

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Date:** 7-12-22  
**Address:** No. 29a & 29b Bolton Street  
**Lot:** 15  
**D.P.** 2004  
**Suburb:** Junee 2663  
**Area of Allotment:** 1011.62 m<sup>2</sup>  
**Prepared by:** BCM Design Centre Pty Ltd

## DESCRIPTION OF DEVELOPMENT

This statement is part of an application to create a new Neighbourhood Sub-division and construct a new 3brm residence.

The new residence will be single storey, with weatherboard cladding to all external walls, & the floor will be a concrete raft slab. Roof is to be sheeted with Colorbond corrugated iron. The residence has three bedrooms, and a double garage.

An existing garage is to be removed and a new double carport to be constructed for the existing dwellings.

An optional parking bay is also located in the front setback if council would like additional parking areas.

A new driveway to service all units is to be constructed. All units can enter via Bolton and leave via Loftus Lane.

## DESCRIPTION OF SITE

The land is zoned RU5 – Village.

The site is located on the western side of Bolton St about ½ way between Orr & Cox Streets.



Constructed on the site is an existing 2 x 2 brm single storey brick units, with a single garage to the unit on the northern side.



The site is within a fully developed residential area and has single dwellings to each side.

Vehicle access is currently off Bolton St.

There are no easements on the block.

The block is not flood or bushfire affected.

## **PLANNING CONTROLS**

Relevant controls to this site include:

- \* Junee Local Environmental Plan (LEP) 2012
- \* Junee Development Control Plan (DCP) 2021

The land is zoned RU5 - Village.

It is felt that all development controls have been met by this application.

## **SITE SUITABILITY**

Allotment is within a well-established residential area and will provide extra accommodation in a popular area not far from the centre of town

## **PRESENT AND PREVIOUS USE**

The current and is as a dual occupancy, and has been that way for some time.

## **SOCIAL IMPACT**

Provision of an additional residence will make good use of the large allotment in an area growing in popularity, due to its location.

There is a shortage of rental accommodation in the local area so this can only help in meeting the community's demand.

## **ECONOMIC IMPACT**

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

## **PEDESTRIAN & VEHICLE MOVEMENTS**

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

All vehicles will enter and leave in a forward direction. Vehicles can enter in from Bolton St and leave via the rear lane.

## **PRIVACY/VIEWS & OVERSHADOWING**

This development is sited away from all boundaries and is well isolated from all surrounding residences.

Due of the single storey construction it will have minimal effect on any neighbouring properties.

Views are minimal to the residence and its low impact appearance will make sure the residence will not impede on any surrounding neighbours views

This development will not create any over shadowing problems to any existing development.

## **SOIL AND WATER**

Site cut & fill has been equalised over the site with approx. 600mm fill and 600mm cut to provide a level site for the new residence.

Stormwater system will be collected and piped to the rear lane.

Sewer will be connected and run to the rear sewer spur, confirm location on-site.

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

## **ENERGY EFFICIENCY**

The residence has been designed to allow Northern sun into the main living area.

Double glazing has been provided throughout & all walls and ceilings have good insulation.

The design complies with the State Government Energy Efficiency requirements and a 'BASIX' Certificate is supplied.

## **LANDSCAPING**

New landscaping as per the plans will be provided about the new residence. Any other landscaped area which is disturbed by this development will be reinstated.

## **DEMOLITION**

Demolition will include removal of the existing brick/steel carport.

Along with the associated carport concrete area & existing driveway will all be removed.

Materials will be kept separated, reused where possible. All waste will be taken to a recycling and/or waste disposal site.