

Statement of Environmental Effects

- A. Site Analysis
The existing site has a slope rising to the East (see site contour plan). Buildings that are on the land are corrugated iron and timber sheds in a dilapidated condition. Neighbouring buildings are constructed of red brick. The site is currently serviced with town water, sewer and electricity.
- B. Currently the land and buildings are unoccupied and not used for any purpose. The existing buildings are estimated to be 90 years of age and in a very poor state of repair. Flooring and frame timbers are rotten.
- C. The proposal is to demolish the existing dilapidated sheds and build a new brick dwelling. The bricks and general style of the new building is to be in keeping with the heritage style of the neighbouring premises. The building is proposed as a residential dwelling with granny flat attached.
- D. Vehicle access is to be via the existing layback. A double car garage as per the attached design plan (5.8m x 5.9m).
The existing verandah over the footpath is proposed to be removed, apart from this:
- No existing street features need to be disturbed
- No major traffic generation or parking issues are to be caused
- No impacts on pedestrian movements
The dwelling is to be constructed with disabled person access in mind.
- E. Waste collection of domestic waste is provided by Council's existing services. No special or amplification of utility services will be created.
- F. Energy efficiency consideration will be shown in the new building application.
- G. The proposed dwelling will have little to no negative effect on visual, acoustic, views or overshadowing.
- H. Being located in an elevated location, flooding and impacts either up or downstream are not likely. Storm water is to leave the site onto Forbes Street as is currently the case.
- I. Erosion and sediment control measures will be implemented during construction as required. Silt fencing is to be erected along the Northern boundary. No critical areas or special management issues have been identified.
- J. It is acknowledged that this building is within a heritage area. As the existing building is in a dilapidated state, it is proposed it be demolished and replaced with a new development in keeping with the heritage area. (Red bricks with white mortar and a period facade). Fencing of a similar design to that of the neighbouring church is planned so as to fit in with the heritage desires for this area.
- K. As the existing dilapidated buildings, that are proposed to be demolished, cover approximately the same area as the new proposed dwelling, very little impact will be made on the environment. No adverse effects will be made to water quality, native flora, fauna/habitats, local community, public health & safety, soil or ground water, or effect on existing noise levels.
A positive effect is to be made on the local economy.