

## STATEMENT OF ENVIRONMENTAL EFFECTS

### **APPLICANT DETAILS:**

**Applicant:** Shanco Pty Ltd

**Lot and DP No:** Lot 265 DP 1241373

**Street No:** Units 1 and 2 – 57 Ross Parkway, Gobbagombalin

**Locality:** Wagga Wagga

### **DESCRIPTION OF SITE:**

#### **Description:**

The site is sloping down to the south/west with grassy vegetation

#### **Present and Previous Site Uses:**

Previous use – Farming

Present use – Vacant sub – divided land

#### **Natural Site Hazards:**

There are no natural site hazards on this site. There is no flooding or inundation risk

#### **Other Existing Constraints on Site:**

- Easement to the north/west boundary for multi purpose electrical
- Easement to the south/west boundary to drain sewer and water

#### **Types of Land Use and Development Existing on Surrounding Land:**

Residential

#### **Planning Controls:**

This proposal is permissible in the zone, is consistent with the zone objectives and is in accordance with the relevant development control plan

#### **Front Set Back:**

Reduced front set back will be consistent with the character of the street and would be generally allowed under exempt and complying code

#### **Context and Setting:**

The proposed development will be visually prominent in the surrounding area but will be consistent with the existing streetscape and surrounding land uses. It will not be out of character with the surrounding area

**Privacy, Views and Overshadowing:**

The proposed development will not result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas or private open space

Any overshadowing of adjoining properties will not have any adverse impact on solar access

There will be no acoustic issues from outdoor areas, vehicular movements, air conditioners and pumps etc

There will be no obstruction of views

**Access, Traffic and Utilities:**

Access to the proposed development is legal and practical

The proposed development will increase the local traffic by approximately 4 cars

There are no additional access points to a road network required

Vehicle manoeuvring and onsite parking has been addressed by designing individual driveways to each unit entering from the street with off-street parking available in front of the double garage

Power, water, electricity, gas, sewer and telecommunication services are readily available to the site

**Environmental Impacts**

This proposed development is not likely to result in any form of air pollution, soil contamination or noise impacts

This development does not involve any significant excavation or filling

The proposed development would have minor sediment run-off during the construction period but this will be alleviated by installing sediment barriers. There will not be any significant erosion issues

This development is considered to be environmentally sustainable as per attached BASIX Certificate

This development is not in a heritage area nor will it have any impact on any heritage item or item of cultural significance

This development is not likely to disturb any aboriginal artefacts or relics

**Flora and Fauna Impacts:**

The proposed development will not result in the removal of any native vegetation or impact on any threatened species or native habitat

**Waste and Stormwater Disposal:**

All effluent will be disposed of via sewer

The proposed development will not result in any hazardous waste or other waste disposal issues

All stormwater from the roof and hard standing areas will be disposed of via the Council Drainage System

Rainwater tanks are not proposed for this development

All potential overland stormwater risks have been considered in the design of the proposed development

**Social and Economic Impacts**

The proposed development will not have any economic or social consequences in the area

This proposal has not addressed any safety, security or crime prevention issues

**Applicant Declaration:**

I declare that to the best of my knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I acknowledge that the development application may be returned to me if information is found to be missing or inadequate

**Signed:**



**Shane Cox**

**Date:** 24-4-2023