Statement of Environmental effects

For

Address:

**Lot 111**

**DP 788677**

**90 BOMEN ROAD, CARTWRIGHTS HILL NSW 2650**

Date:

 **Dec 2023**

Prepared by:

Allana Duncan – Duncan Construct Pty Ltd



1. **Introduction**

This statement of environmental effects has been prepared by Allana Duncan to accompany a development application for an extension and renovation to an existing dwelling at 90 BOMEN ROAD, CARTWRIGHTS HILL NSW 2650. The application is being lodged by Allana Duncan, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Wagga Wagga Local Environmental Plan (2010), Wagga Wagga Development Control Plan (DCP) 2010 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This statement has been prepared having regard to the following documentation:

* Site plan – Fine Eye Designs
* Architectural plans – Fine Eye Designs
* Basix Certificate – Duncan Construct Pty Ltd
1. **Site description and analysis**
	1. **Site Characteristics**

The proposed development is within the Special Activation Precinct REZ zone, the block size is 2.37Ha with an existing single storey dwelling, 2 sheds and a pool.

The land has ample vegetation and not removal of trees Is not proposed.

* 1. **Surrounding development**

The area is within the Special Activation Precinct, with residential properties to the rear and side of the lot. The dwelling is located 50m from the front boundary which faces Bomen Road with the driveway coming from behind the dwelling.

* 1. **Existing Structures**

Demolition of part of the single storey dwelling is proposed, the shed and pool will remain.

1. **Details of proposal**

**3.1 Proposed works.**

Renovation and extension of the existing dwelling to create a modern 5 bedroom, 2 bathroom 2 living area family home. Existing bricks will be used with a mix of different external claddings. New colorbond roof fascia and gutter are proposed with double glazed windows and doors.

* 1. **Context and Setting**

The proposed dwelling is designed to be thermally efficient and will remain as the only dwelling on the property.

* 1. **Waste and Stormwater**

Waste will be connected to a proposed new Fuji Clean Australia septic system which will be located to the front right-hand side of the property.

Stormwater will be connected to proposed water tanks on the property with overflow to the paddock.

The proposed development will comply with WWCC’s Erosion and Sedimentation Control for building sites document.

1. **WWDCP 2010 Part B Section 2**

**2.1 Vehicle access and movements**

C1 – Complies – Access is from non-arterial road.

C2 – N/A

C3 – Complies – conditions allow vehicles to enter & leave in a forward direction.

C4 – Complies – adequate space for unloading of goods on site.

C5 – N/A – No concrete driveway proposed, existing dirt driveway to property.

C6 – Complies – Adequate site of existing driveway.

**2.2 Off-street parking**

C1 – Complies

C2 – Complies

C3 – N/A

C4 – N/A

C5 – N/A

C6 - N/A

C7 - N/A

C8 - N/A

C9 - N/A

C10 ­- N/A

C11 - N/A

* 1. **Landscaping**

C1 – N/A – Is a residential dwelling

C2 – Complies – Natural features are to be retained.

C3 – Complies – Already established.

C4 – Complies - Already established.

C5 – Complies - Already established.

C6 – Complies - Already established.

* 1. **Signage – DOES NOT APPLY TO PROPOSED DEVELOPMENT**
	2. **Safety and Security**

C1 – Complies – All private areas.

C2 – Complies – Front gate with driveway is identifiable from the arterial street.

C3 – Complies – No ‘blank’ walls proposed.

C4 – Complies – No blind corners using the existing dwelling location.

C5 – Complies – All entryways, driveways and car parks have sufficient lighting.

C6 – Complies – Existing established fencing and plants do not compromise safety.

C7 – N/A

C8 - N/A

* 1. **Erosion and Sediment Control Principles**

All Objectives met.

* 1. **Development adjoining open Space.**

C1 – Complies – No access across public open space.

C2 – Complies – No materials will be stored on public open space.

C3 – Complies – Design is compatible.

C4 – Complies – Existing landscaping established and does not encroach any public reserve.

**2.8 Development near high pressure-gas pipeline infrastructure – DOES NOT APPLY TO THIS PROPOSED DEVELOPMENT.**

1. **WWDCP 2010 Part D Section 9.2**

**9.2.1 Site Layout**

C1 – Complies – Existing features to remain.

C2 – Complies – Site layout designed to maximise use.

C3 – Complies – Designed well for solar orientation, living areas facing north.

C4 – Complies – Designed to effectively use cross ventilation.

**9.2.2 Streetscape**

C1 – Complies – Front elevation is set back 50m from front boundary and is the only residential property close.

C2 – Complies – Front fence does not exceed 1200mm.

C3 – Complies – All fences do not exceed 1800mm.

C4 – Complies – Majority of windows facing the street are that of habitable rooms.

**9.2.3 Corner lots and secondary facades**

C1 – N/A

C2 – N/A

C3 – N/A

**9.2.4 Sloping Sites**

C1 – Complies – Suspending floor designed for extension due to the sloping site.

**9.3.1 Site Area per Dwelling – N/A as site is 2.37HA**

C1 – N/A

C2 – N/A

C3 – N/A

**9.3.2 Site Cover**

C1 – Complies – Meets site coverage requirements.

**9.3.3 R3 Zones – Minimum frontage – DOES NOT APPLY TO THIS PROPOSED DEVELOPMENT**

**9.3.4 Solar Access**

C1 – Complies – No habitable areas used to provide insulation from western sun.

C2 – Complies – Living areas facing north.

C3 – Complies – Adequate sunlight to living spaces.

C4 – N/A

C5 – N/A

C6 – N/A

C7 – N/A

C8 – Complies – No overshadowing will occur.

**9.3.5 Private Open Space**

C1 – Complies - Over 24m2 of alfresco & Patio proposed.

C2 – Complies - Alfresco to have one end enclosed and the rest is to remain open.

C3 – Complies – No privacy issues with no neighboring properties close.

C4 – N/A

**9.3.6 Front Setbacks**

C1 – N/A – 50m setback

C2 – N/A

C3 – Complies – No garage facing public road.

**9.3.7 Side and rear setbacks**

C1 – N/A

C2 – N/A – Existing building

**9.4.1 Building elements**

C1 – Complies – Alfresco & landing used to link internal & external.

C2 – Complies – Front alfresco created sheltered & visible entry.

C3 – Complies – All Ancillary components are not clearly visible from the street.

C4 – N/A

C5 – N/A

**9.4.2 Materials and finishes**

C1 – Complies – Mix of finishes proposed to maximise the energy efficiency element of the home and utilize the existing finishes.

C2 – Complies – No unbroken expanses of a single material is being used.

C3 – Complies – No highly reflective or glossy materials are being used.

C4 – Complies – Contrasting materials will be used with this design.

C5 – N/A

C6 – N/A

**9.4.3 Privacy**

C1 – N/A – No privacy issues, no other developments close.

C2 – N/A

C3 – N/A

**9.4.4 Garages, carports, sheds and driveways**

C1 – N/A – Existing car port, no new garage proposed with dwelling.

C2 – N/A –

C3 – N/A -

C4 – N/A

C5 – N/A

C6 – N/A

C7 – N/A

**9.4.5 Site Facilities**

C1 – N/A – existing infrastructure.

C2 – N/A

C3 – Complies – Existing mailbox visible from arterial road.

C4 – Complies – No garage areas visible from the street.

C5 – Complies – Clothesline provided not in view of the street.

**9.4.6 Changing the landform – cut and fill**

C1 – Complies – No excavation close to the boundary.

C2 – Complies – No fill to be used.

C3 – Complies – No retaining walls proposed, natural sloping of ground and existing retaining walls.

C4 – Complies – No retaining walls proposed.

C5 – Complies – No cut of fill taking place within easements.

C6 – N/A

C7 – N/A

C8 – N/A

C9 – Complies – No fill to be used.

C10 – Complies – No cut and fill outside building envelopment.

C11 – Complies – Adequate drainage to direct water away from batters, stormwater runoff to be redirected to empty paddock.

C12 – Complies – No adjoining properties.