



Minor revision 24/8/2023 PAN – 364328

Statement of Environmental Effects (SEE)

Date; 15/9/2022

Project Address: 4 Bowen place Wagga
Lot number 180/ DP 705940

Client: The Building Supply Company

Council; Wagga Wagga City Council

Introduction

The following SEE has been prepared in support of a DA application for the placement of 2 x 3-bedroom masonry built modular units at 4 Bowen place Tolland.

The proposed application is to build 1 x 3 bedroom unit and 1 x 2 bedroom unit of higher quality performing building and increase housing supply to the broader community. The construction of the build is under a section 68AA manufactured home.

This project is a community title submission with future expansion possible to use the proposed laneway to be closed off in the future as per Council and police departments want .

The application has 3 lots identified.

Applicant and Land ownership:

The Applicant is The Building Supply Company, and the site landowner is The Building Supply Company.

Subject site:

The subject land known as 4 Bowen place Wagga.

Site is cleared and has had no previous construction placed on the site.

Development Description:

To make use of land area for the proposal to incorporate 1 x 3 bedroom stand-alone detached Unit and 1 x 2 bedroom unit at the rear of the lot to assist in accommodation for general housing. In line with the upgrade of the Tolland precinct.

The build will consist of modular transportable masonry structures, fireproof with high thermal and acoustic values. Will achieve Naters ratings of 6.7 stars.

Site Analysis

Description of site

The site subject is located on the end of a cul-de-sac southern side backing onto the road reserve of Redhill Road and opposite Jubilee park.

Pre-dominantly the units will have a North to Nth Easterly orientation.

The entrances and front rooms will have Eastley and Northerly aspects with living spaces at rear facing North west and west.

The site is relatively flat in the building envelope for both the house.

There are no easements within the confines of the site.

The block naturally drains from the Rear to front, the modular being 400mm off the ground on screw piles sewer, and storm water are easily accommodated for.

Site Hazards:

There are no other known hazards on the site not subject to flooding or bushfire.

Surrounding Land:

There are existing housing to western boundary and currently a lane way open to the east of the block giving access to Redhill road the block is fenced on the eastern side .

Planning Controls

Permissibility

The subject site is zoned R1residential. The proposal is for a 1x 3 bedroom units and 1 x 2 bedroom unit detached .

The land area is 847m2 and permissible under the WWCC DCP and NSW planning act for two dwellings to meet the minimum 375m2 per unit site area.

DCP Controls:

The minimum setback for the front building will be 6.0m from boundary and in line of site from existing residence .

As described above we are aiming at making best use of lot 180 and future use of closed of laneway to increase housing supply in the future.

Consideration was given for the driveway widths to accommodate a shared driveway.

All other DCP requirements have been complied with under the Section 68AA manufactured homes compliance.

Site area compliances of 50% of lot entitlement for living areas complies with DCP requirement of 50% land -50% living space and below lot 3 and lot 2.

Communal area is larger than normal due to the future allowance for the stage 2 project on acquiring laneway block with a third unit sharing the site which will balance up the lot 1 after modification and additional DA is presented for stage 2.

Context and Setting

We have provided a number of façades finishes to the front elevation from the street to utilize different materials and colours.

We will provide continuous plantings running parallel with front elevations to soften the building line for street appeal.

Plantings along Northern boundary will also provide for screening.

Green spaces to both units will comply with the code.

The 2 units will have a covered carport and house will have space for a third carpark at rear of carport if required.

Existing Streetscape/Character and amenity of surrounding area

The unit designs will enhance the street appeal with the modern design and landscape front yards and driveway entrances.

Make use of vacant land for higher densities to comply with NSW Governments pathways for affordable housing.

Privacy, Views and Overshadowing:

There is no overshadowing as these are single level builds.

The build process of the units being full masonry also has lower transfer of noise from inside to outside with full masonry walls and roofs and addition fly over roof of Kingspan panels makes the unit extremely low in sound control of STC rating of 50 is expected for walls and roofs of up to STC rw of 50.

Views

The views from adjoining owners will not be impacted.

ACCESS, Traffic, Utilities

The driveway will be positioned in its original position so there will be no change to access and egress.

Maximum number of carpark spaces will be 3 with each unit having a single carport with roller door front.

We anticipate only minor increases of traffic to the residential site and not impact on general residential traffic.

Utilities

Existing facilities will service the dual occupancy site Power /water /sewer /gas.

Environmental Impacts

Air pollution

No Adverse effects on air quality 70% of the build will be off site and with limited excavation dust is also reduced.

Water pollution

All sewer will be connected to Council Sewer mains
Storm water will be directed to existing storm water relief points at rear of block.

Noise Impact

Apart from minor construction noise over a short period 4-6 weeks and working under Wagga city councils working hours on construction sites there will be no long-term effects.

Excavation and fill

Our build type uses Screw piling for footings/foundations and does not require excavation for footings/slabs.
There is no disturbance to the soil apart from electrical trenching and sewer/plumbing.
ON this site the concrete driveway will have minimal excavation as the house sits above the ground by 300-400mm we are not constrained by run off or redirected water into buildings.

Erosion and Sediment run -off

With no excavation for footings and slabs there is no erosion or run off in storm conditions to contaminate or fill storm water with silt and soil erosion.

Soil Contamination:

There is no exposure to soil contamination.

Environmental Sustainability

Our build method has extremely low impact on the environment, being a manufactured home, we can relocate the house to other sites, unscrew the Katana screw piles and re-use. The only on-site clearance work required would be removal of sewer / storm water and electrical as far as residual effects go.

Our products use only 30% of energy to produce the AAC products ((Hebel) for walls floor and roof compared to concrete, clay bricks and concrete blocks.

Heritage:

The site is not subject to a heritage order.

Aboriginal Artefacts and Relics

The development proposal is unlikely to disturb any aboriginal artefacts or relics.

If any Aboriginal objects are found, work will be stopped, and relevant authorities will be informed.

Flora and Fauna Impacts

Removal of vegetation

We will replant 4 new trees on the site as part of the landscape plan away from the sewer easements, along with medium native shrubs and hedging plants to the front streetscape of low water usage.

Threatened Species and Native habitants.

The development proposal will not result in any impact on threatened species or native habitants.

Waste and Stormwater Disposal

Effluent will be disposed of too council Sewer.

No liquid wastes.

Trade waste / Demolition

Will be minimized as 70% built off site, cardboard will be recycled to council tip, other trade waste will be sought and disposed of thru Wagga city council tip.

As the build process uses manufactured panels to site sizing there is very little waste.

The waste from cutting openings into pods for windows will be used for front and rear steps.

Waste from smaller wall opening will be cut for reselling as large Hebel blocks.

Stormwater:

Stormwater will be disposed of via Council storm water reticulation system.

Rainwater Tanks

This development does not have rainwater tanks proposed.

Overland Stormwater

There is little change to overland flow paths and building will not have an impact of flow of water to neighbouring properties.

Social and Economic Impacts

The development will have positive impacts on the economic and social consequences for the Wagga community, we plan to engage as many local aboriginal contractor bases as possible and have had discussions with an Wagga trades in engaging Aboriginal trades to assist in the installation .and employing and developing aboriginal trades people and young people in the project

Safety and Security

The sites will be fenced off at the front of the block whilst construction is underway and the rear of the allotment.

Other Relevant matters

None to list

Conclusion

This development is designed to increase housing supply in a demanding market with speed of construction and robust and solid housing over a long term, being of interest to all parties.

Yours faithfully

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