

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED 2 SERVICED APARTMENTS

LOT 1 – 131 Buckaroo road Buckaroo 2850

PROPOSED DEVELOPMENT

It is proposed to erect 2 new single-story dwellings. The dwellings will be of weatherboard and colorbond construction on brick piers with 'Colorbond' roof sheeting.

SITE DESCRIPTION

The site is currently occupied with a 2 bedroom dwelling.

The proposed lot has a slight fall from the South to the North. The proposed lot has an area of 12,300m². Neighboring the property on the East boundary is also an occupied block. The western boundary is grape vines

BUILT FORM

The Proposed Dwellings have been designed to provide modern architectural serviced apartments which will not only accommodate tourism but also add to the immediate area.

The proposed footprint of the dwelling has been designed and sited within the proposed lot and complies with the Mid Western Council DCP.

The proposed dwellings have provided good solar access to be provide on all elevations.

The design of the dwellings has been taken into consideration to blend in with the neighbouring properties and has been sited to suit the topography.

The proposed roof of the residence is of a simple 'scillion' design with a pitch of 22.5°. The simplicity of the roof minimizes the bulk and visual impact of the dwelling.

SETBACKS

The proposed setbacks for the dwelling are in accordance with the Building Design Guidelines set out in the Mid-Western Council DCP.

LANDSCAPED AREA AND PRIVATE OPEN SPACE

The landscaped area and private open space have been taken into consideration when designing the dwellings.

VISUAL AND ACCOUSTIC PRIVACY

All of the objectives have been considered in the design of the dwellings. The siting of the building maximizes the visual and acoustic privacy, internal room placement has been considered and placed as to not impact on privacy of neighbouring property owners. Location of private open spaces and location of openings have been limited as to not impact on the privacy of adjoining properties.

BUILT ENVIRONMENT

All of the objectives have been considered in the design of the residence and do not impact on any built environment.

VEHICULAR ACCESS AND PARKING

The proposed vehicular access and parking for the dwelling has been considered by providing safe and convenient access to the dwelling. The vehicular access has been located as per the Building Design Guidelines recommendations which minimizes the visual intrusion and preserves the street scape character it also guarantees pedestrian amenity and safety.

SITE FACILITIES

The objective for site facilities has been taken into consideration in the design process of the dwelling.

BUIDING MATERIALS AND COLORS

The proposed colors will have no negative impact on the dwelling, and have been selected to fit the surrounding built environment.

CONCLUSION

The proposed development is typical of housing being built in the area. The scale & type of housing will integrate well into the built fabric of the surrounding area & provide a high standard of accommodation.

The selection of sympathetic color schemes & materials will enhance the residential amenity of the area & shall be complemented by appropriate landscaping.

We believe that the development as designed will have no detrimental effects on the surrounding area & will be compatible with the character & scale of the area.