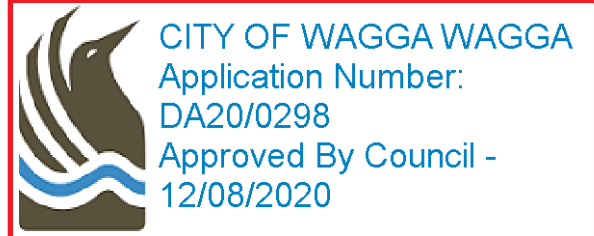


Statement Of Environmental Effects

FOR: P.A. Hurst Building Contractors Pty Ltd
RE: Lot 334, 84 Paradise Drive & 1 Edgar Place Gobbagombalin
DP: 1253859
Date: 08/07/2020



3.1 – Description of Development

Two separate 3-Bedroom Units each with their own two car garage and under roofline alfresco. Both will be brick veneer with Colorbond roof. The two proposed units will be owner-occupied residential dwellings. This lot will be subdivided and community titled (see plans for subdivision details). No demolition will be required as this lot is vacant land.

3.2 – Description of Site

Lot 334 is currently a vacant, standard residential lot that is fully serviced. The block is rectangle in shape and has minimal native grass/weeds growing on the block. At present the site has roughly 1m in slope.

3.3 – Planning Controls

The proposed dwellings are in the permissible zone and is consistent with zone objectives. Our proposal is also in accordance with all relevant development control plans. We contacted town planner Sam Robins prior to submitting our development application to ensure our proposal met the requirements. Please see attached email correspondence from Sam in regards to complying with the POS.

3.4 – Site Suitability

This lot has previously been developed into a residential lot along with the surrounding lots in Gobbagombalin. The previous use of this lot was vacant land. This lot has minimal fall of roughly 1m and isn't affected by natural hazards i.e. isn't subject to flooding or considered bush fire prone land. The surrounding area is made up of vacant lots and residential dwellings. There are no significant heritage matters.

There is minimal native vegetation on the site made up of grasses and weeds. No fauna habitats, land formations or streams exist on the site. The lot has power, water, sewer, gas and NBN services readily available.



The lot is located in the suburb of Gobbagombalin and is located 3km from Charles Sturt University and 6km from Wagga's main street. There is a day care facility located in the suburb, and a high school and primary school (in the works) located one suburb over.

The proposed development is consistent with the surrounding street scape and suburb, and will not be visually prominent for that area. The site and each unit lot will be approximately cut and filled equally to ensure continuity of the street scape. The proposed development is also consistent with the zone objectives for that suburb, and is in accordance with all relevant control plans.

The proposed development will not result in any privacy issues between adjoining properties. The placement of windows and alfrescos was considered in regards to privacy when designing the dwellings. The proposed development will also not result in any overshadowing, view impairments or acoustic issues between the adjoining properties. Security and crime prevention has been addressed in the design of the dwellings.

3.5 – Present and Previous Uses

The site is presently used as vacant residential land as part of the Stage 3 development of Gobbagombalin. The surrounding land is currently made up of vacant residential land and new residential dwellings. The previous use of the site was simply vacant land, and what not used for any contaminating activities to my knowledge.

3.6 – Operation and Management

Not applicable – proposed residential dwellings.

3.7 – Social Impact

The proposed dwellings will not have any economic or social consequences for the area. The development will increase local traffic movements by 2-4 vehicles. No additional access points to the road network will be required. Vehicle manoeuvring and onsite parking has been addressed in the design, and access can be gained to the separate dwellings via council roads from opposing boundaries.

Services such as power, sewer and telecommunications are readily available on the lot and have been designed in the initial development of the suburb to meet the predicted demand.



The proposed development will provide greater choice in the market/area with only 3 bedrooms as it has a significantly smaller footprint. This development will also be far greater aesthetically appealing, opposed to a single dwelling, as it won't have Colorbond fencing running the full length of one side.

The proposed development will also be potentially safer to the occupants rather than a single dwelling as they will have neighbours on both sides. Which eliminates potential security and safety issues as people cannot access the property from all sides/jump the fence on the side of the property.

3.8 – Economic Impacts

The proposed dwellings will not have any economic or social consequences for the area.

3.9 – Pedestrian and Vehicle Movements

The site will be fairly flat once excavated and is only a single storey which will create easy access for residents and visitors. Vehicles, pedestrians and cyclists can all access the site through the use of council roads. No additional access points to the road network will be required. The proposed development addresses parking with the inclusion of a 2 car garage for each dwelling. The driveway will also be concreted to provide additional parking for temporary visitors.

The street already has street lights installed as a part of the initial development. The development will increase local traffic movements by 2-4 vehicles.

3.10 – Privacy, Views & Overshadowing

Visual privacy has been addressed in the design of the dwellings through the placement of windows in regards to adjacent dwellings. The design has eliminated any privacy impairments and views into the private yards of neighbouring/adjoining dwellings. Colorbond fences will be installed which will aid in privacy.

Outdoor areas have been located and designed to have minimal acoustic impact on adjoining properties. The proposed dwellings and garages have been set back from council roads, and the location of air conditioners and bedroom and living room windows has been addressed in the design to minimise/eliminate acoustic issues.



The proposed development will not impact views enjoyed from adjoining or nearby properties.

The proposed development will not result in the overshadowing of adjoining properties and will therefore no result in an adverse impact of solar access. There is also no impact of overshadowing of adjoining properties at this stage as they haven't been built yet.

3.11 – Air and Noise

The only air pollution that will occur during the development will be dust that is generated from the excavation of the block, that is normal with residential construction. No other form air pollution (e.g. odour, fumes or smoke) exist or are proposed with this development.

Existing noise sources nearby the lot are two main roads, Old Narrandera Road and Pine Gully Road. Pine Gully Road is used by residential cars, CSU employees and heavy vehicles needed in the development of residential construction. Old Narrandera Road is used by residential vehicle and heavy vehicles used on farms.

There will be no noise impacts above background noise levels at these properties and there are no proposed swimming pools etc. The dwellings will be constructed out of brick veneer and will have R2.0 Wall and R3.5 Insulation installed that acts as a noise barrier.

Noise during construction will be that of normal residential construction e.g. power tools and bobcats. Construction work will only take place between the allowed times on weekdays whilst adhering to noise restrictions. If any surrounding homes are occupied during construction, residents will be notified of the development and every effort will be made to not disrupt them.

3.12 – Soil and Water

Stormwater from the roof and hard standing will be disposed of through the council drainage system. Storm water pits will be installed around the dwellings in areas that have been identified as potential pooling areas. The stormwater run off will not affect neighbouring properties. No rainwater tanks are being installed at this property. A diagram of the stormwater line has been included on the plans submitted with this development application.

Effluent will be disposed of via the Council's sewerage system. No liquid trade water will be discharged to the Council's sewer. Site runoff will be controlled with sediment controls and will not temporarily or permanently affect groundwater conditions in the area.

Silt fences or equivalent, will be set up on the lot prior to construction commencing. This will ensure sediment is controlled and doesn't impact neighbouring properties. Stormwater run off will be diverted to council curb side stormwater pits using pipes or equivalent methods to ensure there is no adverse impact on neighbouring residents.

3.13 – Energy Efficiency

A BASIX Certificate was supplied with the Development Application, for each dwelling, showing that the proposed dwellings meet the required energy efficiency.

3.14 – Waste

The proposed development will not result in any hazardous waste or other waste disposal issues. The proposed waste storage area during construction have been outlined on the plans submitted with the development application. Waste will be collected from the site from local waste collectors who will then dispose of the waste safely and accordingly. Once construction as complete the owners will use the local council waste separation program and bin collection.

3.15 – Fire Safety and Other Building Upgrades

Not applicable.

3.16 – Demolition Management

Not applicable.

3.17 – Landscaping

There are no trees located on this lot. Therefore, no trees are to be retained or removed. Both dwellings are to be landscaped using indigenous or low water use species of vegetation. The plan submitted with the development application and BASIX certificates outline the amount of area to be landscaped.

Yours faithfully,



Peter Hurst
Director
Hurst Homes