

RAYMOND TERRACE PLANNING SERVICE

2 WARRIGAL CLOSE, BRANDY HILL 2324.

TEL: 0249886795. MOBILE: 0415 251138.

ABN 70 997 262 933

Date: 10th December 2025

STATEMENT OF ENVIRONMENTAL EFFECTS

For Mr. D. & Mrs. A. Coldwell
No 9 Raglan Street, Horse Shoe Bend 2320
Lot 1, D.P. 743937

DESCRIPTION: Proposed for existing residential property is a new Two Storey Dwelling to replace the existing partially built Single Story dwelling, while keeping the existing single garage as a permanent garage and retaining the existing mobile home so family can continue to living on property during the construction period as Owner Builders.

The new two storey dwelling will be site situated over the existing concrete pad footings of the existing single storey dwelling with some minor changes in width and depth to maintain the approx. position of the existing dwelling while utilising the existing timber frames and trusses on site to save as much money as possible while still trying to maintain as close as possible heritage outlook within the existing streetscape.

The Two Storey Dwelling, at Ground Floor Level, has a Single Garage with a Panel Lift Door 2400 H x 2700W at the entry end of the garage with a ASD2124 at the other end of the garage as an access door to and from the rear outdoor covered Patio, there is also an open storage cupboard accessible from the garage only, there is a hallway leading from the garage to the main Ground Floor area and past the laundry, which also has a toilet and lots of storage space including a linen cupboard.

The hallway leads to the main non livable section of the Ground Floor area with this area to be left open as shown on the plans with two short walls which will be fully clad top to bottom, sealed and used as additional bracing walls to comply with front to rear bracing requirements to A.S., BCA and HCC.

The main double entry doors open into the Entry Foyer as shown on the plans at the front of the Ground Floor section coming in off the proposed covered porch and leading straight to the only access stairs from the Ground Floor area, on the main non livable section, leading up to the First Floor Level, or the main living area.

Note that there is an ASD2118 as an access door to and from the Ground Floor level and the rear out door covered Patio.

The Two Storey Dwelling, at First Floor Level, to consist of a Living room, Dining, Kitchen with attached Pantry, 3 Bedrooms all with W.I.R.'s or B.I.R.'s, a full Bathroom with Linen cupboard just outside of Bathroom.

There are four standard doors accessing the Proposed covered verandah from the proposed Living Room and Bedroom No 1, which will be used as cross ventilation openings on the First Floor.

OBJECTIVES: To build a new permanent residence for the owner and his family to live in for many years to come as they see this area as a perfect place to live and raise a family with multiple facilities, amenities, schools and open spaces nearby for family to utilize they see no reason to move anywhere else any time soon.

ALTERNATIVES: Even though there are other alternatives for this property, this is the preferred option the owners would like to submit for approval at this time as they want to utilize the existing foundations, existing onsite timber frames and roof trusses as these items will save them a lot of time and money constructing the new two storey dwelling.

SITE ANALYSIS: This site is an average sized property for this area, with an existing partially constructed single storey dwelling (which will be partially demolished so that the existing concrete pads can be reused to construct the new two story dwelling), there is an existing mobile dwelling and single garage both of which will be retained as they are.

There are no trees, shrubs and/or any other smaller plants on the property worth keeping, with most of the site being covered with grass, noting that all existing fences to be retained as they are around the existing boundaries with a new 1200 high fence and gates to be placed along the front property boundary as shown on Site Plan.

ACCESS AND TRAFFIC: Access to site is good via the existing 3.3m wide drive way entry on the front boundary coming in off Raglan Street onto existing 5.9m wide space between proposed dwelling and the side boundary fence, noting that these open spaces will allow for very good visibility for all vehicles entering and exiting the property in a forward direction by using the onsite turning bay space.

Note: that a 5.5m min long space has been provided as a temporary car standing or parking space in front of the proposed gates so the owners can stop in front of the onsite gates, get out to open the gates and get their mail while never interfering with any flowing traffic.

There is also a 5.8m long space which has been provided as a temporary car standing or parking space behind the proposed gates so the owners can stop onsite in front of the gates, close the gates behind them before moving their cars into the existing onsite garage or the proposed attached single garage space.

Note: with the 5.8m long space and the available turning bay area four vehicles can easily be parked onsite, with another four vehicles of on street parking also being available.

Note: there are two access gates at the rear of the property coming in off Cathcart Street but these are only used for foot traffic even though gates are big enough for vehicles if required.

With light traffic flows during day/night, and slightly heavier work related traffic flows at normal morning and evening work rush hours, access will never be a problem for this site.

UTILITY, SERVICE AND WASTE: All services and utilities are available and connected to site and will be used during construction of proposed dwelling but only after Council approval.

All construction waste from property to be removed from site by owner and/or builder with care not to produce any dust pollution and everything to be disposed of in an appropriate manner.

All domestic waste bins collected by Council to continue as per usual collection dates.

ENERGY EFFICIENCY: There will be a large covered patio on the North/Western side of the proposed dwelling and a two storey covered porch/verandah along the front of the proposed dwelling which can be used as entertainment space for the family in all weather conditions and to provided shaded air flow during the hottest months of the year for Summer breezes, noting that there are multiple windows and doors for cross ventilation around the proposed dwelling as part of the energy efficiency for the proposed dwelling on site which has been positioned in the best possible way to gain as much open space as possible and to get as much morning and afternoon sunlight during the day as possible whilst still having a street front aspect, with the SE-SW winds providing most ventilation.

PRIVACY VIEWS AND OVERSHADOWING

VISUAL PRIVACY: The proposed Dwelling will have minimal to no impact on the adjoining properties visual privacy as there are virtually no windows facing the property on the left hand side or the Western side and there is a large setback of 5.9m min to the boundary to the right hand side or the Eastern side plus dwelling setback next door.

ACOUSTIC PRIVACY: There are varied setback distances between the neighbouring dwellings in the area noting that there will always be living noises associated with all properties including vehicles of all sizes driving on and off properties but everyone deals with these noises and just gets on with life.

VIEWS: The proposed new dwelling will not block any views to and from site as there are no real views to effect except the front view of the large car park outside the football grounds.

OVERSHADOWING: Proposed two storey dwelling will not create any possible overshadowing problems to the neighbours on the Western side as the dwellings are too far apart and both courtyards are on the Northern side or back yards of both dwellings.

FLOODING AND DRAINAGE: The slope on site is from the middle of the property and onsite water flows two directionally to the front and the rear of the property towards the existing kerb and gutters of both Raglan and Cathcart Streets so the property should not flood on standard rain days and this minor slope will be more than enough to drain all roof water straight to Raglan Street via natural fall only.

EROSION AND SEDIMENT CONTROL: There will be a silt fence placed on the property during construction around the front and side boundary's but due to the minimal amount of slope towards the front kerb and gutter and the minimum amount of proposed earth works to be done on this property other erosion and sediment control measures may not be required.