

Statement of Environmental Effects

Alterations and additions to a dwelling



**Lot 1583 DP 257111
8 Lane Place
Yoogali NSW 2680**

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1. Introduction

This statement of environmental effects (SEE) has been prepared to support a development application for alterations and additions at 8 Lane Place Yoogali NSW. The application is being lodged by Randall Collins pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of the Griffith Local Environmental Plan 2014 (LEP) and Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This SEE has been prepared having regard to:

1. Information and drawing provided by the applicant

2. Site description and analysis

2.1 Location and property description

The proposed awning is located at Lot 1583 DP 257111 8 Lane Place Yoogali NSW. The land is zoned RU5 Village in the Griffith Local Environmental Plan 2014.

The site is identified in an image attachment at the end of this SEE.

2.2 Site characteristics

The site is flat and an irregular polygon in shape 1025m². The site accommodates an existing dwelling and 2 small sheds. Lane Place provides access to the site.

2.3 Surrounding development

The land surrounding the development site is characterised by existing dwellings. The Yoogali village centre is 500 metres to the south west.

3. Details of proposal

3.1 Proposed works and ongoing use

The development is the proposed construction of:

- an attached steel framed skillion carport 8060mm x 7000mm at the front of the existing dwelling;
- a 2000mm extension of the existing laundry and water closet at the rear of the dwelling;
- a master bedroom and ensuite 6880mm x 7000mm at the rear north western corner of the dwelling; and
- a timber deck off 1900mm x 4300mm attached to the eastern wall of the new master bedroom.

Construction of the alterations and additions would include footings and slab installation, timber frame and truss erection (steel frame for the carport), bricklaying, roof sheeting and internal linings. It is expected the construction activities would be completed within a 6-week period. The applicant would continue to occupy the dwelling.

4. Matters for consideration

4.1 Planning matters

The following provides an assessment of the proposal against provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979.

1. *the provision of:*

(i) any environmental planning instruments

State Environmental Planning Policies (SEPP's)

SEPP (Building Sustainability Index: BASIX) 2004 applies to new dwellings and a certificate has been prepared which indicates the proposed dwelling passes the BASIX requirements..

Local Environmental Plan (LEP)

The site falls within the Griffith Local Environmental Plan 2014 (LEP) and the proposed development's location is within the LEP zone RU5 – Village. Dwelling houses and ancillary alterations and additions are permitted with consent.

(ii) any development control plan

Griffith City Council's Development Control Plan No. 21 – Residential Development Policy

The development has been designed consistent with criteria established in the Plan including setbacks (excepting the carport), design (sustainable), energy efficiency, privacy and open space.

The alterations and additions will not be built over any utility or council easements.

Encroachment

There is a proposed encroachment of the carport to 1980mm on the front southern boundary with Lane Place. The encroachment is proposed to fit a 2 vehicle carport at the front of the dwelling where the vehicles will enter the existing driveway and turn 90° into the carport. The extent of the encroachment is also applicable to the south western corner of the carport with the front boundary running back 6000mm to the south on the south eastern corner of the site.

The south western corner where the encroachment is most prominent will also be screened by an existing tree on the road reserve. A similar encroachment exists at 10 Lane Place (image below) which is a two roller door garage. The proposed carport is far less obtrusive and will not adversely affect the residential amenity of the location.



5. Other considerations

5.1 Air quality

Based on the type of construction works required, air quality impacts during construction are expected to be low and there are no identified air quality impacts once the development is completed.

5.2 Noise

Potential noise impacts are only expected during the construction phase from a maximum of 8 heavy and light vehicle movements per day (concrete trucks and tradesman) and use of power tools. To minimise noise impacts it is proposed to restrict construction activities to the following times.

1. Construction work will only occur between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays. No work will be conducted on Sundays or public holidays.

Once the development is complete there is no intention to undertake any activities that would increase the existing ambient noise levels.

5.3 Waste

All waste generated during the construction phase will be collected via skip bins and lawfully disposed by a contractor to landfill.

5.4 Stormwater/flooding

The proposed developments stormwater drains will report to existing dwellings stormwater infrastructure.

Based on the *Griffith Main Drain J and Mirrool Creek Floodplain Risk Management Study and Plan (2015)* the proposed development location is in a low flood hazard area (Figure F-1 – 1% AEP Provision Flood Hazard – Overview). The dwelling is existing and there is no increased risk from the flood hazard of the area and the development would not adversely affect flood behaviour.

6. Conclusion

This proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. Dwellings and ancillary alterations and additions are permitted development at the location and the applicant seeks approval from council for the proposed development.



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