

# Statement of Environmental Effects

Project: Residential Alterations & Additions

Address: 44a Plumpton Road, Tatton

Property Title: Lot 32 DP 845716

Applicant: M. Freemantle

## DESCRIPTION OF DEVELOPMENT

The proposed development involves the alterations and additions to an existing two-storey, five-bedroom residence at 44a Plumpton Road Tatton. The alterations and additions will include a new kitchen, dining and living area extension to the west, a gym extension to the north-west, first-floor extension and internal alterations and refurbishment to the existing residence.

## DESCRIPTION OF SITE

The site is located on the western side of Plumpton Road and is zoned part R1 - General Residential and part RE1 - Public Recreation across the frontage to Plumpton Road. The site has area of 1.74ha and slopes gently from the west down to the east.

The site use is currently residential and will continue to be residential.



Site Aerial Photograph





Site aerial photograph

The site is not bushfire prone, flood prone or subject to stormwater inundations.

The site is located in an established residential area.

#### PLANNING CONTROLS - WAGGA WAGGA LEP 2010

- This proposal is permissible in the R1 – General Residential zone
- The proposal is consistent with R1 zone objectives.
- The proposal is in accordance with the Wagga Wagga DCP 2010

#### 1 CONTEXT & SETTING

- The development will not be prominent in the surrounding area. The first floor addition is minor and is well setback from adjacent boundaries.
- The proposal will not be visually prominent to the surrounding area.
- It will not be out of character with the surrounding area or streetscape
- It is consistent with the surrounding land uses.



## 2 PRIVACY, VIEWS AND OVERSHADOWING

- These works will not adversely affect privacy, views or overshadowing. The first floor addition is minor and is well setback from adjacent boundaries and will not overshadow adjacent properties or adversely affect existing views. The new bedroom windows do not directly overlook the adjacent properties.
- The location of the existing outdoor living area does not change and therefore no changes to the acoustic impact are expected.

## 3 ACCESS, TRAFFIC AND UTILITIES

- Legal and practical access is available to the site.
- The development will not increase local traffic movements.
- No additional access is proposed.
- The existing vehicle manoeuvring onsite is not proposed to be changed.
- All services are currently available to the site.

## 4 ENVIRONMENTAL IMPACTS

- The development will not result in any air pollution. Minor dust may be created as would be expected during earthworks and construction of the minor works.
- No soil or water contamination will occur during construction. Sediment run off will be controlled as required.
- The proposal will not result in any increase to existing noise levels.
- No significant excavation is proposed.
- The development is designed to be energy efficient and environmentally sustainable and will comply with Basix requirements.
- The development is not located within a heritage conservation area.
- No indigenous artefacts or relics are expected to be disturbed by this development.

## 5 FLORA AND FAUNA IMPACTS

- No native vegetation is proposed to be removed. Only minor alterations will be made to the existing landscaping on the site.
- The development will not impact on threatened species or native habitat.

## 6 WASTE AND STORMWATER DISPOSAL

- Effluent disposal will be to the existing sewerage system.
- No hazardous or trade waste will be generated from the development.
- Storm water will be discharged into the existing stormwater system.
- No rainwater tank is proposed in this development.
- Potential overland storm water risks have been considered and will not affect this block as a result of this development.

## 7 SOCIAL AND ECONOMIC IMPACTS

- The proposal will have a positive economic and social impact on the area.
- No safety, security or crime issues are expected to be caused by this development.

**8 OTHER RELEVANT MATTERS**

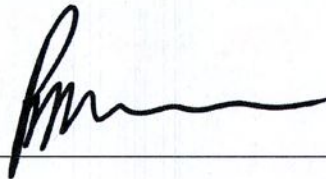
- This development is minor in nature and will have a positive impact on the surrounding area.

**9 APPLICANT DECLARATION**

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicants Name/s: Prepared by Icono Building Design Pty Ltd on behalf of M. Freemantle.

Applicants Signature: \_\_\_\_\_



Date: 25/01/2018 \_\_\_\_\_