Statement of Environmental Effects – 29-31 Urana Street Proposed Change of Use – Residential Shed to Home Mechanic Business

Site suitability

* There are no new constraints on the site relating to flooding, slopes bushfire or subsidence.
* The site is located approximately 1.3 km from local supermarket and shops, 1.1km from local school, 700m & 1 km from local playgrounds and adjacent streets.
* There are no foreseen compatibility issues arising from the change of use of the existing shed.
* There are no foreseen issues with local planning objectives.
* The existing shed is approx. 15m x 11m , currently situated on a 2023m block.
* The building was erected in approx. 2023.

Current and previous uses

* Site is currently used to store some personal affects and gardening equipment.
* Site began this type of use in approx. 2023 April.
* The adjoining allotments include a vacant residential allotment and an existing dwelling.
* To our knowledge there is no current or potential contamination on the site.

Operational Details

* The business is to perform repairs to automotive vehicles.
* There is currently a council maintained lane adjacent to the business to facilitate pedestrians and cyclists as well as existing pathways in the streets surrounding the business.
* There is currently vehicle access Via Yerong street and Bretton Street.
* On site parking is via laneway into building or on the owners property driveway and ownership of the vacant land (25-27 Urana street, The Rock), it is proposed that no more than 4-8 vehicles will frequent the facility at any given time

Air and Noise

* Air and noise will be mitigated by use of a “silent air compressor” for tyre pressure inflation. Noise levels will be reduced by way of closing roller doors when loud works are required as well as keeping the business hours to no earlier than 8am and no later than 5pm Mon-Fri.
* If works are required outside of these hours it will be not without consultation of adjacent homes or businesses
* With the equipment being used in mind it is highly doubtful that noise pollution could possibly occur due to the use of mainly battery operated tooling and hand tooling

Privacy Views and Overshadowing

* The development will have no new affect of views, privacy or overshadowing as the building is existing. No new access points are developed to see into, or block the view of any other dwellings local to the building.

Visual privacy

* No foreseen issues with visual privacy in relation to the building.
* Sensor activated floodlights have been installed for hours of poor lighting in the early mornings and afternoons during the winter months but these are also on a switch where the sensor can be cut off from activating lights so as to not intrude on the adjacent properties outside of regular business hours.

Acoustic Privacy

* There are no outdoor activities foreseen in the development.
* Parking areas already available on the property (29-31 Urana Street) will be utilised if necessary, owners of property also own vacant block (25-27 Urana Street) where if necessary parking area can be utilised. Current established and maintained lane way access should see very minimal increase in current traffic use and very minimal noise associated with vehicle noise using laneway.
* Living areas to adjacent dwellings are approximately 15m – 20m from proposed business area and parking areas (even greater for parking utilised at the front of property (29-31 Urana Street).
* Business hours (8am-5pm) should mitigate noise pollution in peak times as well as battery operated tooling instead of pneumatic, closing roller doors on business dwelling should noisy works need to be completed.
* Owner has purchased new “silent operating’ air compressor and investing in a large air tank. This means large volume of air can be stored for minimal use and adjustments made to air compressor cut in and cut out sensor to avoid constant charging and operating of pneumatic system. Air compressor is also on a stand alone power source meaning it can be switched off outside of operating hours to avoid untimely start up noise after hours.

Views

* As the structure has already been erected for a long period of time there are no foreseen implications in obstructing “views” from neighbouring properties. The property next door (33-35 Urana Street) also has a shed in line with the current building at property (29-31 Urana Street).
* No design options are available as the building is already erected
* The development only has views of the lane way and the house located toward front of property

Soil and Water

* There is already water supply to property, plumbing contractor will be engage to fit off taps and sinks when required for building
* Underground pipework already installed under approved plans, toilet and basin will be installed in time, currently using the facilities already established in the home built on the property
* Gutters and down pipes and storm water already established on the property, drainage on laneway established and maintained by council/ Riverina water
* Flooding mitigation by slab being approx. 50mm above the laneway access. If necessary, a drain channel connecting to stormwater could be established.
* No foreseen issues with erosion or sediment control required.

Heritage

* No issues with heritage foreseen, building only recently established.

Flora and Fauna

* No issues with flora and fauna foreseen as building is already established on a private property and no flora or fauna to be impacted.

Waste

* Smallmon Brothers engaged to provide waste management; business currently will only operate 26 weeks a year with a projected 3-5 clients weekly. Projected general waste is 2 x 240 litre wheeled bins quarterly, 1 x 240 litre oil filter wheeled bins quarterly 2 x 205 litre drums of waste oil quarterly.
* In efforts to minimise waste pre planning of services provided to clients will mean that larger but less frequent stock ordering required, meaning less materials used for deliveries (one large box instead of many smaller boxes).
* Water tanks (10k litre) to be installed on property collecting rain water to be utilised in business as well as proving water for surrounding landscaping and the installation of an out-bye pump should ever be a need to provide water for emergency service use (firefighting).

Energy

* 6 x LED bay lights in use, each bay in building utilises 2 lights and each bay is switched separately. 10.8kw solar power system on established home dwelling is supplying power during the day with plans to establish further solar panels on the shed building and install 2 x 15kw batteries when they become available.
* Building utilises natural light by being erected in a north south orientation (approx.) and received abundant natural light in both summer and winter minimising the need for powered lighting.
* Building is insulated meaning it requires minimal powered climate control.
* All equipment in the building is less than 12 months old and utilises latest energy efficient motors, sensors and all individually switched so power supply can be completely cut off when not in use. Outdoor lighting is connected to sensors which also have ability to be completely switch off from power supply