

7th March 2023

Department of Environment and Planning
Hilltops Council
Boorowa St Young NSW 2594

Statement of Environmental Effects

To Whom It May Concern,

In regards to the proposed development at Lot 4 DP 737239 (59 Red Hill Rd, Young NSW 2594), the following statement of environmental effects applies.

1) Site Suitability

The proposed development is to be built on RU4 zoned primary production small lot land with similar dwellings, of varying sizes and age, constructed of similar materials in the locality. It will be within the same proximity to recreational areas, shopping areas and other community services as these existing premises.

The land is not identified to be at risk of flooding with available resources

A search of the Rural Fire Service bushfire site undertaken 7/3/2022 identified the block of land as not being located in bushfire prone land.

2) Current and previous use of land

The land for the proposed development is vacant RU4 small lot Primary Production zoned land. The lot is undergoing subdivision under a separate application concurrently.

All adjoining blocks are also zoned RU4 Primary Production, R1 residential, and SP2 waste/resource management/admin building

3) Operational details

Development is to be constructed within normal construction times as specified by Hilltops Council.

Development is to be constructed with new raw materials including colourbond steel, H2 treated pine, concrete slab, glass and aluminium windows

4) Access and Traffic

Additional traffic expected from completion of the proposed development is expected to be minimal and within the scope of the zoning.

5) Air and Noise

Completed development is expected to not contribute to noise or air disturbance to any degree greater than the surrounding buildings

Construction noise during development will be minimised by having frames and trusses constructed off-site, and ensuring construction occurs during the hours specified by Hilltops Council.

6) Visual Privacy

Consideration has been given to window placement to maximise view of the landscape and meet BASIX requirements. The proposed new dwelling is set back in accordance with Hilltops Council DCP Privacy between residences is not identified as a concern due to setbacks.

Living areas have window placements to view the developments own views

7) Acoustic Privacy

Bedrooms have been located away from living zones to the best design possible. External walls will be insulated to further minimise acoustic transference from proposed development to outside, and from outside to inside the proposed development.

8) Views

Construction of proposed development is not expected to overlook any existing property.

9) Overshadowing

The proposed development is setback sufficiently far away from boundaries and nearby residences to not expect any overshadowing to be an issue.

10) Soil and Water

Water supply is to be collected rainwater, with 3000L Basix certified water tank. Onsite effluent management will be compliant with advice from soil testing assessment. Surface water will follow the natural terrain towards existing runoff. Completed development will collect rainwater to be diverted to tank as per Basix. Erosion and sediment control will be managed by allowing return of natural grasses after completion of construction, and temporarily with hay bales and sediment control nets during construction.

11) Flora and Fauna

Minimal existing vegetation currently on the land expected to be impacted by the development.

12) Waste

Construction waste will be collected into builders' trailer or skip and disposed of by the builder periodically