

STATEMENT OF ENVIRONMENTAL EFFECTS



CITY OF WAGGA WAGGA
Application Number:
DA19/0480
Approved By Council -
14/10/2019

Date: 4 September 2019
Owner: PAH Innovative Construction
Address: 3 Lakes End Place, Lake Albert
Site: Lot 50, DP1235752, Wagga Wagga 2650
Designer: Rocket Drawing Services – Rodney Lynch
My reference No: 2018-08, sheets 1 - 3

DESCRIPTION OF DEVELOPMENT

- The proposal is to build a new 320m² four bedroom single storey residence with an attached large alfresco area, a front verandah & portico, a double garage & a 5mx8m shed.
- The style & the size of the house is very much in keeping with the typical type of indoor & outdoor living areas for homes being constructed these days
- The house has a traditional/hampton style finish which is popular at the moment. There are 2 living areas, which include a living room & a large family/dining room
- The master bedroom comes with WIR & ensuite, bedrooms 2, 3 & 4 come with built-in robes & finally a study with a full length desk with floor cupboards
- There is a large alfresco style living area on the south-east corner of the house
- The house construction complies with all aspects of Section 9.4 of WWDCP 2010, Sections 9.4.1 to 9.4.5 & consists of a brick-veneer external finish with timber framed external feature walls to front of the house lined with James Hardie Scyon 'Linea' weatherboards
- All floors to be of reinforced concrete 'waffle pod' floors to AS2870 with selected tiled floor finish to foyer, laundry, study & kitchen/family/dining room, bathroom & ensuite
- Selected carpet on underlay to floors of the living room, bedroom 1/walk-in robe & bedrooms 2, 3 & 4
- The roof will be of a selected dark/medium colorbond custom orb metal cladding laid over foil sarking insulation

DESCRIPTION OF SITE

- Total allotment size is 1245m² in area
- The location, siting, etc comply with all aspects of Section 9.3 of WWDCP 2010
- The site is one newer developments of the larger private development residential blocks located within the Lake Albert zoned areas
- The building site has a gentle slope from the northern front corner to southern rear southern corner with the building zone area requiring minimal excavation
- All landscaped zones that will comply to all local authority & BASIX requirements

SITE PLANNING CONTROLS

- Wagga Wagga Local Environmental Plan (WWLEP 2010)
- Wagga Wagga Development Control Plan (WWDCP 2010)
- Allotment is within an R5 Zone – Large Lot Residential

SITE SUITABILITY

- The allotment site is in Residential Zone R5 (Large Lot Residential), WWDCP 2010 Sections 9.2 & 9.3 and the proposed development fits within all guidelines, in particular Sections 9.2.1, 9.3.2, 9.3.5 – 7
- All construction buildings, etc to remain totally within the designated building areas as specified in accordance with local authority guidelines

PRESENT AND PREVIOUS USE

- Prior to this development for general large site residential living & it is assumed the land would have been used for rural purposes

SOCIAL IMPACT

- The site is part of a new large residential development located on the fringe of existing Lake Albert & is becoming one of Wagga's popular larger residential developments

ECONOMIC IMPACT

- The house is a large traditional/hampton style home
- This project will provide work for all building trades & suppliers in the local area

PEDESTRIAN & VEHICLE MOVEMENTS

- The garage & driveway comply with Section 9.4.4 WWDCP 2010 & Section 2.3, WWDCP 2010 with regard to any/all off-street parking
- This development will add minimal extra light traffic to the area & with a wide open sealed circular driveway gives easy passage of entering & exiting from the premises & will not have any impact on the local traffic
- The garage is on the left hand side corner of the house & has a large vehicle parking apron for 2 vehicles at the front of the garage & will provide easy access with a good open line of sight for both entering & exiting the garage

PRIVACY, VIEWS & OVERSHADOWING

Privacy

- There should be no privacy issues due to the distance from all the boundaries

Views

- The house is designed for alfresco & outdoor entertaining within the privacy of the home's site boundaries, with good sized bedrooms & two large living rooms having large double glazed glazing to all windows as specified with outlooks to future landscaped garden areas

Overshadowing

- There will be no overshadowing to any boundaries of the house due to the distances from all the boundaries

SOIL & WATER

- There will be minimal excavation to the site, all done in accordance with WWCC requirements & current BCA Standards & will not affect any adjacent boundaries
- Refer to structural engineer's drawings for all site excavation & fill details
- Where appropriate, any/all excavation material will be re-used on site. Any excess (unwanted) materials will be removed in accordance with WWCC requirements
- All storm water & sewerage will be collected and piped into the storm water & sewerage systems located across the front of the site
- Sediment control measures will be provided to suit Council regulations
- Town water for house water

ENERGY EFFICIENCY

- The house's north, east & south-east facing living zones, including the alfresco,

along with the kitchen/dining/living room, all have generous double glazed windows & doors throughout which will give the house year round natural lighting & superior thermal heat control

- All the main glass areas are well protected with lined eaves & protected outdoor verandah & alfresco where shown
- With double glazing to all windows & glass sliding doors for thermal heat control, all work well with the improved aluminium window frames to all windows & glass sliding entry doors throughout, it gives the whole house protection during peak hot summer & cold winter periods & along with the energy efficient orientation of the house, gives maximum efficiency
- the large covered portico & front verandah not only gives the house it's traditional look but also provides adequate shading against the summer's hot western sun
- The house has a gas in-floor hydronic heating system to all living zones for maximum energy efficient heating in winter along with a 3 phase inverter reverse cycle ducted heating/cooling system for all zones
- Appropriate window dressing by the owner will only further improve the efficiency of the heating & cooling system where appropriate
- With the installation of a 4 Star rated instantaneous gas hot water unit, not only gives maximum energy efficiency but also helps to minimise water wastage with 4 star rated taps & dual flush toilets
- There is an outdoor clotheslines for energy free clothes drying
- The design complies with the State Government's energy efficiency requirements and a BASIX Certificate has been provided

LANDSCAPING

- Landscaping will comply with both BASIX requirements & allowances and done in accordance with WWCC landscaping requirements

APPLICATION DECLARATION

- The S.E.E. has been prepared by Rocket Drawing Services
- 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 the information required has been supplied.

Applicant's name/s (printed):

Applicant's signature/s:

_____ Date _____