

Statement of Environmental Effects

Applicant Sylvia Lim

Project: Proposed Alterations & Additions to Residence

Address: 27 Bluett Crescent, Turvey Park NSW 2650

Property Title: Lot 19 DP 35298

Issue: A – Issued for DA

1 APPLICABLE DEVELOPMENT TYPE

- The property is zoned R1 – General Residential
- The proposal is permissible development within the LEP R1 zone.

2 DESCRIPTION OF DEVELOPMENT.

- Internal alterations to existing residence to create more functional living areas.
- Addition of a new laundry & outdoor area to the rear of residence.
- Construction of a new brick garage to the rear of the block.
- External upgrade to existing front porch.
- New concrete driveway & vehicle crossover.
- Demolition of existing carport and two existing garden sheds.

3 DESCRIPTION OF SITE

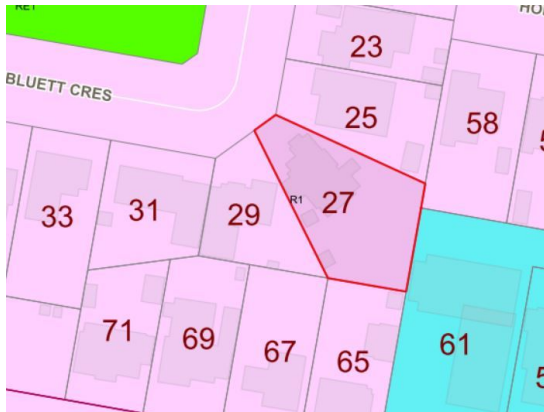
- The site is zoned R1 General Residential and is in an established residential area. The site area is 891.6 m².
- The site accommodates a single storey, painted, double brick residence & carport.
- There are established trees throughout the site with some gardens & lawn.
- No easements encumber the site.
- A concrete driveway in poor condition services the existing carport.
- All boundaries to adjoining lots are fenced.
- The site slopes gently approximately 2m from the rear boundaries to Bluett Crescent.



Streetview – 27 Bluett Crescent, Turvey Park



CITY OF WAGGA WAGGA
Application Number:
DA20/0135
Approved By Council -
2/04/2020



Planning Map– 27 Bluett Crescent, Turvey Park



Aerial Photo: – 27 Bluett Crescent, Turvey Park

4 PLANNING CONTROLS

- This proposal is permissible LEP zone **R1 General Residential use**.
- The proposal is consistent with R1 objectives.
- The proposal is in accordance with the Wagga Wagga DCP 2010
- The proposal design is in accordance the BCA.

5 CONTEXT & SETTING

- The development will not be prominent in the surrounding area.
- Changes to the roofline are to the rear with a new dutch gable visible from the street.
- The new outdoor are and laundry are to the rear of the existing residence and will not be visible from Bluett Crescent.
- It will not be out of character with the surrounding area and will complement the existing residence in style.
- The new upgrade to the porch, vehicle crossover & driveway will enhance the street appeal.

6 PRIVACY, VIEWS AND OVERSHADOWING

- The new additions are to the rear of the residence and will not adversely affect privacy, views or overshadowing to the adjoining residences.

7 ACCESS, TRAFFIC AND UTILITIES

- Legal and practical access is available to the site. Ample off street parking will be available on the new driveway.
- Electricity, water, gas, sewer and telecommunications are already connected to the site.
- The development will not increase local traffic movement.

8 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 contamination will occur during construction.
- The development is environmentally sustainable.
- No indigenous artefacts or relics are expected to be disturbed by this development.

9 FLORA AND FAUNA IMPACTS

- The existing garden will be professionally redesigned with new landscaping installed following these building works.
- The development will not impact on threatened species or native habitat.

10 WASTE AND STORMWATER DISPOSAL

- Stormwater from the new additions will be connected to the existing stormwater system which is disposed to the kerb. The existing kerb pipe outlet will be upgraded with the new vehicle crossover.
- Plumbing fixtures will be reconfigured during these works and will be connected to the existing sewer system.
- The development will not result in any hazardous waste disposal.

11 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.

12 OTHER RELEVANT MATTERS

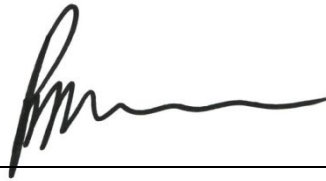
- This development is minor in nature and will have a positive impact on the surrounding area.

13 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 Sylvia Lim.

Applicants Signature:



Date: 16/03/2020