

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Owner : Z & S Dunstall**

**Lot: 23**

**DP: 29976**

**Address : No. 17 Benedict Ave, San Isadore, 2650**

**AREA OF ALLOTMENT: 22700 sq.m**

**Designer : Brad Merrett – BCM Design Centre Pty. Ltd.**

**Date : 1-5-2023**

## **DESCRIPTION OF DEVELOPMENT**

This development involves the construction of a new pre-manufactured colorbond shed which will be located well behind the existing home.

The shed is 22m long by 9m deep. A toilet/shr room will be installed at the rear of this shed.

## **DESCRIPTION OF SITE**

The allotment has an existing single dwelling and located in a R5 sub-division at San Isadore.

The land is very flat where the shed is going, with the land to the south sloping away from the shed.

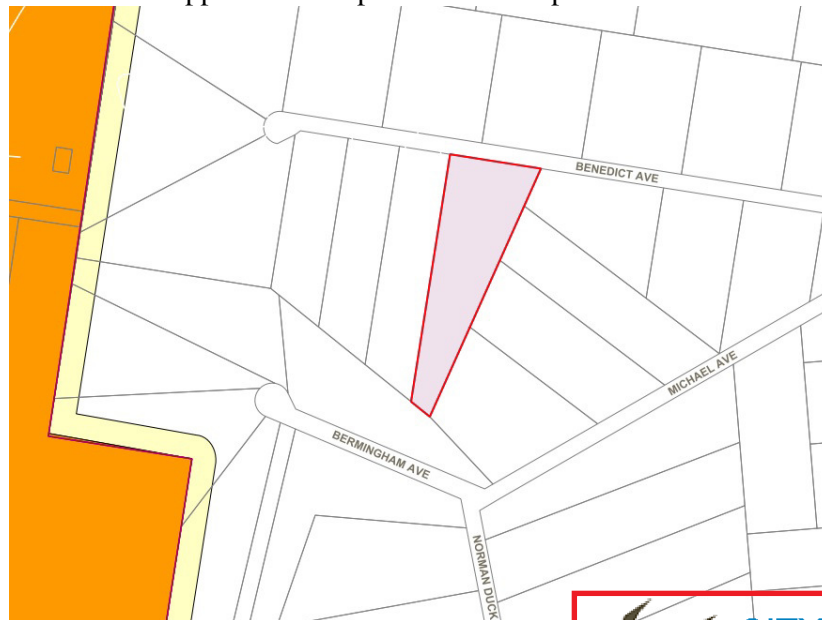
It is located in a rural residential area on a large block of 22700sq.m.

The blocks on either side have single dwellings on them.

There are no easements on the block

There are many exiting trees and some garden areas. Shrubs line both boundaries.

This lot is not in council's mapped bushfire prone land. See pic below.



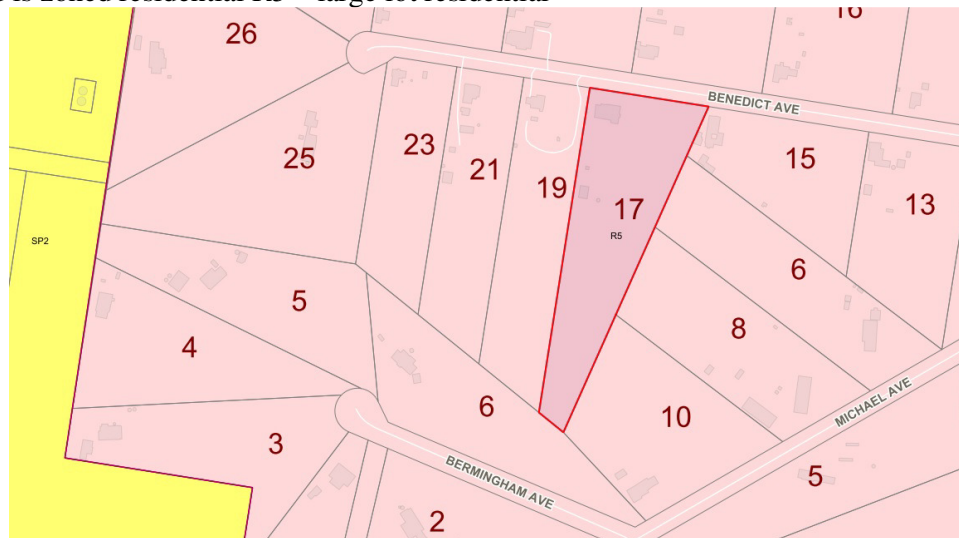
The lot is not in a flood zone.



**CITY OF WAGGA WAGGA**  
Application Number:  
**DA23/0256**  
Approved By Council -  
**03/08/2023**

## **PLANNING CONTROLS**

The land is zoned residential R5 – large lot residential



The development is affected by both the Wagga Wagga Local Environmental Plan 2010 & the Wagga Wagga Development Control Plan 2010.

This development falls within all council controls

## **SITE SUITABILITY**

The new owners of the land are planning to give the site a much-needed makeover after years of neglect. The first part of this is to provide the owners with secure storage areas for their vehicles and other belongings. Most acreage blocks have large sheds so this is not out of character in the area or zone.

## **PRESENT AND PREVIOUS USE**

The block has been a rural residential building for a long time, and the remaining land would have been used for stock grazing. The site will still be used for similar purposes. The site to my knowledge is not contaminated in any way.

## **SOCIAL IMPACT**

Secure storage of items prevents prying eyes and can reduce the occurrence of opportunistic crime. If equipment is just laying around everywhere it can encourage some to want to take a closer look.

## **ECONOMIC IMPACT**

The development will provide employment for a local tradesman. The amount of material and equipment required will be of benefit to local businesses.

## **PEDESTRIAN AND VEHICLE MOVEMENTS**

The extra traffic associated with this development will be zero. It will allow the occupants to secure their many belongings.

All vehicles will still enter & leave in a forward direction.

## **PRIVACY/VIEWS AND OVERSHADING**

### **Visual Privacy**

Any visual impact will be very minimal. The closest residence has numerous trees and its own sheds which would prevent views in this direction.

### **Acoustic Privacy**

Due to the distances apart, size of the blocks, acoustics will not be an issue.

### **Views**

This development will not impede any existing or future developments views. Being a very established area, most surrounding properties including this one has a lot off vegetation around them which helps to make each property quite private and prevents views over the surrounding area.

### **Overshadowing**

N/A

## **SOIL AND WATER**

Minimal groundworks will be required for this shed

### **Soil Erosion Control**

The site has existing groundcover vegetation which will help reduce erosion. The part of the site to be cleared and excavated will have sediment control fences installed to Council regulations.

### **Storm water**

Storm water will be collected and piped to the lower area to the south of the shed.

### **Sewer**

Sewer will be piped from the shed to a new small septic system

**This SEE has been prepared by Brad Merrett , BCM Design Centre Pty Ltd  
2/5/2023**