

STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 3rd March 2023
Owner: DeJong Homes
Address: No. 21 Bennelong Crescent
Lot: 8909
D.P. 1262050
Suburb: Lloyd
Area of Allotment: 902.70 m²
Prepared by: BCM Design Centre Pty Ltd

DESCRIPTION OF DEVELOPMENT

This statement is part of an application to construct a new residence.
This residence is a single storey structure and has 4 bedrooms with a double garage.
Construction will be timber framed with weatherboard cladding to the whole house.
The residence will have a concrete slab to the floor & the roof is to be sheeted with colorbond corrugated iron.

DESCRIPTION OF SITE

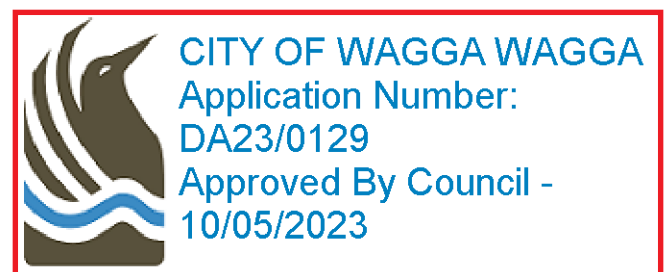
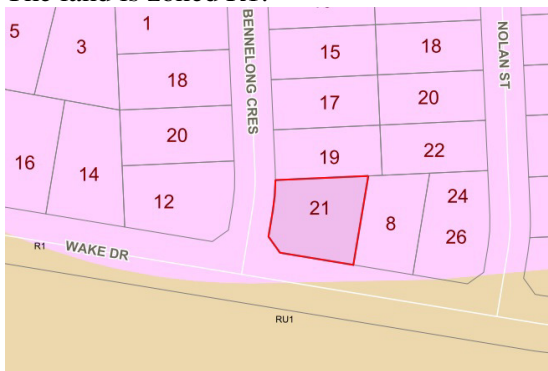
The allotment is currently a vacant site on the corner of Bennelong Crescent & Wake Drive.
The allotment is part of the staged development of residential land at Lloyd.
The block on the north side has an existing single dwelling on it. The block to the east was vacant at the time levels were taken.
The front of the allotment faces west and is pretty much flat as all the earthworks and retaining walls have all already been approved and completed as part of the land developer's application.
There is an easement running along the left side of the block.
The allotment is clear of trees and shrubs.
The lot is not in a flood zone.
The land is not mapped as bushfire prone land.

PLANNING CONTROLS

Relevant controls to this site include:

- Wagga Wagga Local Environmental Plan (LEP) 2010
- Wagga Wagga Development Control Plan (DCP) 2010 -

The land is zoned R1.



The building fits within the DCP controls and has addressed both street frontages.
Note the elevation from Wake St will be minimal as the block is set down about 2m from the actual road.

SITE SUITABILITY

Allotment is within an approved staged residential sub-division.

PRESENT AND PREVIOUS USE

Prior to sub-division the area would have been used for rural purposes.

SOCIAL IMPACT

Release of this land provides much sort after blocks in a growing suburb.

ECONOMIC IMPACT

Development of this site will provide employment for local trades people and benefit local suppliers of building materials and furnishings.

PEDESTRIAN & VEHICLE MOVEMENTS

Easy pedestrian and vehicle access will be provided to the site.

PRIVACY/VIEWS & OVERSHADOWING

This development will have minimal effect on any neighbouring developments as the residence is single storey and cut well into the site.

Due to the residences low impact appearance will make sure the residence will not impede on any surrounding neighbours views

This development will not create any overshadowing problems to current or future development.

SOIL AND WATER

Site levelling is not required as it has already been completed by the developer. Any remaining soil from the excavation and footings will be taken to a registered land fill site.

All sewer will be collected and piped to the sewer spur at the front of the allotment.

All stormwater will be collected and piped to the kerb & gutter.

Sediment control measures to council regulations will be in place during construction.

ENERGY EFFICIENCY

The residence has been designed to allow morning sun from the east & north to penetrate the main living areas, and then be sheltered in the afternoon from the hot western sun. The alfresco will also receive good amounts of north sunlight in winter. The design complies with the State Government Energy Efficiency requirements and 'BASIX' Certificate is supplied.

LANDSCAPING

There are no shrubs or trees existing on the site.

The extent of landscaping is based on the amounts set by council for the 80:20 impervious/pervious amounts. The 'BASIX' Certificate also reflects this amount. These areas are indicated on the site plan.

The SEE has been prepared by BCM Design Pty Ltd