

STATEMENT OF ENVIRONMENTAL EFFECT

Proposed development on Lot 5 DP 1100372 – 33 Indigo Drive, Glenoak NSW 2650

- 1) Development application is for construction of a new 2 bedroom class 1A dwelling on a town holding at the above address as a secondary dwelling.
- 2) Development is on a combined allotment of 1.24ha in the township of Wagga Wagga.
- 3) The existing land use is residential being covered with natural growth and has an existing house, garage, out building & swimming pool.
- 4) Proposed development is serviced for the needs of residential habitation as follows:
 - Served by a bitumen sealed roadway to the front boundary.
 - Served by a formed earthen roadway from the roadway to the house site.
 - Served by electricity.
 - Water supply to be town water.
 - Served by town sewerage system complying with the determination of Wagga Wagga City Council.
- 5) The proposed development does not impact on surrounding properties in any of the following areas:
 - Overshadowing.
 - Unreasonable noise.
 - Emissions to the atmosphere.
 - Erosion.
 - Effect on flora or fauna.
 - Water run-off other than naturally occurring surface flow.
- 6) Proposed development will be placed with a minimum floor height as required by AS3660.1 and cannot be referenced to a datum. (House floor is proposed to be approximately .6m above ground level.)
- 7) Proposed development does not appear to be within a zone which will be affected by existing agricultural use i.e. cropping and the associated management of these lands.
- 8) Proposed development is sited to conform with development application requiring minimum distance from the road.

Summary

In view of the fact that the proposed development is for a secondary dwelling on an existing town block, with no envisaged detrimental effects on the environment or neighbourhood then the proposal is considered to be of negligible impact.

