Statement of Environmental Effects

6 Discovery Dr

Yass 2582

CONTEXT & SETTING

1. Yes, the proposed building, albeit is of 2 storey dimensions is no higher than the nearest dwellings to our North West corner. The closest neighbouring dwelling is of single-story occupancy at the street side of their property, but due to natural land fall it supports a second storey facing our property, the next closest residence is once again upward of both residence & are unlikely for the occupants to have any impact on our proposed residence. I have spoken to the affected neighbours about the proposed development which has not met with any concerns. On an earlier visit from council building inspector, John Manwella, the ensuing questions that were asked about design & sighting were met with no apparent concerns.

NEIGHBOURHOOD IMPACT

1. No overshadowing or affected privacy of neighbouring dwellings will occur due to the building orientation, potential affected dwelling is located at a North Westerly direction, closest neighbour dwelling is 25 metres from proposed development & predominately face away from any neighbourhood activity. There are no windows on the second floor that give visual access to the dwellings on the N/W orientation.

ACCESS

1. Original & existing access will be maintained within the 7 acre block, the driveway, now dirt will eventually be of concrete construction.

WASTE & SERVICING

1. Minimal building waste is expected due to the major construction element being concrete & a kit form metal building. For the internal habitable areas of the building upstairs will have a prefabricated structural steel mezzanine floor covered in structural flooring, zero waste is expected in this building evolution! Internal walls will have traditional frame with gyprock coverings. Sewer mains are connected in the original dwelling on the block. Storm water will be diverted with fill towards the stormwater culvert on the lower portion of the block. This is clearly identified on the site plan. House hold water is disposed of via council service. Power, phone & sanitary services already exist on the site.

ENVIRONMENTAL IMPACTS

1. Any on site erosion will be captured by bunding, either sand bags or portable bunding! There is a small amount of excavation at the eastern side of the cut 1800mm & small amount of fill on the western edge, approx. 400mm,No vegetation will be removed other than an abundance of black berry bushes with some small regrowth, proposed development is on a residential block of 7 acres, the proposed development is considered to be environmentally sustainable due to the zero impact to natural flora & fauna of the area, low impact to existing surrounding dwellings & occupants, will be no higher or imposing that existing structures, there has been a total of 132 conifers planted on the block to provide privacy to all stake holders that may be affected by any development, heavily grassed areas to limit soil erosion & with the increase of trees & shrubbery help support the naturally active eco system on our block.

NATURAL HAZARDS

1. The proposed development is located on a declared bushfire prone region. The proposed development is not flood prone.
2. The proposed development site is not a heritage or conservation area