

Statement of Environmental Effects



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Application Details

Applicant's Name:	Albury Demolitions Pty Ltd
Applicant's Email:	mel@alburydemolitions.com
Lot:	3 - 5A
DP:	
Assessment No:	
Street Name:	Third Street
Town/Village/Area:	Henty

Description of the Development

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc.

Demolition of single storey dilapidated residential dwelling at the front of the block.
All trees and vegetation to remain and be protected during demolition works.

Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Residential structure currently on site. However dwelling is vacant and in disrepair.
Flat site.
Adjacent to other flat and empty plots of land.
Overgrown with grasses.
Vegetation and trees are present on the site that will remain during demolition works.

Context and Setting

Will the development:	Be visually prominent in the surrounding area?: No
	Be inconsistent with the existing streetscape or Council's setback policies?: No

Be out of character with the surrounding area?: No

Comments

Application is for the demolition of the residential structure only. This will not impact on the surrounding sites.

Access/Traffic and Utilities

(Note 1 dwelling = approximately. 10 vehicle movements per day)

Is legal and practical access available to the development?: Yes

Will development increase local traffic movements / volumes? If yes, by how much?: No

Are additional access points to road network required?: No

Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only): No

Are power, water, electricity, sewer and telecommunications services readily available to the site?: No

Comments

All services have or will be abolished from site prior to demolition works commencing. Vehicle movements and road usage would be visited by the applicant undertaking any new development applications. Not Applicable to demolition.

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?: Yes

Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?: No

Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?: Yes

Does the development involve any significant excavation or filling?: No

Could the development involve any significant excavation or filling?: No

Is there any likelihood in the development resulting in soil contamination?: No

Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?: Yes

Is the development likely to disturb any aboriginal artefacts or relics?: No

Comments

Demolition activities are likely to result in some dust being created. Dust suppression activities (water) shall be utilised to minimise and reduce the dust created from standard demolition activities.

Demolition activities will not result in water pollution, the site is flat, vegetation will be protected where not directly attached to the building for demolition and there are no waterways nearby that could see debris washed into.

During mechanical demolition with machinery and trucks on site - addition noise will be added that is likely to be above background noise. However, it will be for a minimal period of time and there are no direct neighbours to the work area. Works will be kept to scheduled timeframes set forth within the DA.

As works are only taking place on the residential structure already in place there is no likelihood of exposing aboriginal artefacts or relics as

these would have been discovered when laying the foundations for the residential structure at its time of construction.

Flora and Fauna Impacts

For further information on threatened species, see

Will the development result in the removal of any native vegetation from the site?: No

Is the development likely to have any impact on threatened species or native habitat?: No

Comments

Natural Hazards

Is the development site subject to any of the following natural hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Bushfire Prone?: No

Landslip?: No

Flooding?: No

Comments

Waste Disposal

How will effluent be disposal of?

Will liquid trade waste be discharged to Council's sewer?

How will stormwater (from roof and hard standing) be disposed of?

Comments

Not applicable to Demolition activities.

Social and Economic Impacts

Will the proposal have any economic consequences in the area?: No

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?: No

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?: No

Comments

Operational and Management Details

Upload information - documents, photos and other information (Please note - The total size of all documents, photos and other information can NOT be more than 6MB. Please check your document size. Alternatively you can send additional documents, photos and other information to

Applicant's Signature

A handwritten signature in black ink, appearing to be 'K. J. Hume', written over a horizontal line.

Date

04/01/2024