.

This Statement of Environmental Effects is prepared to present a description of the site, the proposed development and its interaction with the existing locality. This is a personal assessment in respect to provisions of the local GTCC LEP 2010 & DCP 2010.

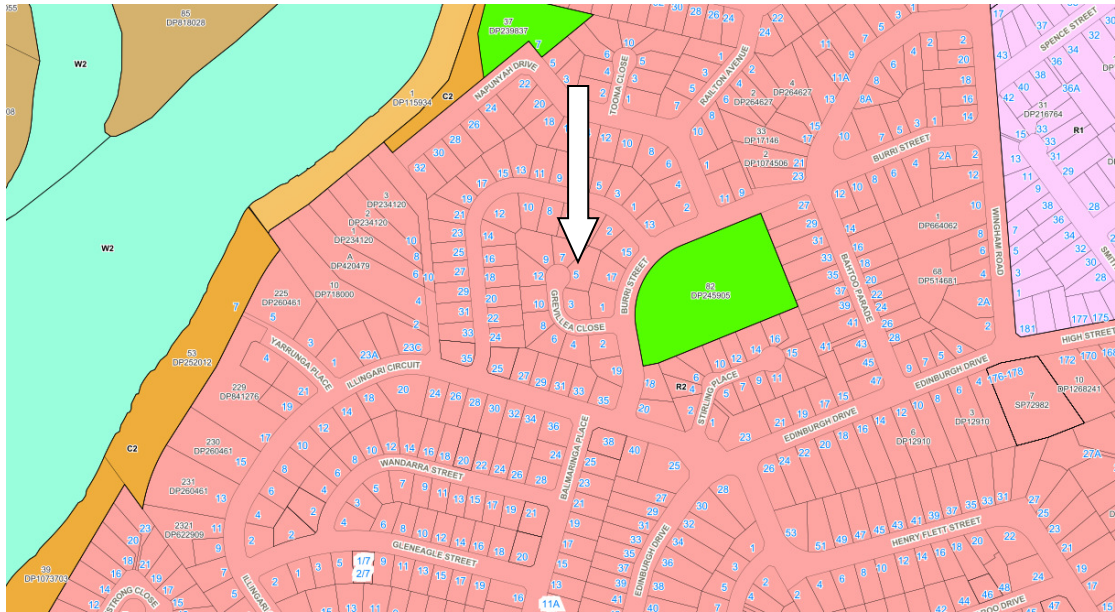
PROPOSED DEVELOPMENT

The proposed is a two storey brick veneer and clad Granny Flat with aluminum windows, concrete tile roofing and a concrete slab floor system. The Granny Flat comply 100% with the required DCP Performance &/or the objectives Criteria as well as GTCC LEP Part 5 - 5.4(9) as is shown in this Statement of Environmental Effects.



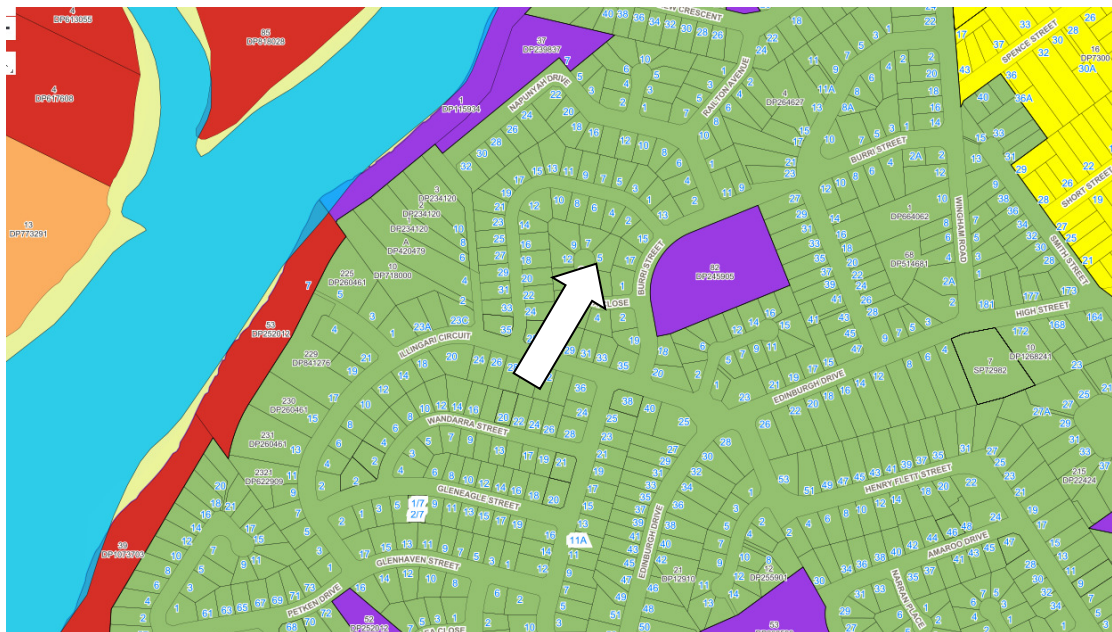
SITE AREA MAP

The existing site on the east side at the end of Grevillea Close, part of a subdivision in the Taree west area.



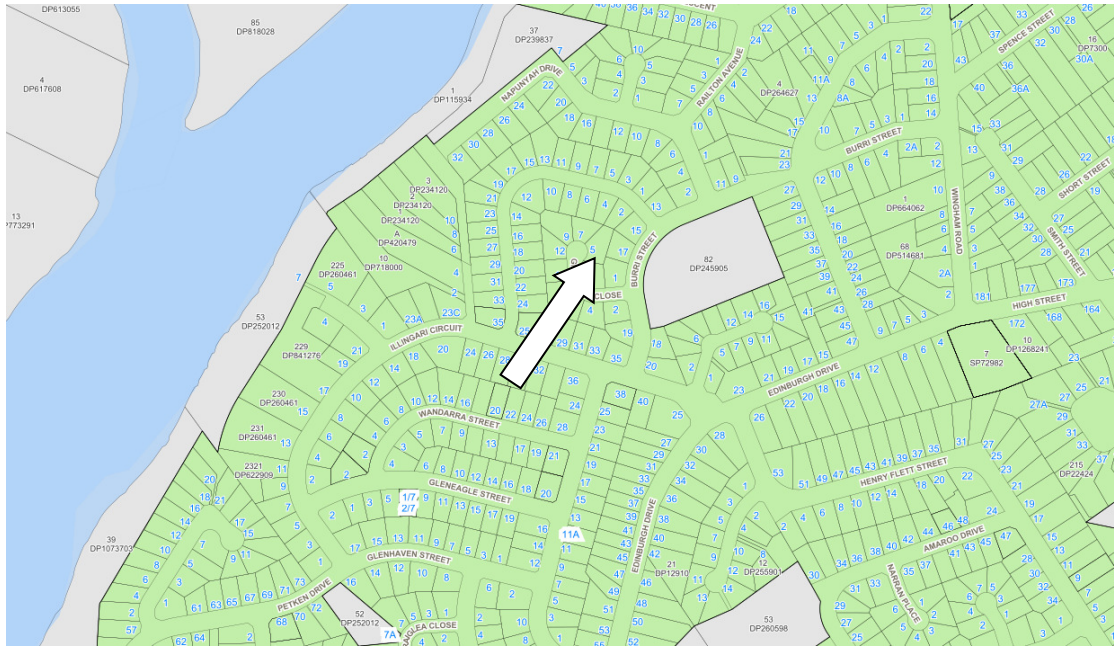
LAND ZONING

The lot is zoned R1 and the proposed Granny Flat development is permissible on land zoned R1 on lots over 450 m². The lot is 901 m² and the proposed will be in keeping with the surrounding built environment.



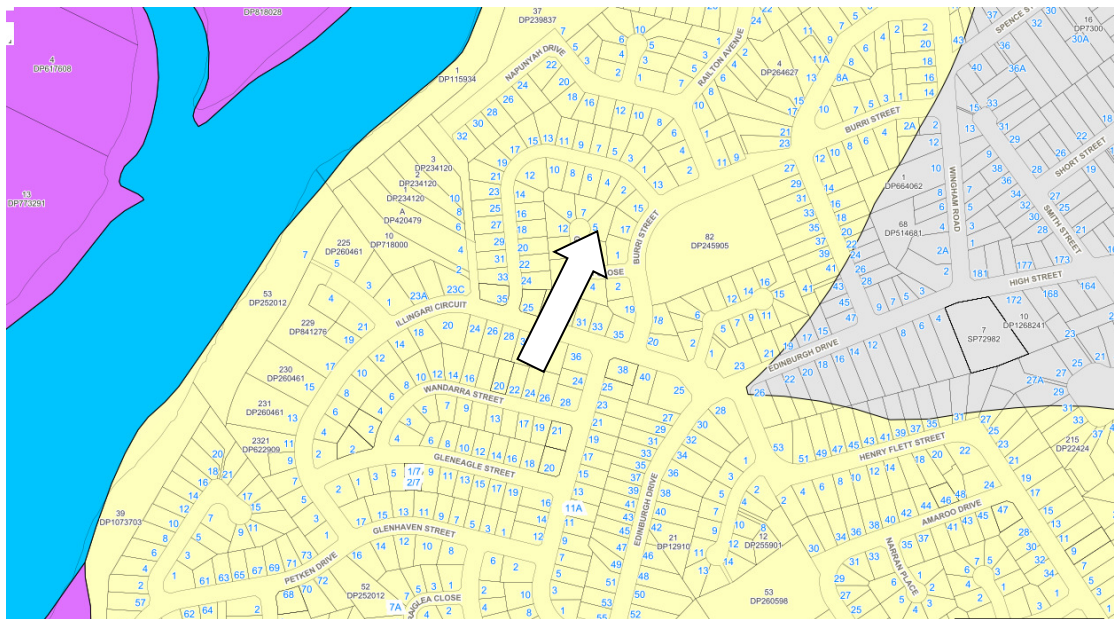
HEIGHT of BUILDING

The lot is mapped as having a HOB restriction of 8.5m and this would be in keeping with the built environment of the surrounding R1 zoned lots and the proposed is well below this height at 6.6m as can be seen on the lodged plans.



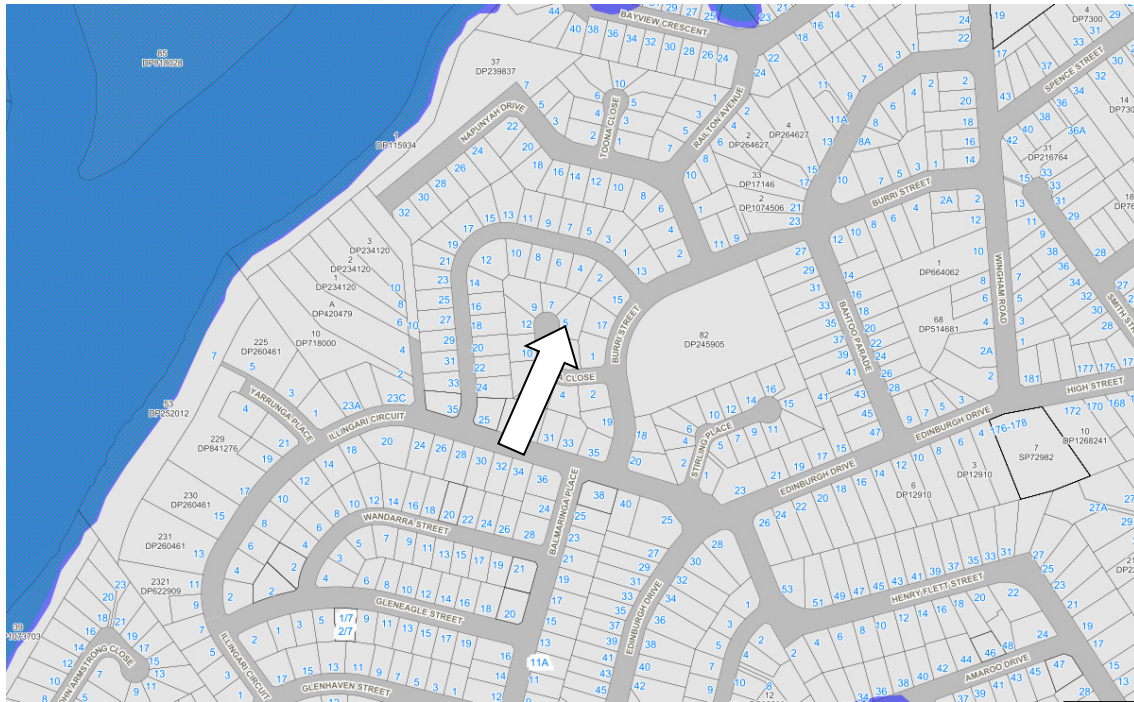
FLOOR SPACE RATIO

The lot is mapped as having a FSR of 0.6. and this would be in keeping with the built environment of R1 zoned lots as the proposed is well below this FSR at 0.31 as can be seen on the lodged plans.



ACID SULFATE SOIL

The site is mapped as being in a class 5 A.S.S area as can be seen on the above MCC map.



FLOODING

The site is NOT mapped as being in a flood prone land as can be seen on the above MCC map.



STREETSCAPE STATEMENT

The site is situated in an existing subdivision, consisting of a mixture of clad and brick veneer with both tile & iron roof construction. There are existing similar two storey buildings in the subdivision that have been approved by GTCC under this and the previous DCP/LEP. I feel the two storey development will fit into the existing streetscape and will in no way effect the existing or future residence.

DCP PART 'H' RESIDENTIAL REQUIREMENTS COMPLIANCE

H2.1 Site coverage and lot requirements-*the proposed fully complies with this portion of the DCP with the lot being over 450m² for a granny Flat development and a site coverage of 0.31.*

H2.2 Building setbacks- *the proposed does comply with the Performance criteria this portion of the DCP with 6090mm front setback, 2100mm side boundary setback and 920mm rear setback to single storey portion, and*

H2.3 Building height- *the proposed fully complies with this portion of the DCP with the proposed being 6600mm high.*

H2.4 Car parking and access- *the proposed fully complies with this portion of the DCP with 1 parking space for the proposed 2 bedroom GF.*

H2.5 Private open space-- *the proposed fully complies with this portion of the DCP with far more than the required 80m² of P.O.S. for the existing dwelling and no requirement for a GF.*

H2.6 Solar access and overshadowing-- *the proposed fully complies with this portion of the DCP as the development may be two storey, but it does NOT overshadow any surrounding dwelling living areas outside GTCC guidelines.*

H2.7 Acoustic and visual privacy-- *the proposed fully complies with this with the garge separating this GF from the existing dwelling.*

H2.8 Views-- *the proposed fully complies with this portion of the DCP.*

H2.9 Safety, security and entrances-- *the proposed fully complies with this portion of the DCP.*

H2.10 Front Fencing- *the proposed fully complies with this portion of the DCP with NO front fencing proposed.*

H3 Controls for specific forms of residential accommodation ...*N/A.*

H3.1 One and two storey single detached dwellings—*N/A.*

H3.2 Secondary dwellings- *the proposed fully complies with the visual and bulk performance criteria of this part.*

H3.3 Dual occupancies- *N/A.*

H3.4 Multi dwelling housing and residential flat buildings- *N/A.*

H3.3 Shop Top housing- *N/A.*

H3.6 Dwellings in R5 zones- *N/A.*

H4 Ancillary development- *N/A.*

H4.1 Ancillary structures and outbuildings- *N/A.*

VARIATION FROM THE DCP

There is NO variation required for approval of the development.

LOT SIZE

The existing vacant combined lots is 901 m² in size.

LOT TOPOGRAPHY

The lot has a very slight slope across the entire lot towards the front boundary.

EXCAVATION OF FILLING

Only the minimum as required for the drainage & sewer lines and the concrete slab. This is not expected to be above 600mm in any area.

VIEWS

The proposed development does not build out any existing view from areas of surrounding existing dwellings.

SOCIAL IMPACT

The proposed Granny Flat is not expected to have any social impact on the existing locality as the site is being developed within the GTCC DCP/LEP guidelines and the area is scattered with similar developments therefore we feel the proposed will have little effect on existing residents.

CUMULATIVE IMPACT

There are not considered to be any cumulative negative impacts as a result of the proposed small two storey development.